

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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4
5 LIVINGSTON OF FORT WASHINGTON
6 Detailed Site Plan, DSP-20030

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING
13 Upper Marlboro, Maryland
14 December 15, 2022

15 VOLUME 1 of 1

16
17 BEFORE:

18 PETER A. SHAPIRO, Chair

19 A. SHUANISE WASHINGTON, Commissioner

20 WILLIAM M. DOERNER, Commissioner

21
22 OTHERS PRESENT:

23 ARTHUR HORNE, Attorney for Applicant
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C O N T E N T S

SPEAKER

PAGE

Arthur Horne

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Robin Waller

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P R O C E E D I N G S

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CHAIRMAN SHAPIRO: Moving right along. Next item on the agenda is Item Number 9, DSP-20030, Livingston of Fort Washington. Mr. Horne is the applicant for this application as well -- the attorney representing the applicant, and Ms. Butler will give the Staff presentation. I believe we have no one else who is signed up to speak on this matter. I believe this will be quick. I don't think there's a lot of controversy on this one. So let's turn it over to Ms. Butler for Staff presentation.

MS. BUTLER: Yes. Can you hear me -- can you hear me okay?

CHAIRMAN SHAPIRO: We can hear you perfectly, Ms. Butler.

MS. BUTLER: Okay. Great. Okay. So good morning, Mr. Chairman and members of the Planning Board. For the record, I am Tiara Butler with the Urban Design Section. Item Number 9 on the agenda is DSP-20030, Detailed Site Plan for Livingston in Fort Washington which proposes the construction of a 78,812 square foot integrated shopping center.

Based on the evaluation and Staff analysis, the Urban Design Staff recommend that Planning Board adopt the findings of this report and approve Detailed Site Plan DSP-

1 20030 for Livingston in Fort Washington subject to the
2 conditions found on page 14 of the Staff report. And in the
3 additional backup, there's a letter from Yvonne Myers dated
4 December 7th, 2022 in support of the Application and
5 requesting for plat approval by December 31st, 2022 or an
6 extension request of the final plat approval.

7 And if it's the pleasure of the Planning Board to
8 make a motion, this will conclude Staff's presentation.
9 Otherwise, I'd be happy to give a detailed report. Thank
10 you.

11 CHAIRMAN SHAPIRO: Thank you, Ms. Butler.

12 Questions for Staff before we turn to the
13 applicant?

14 Mr. Horne?

15 MR. HORNE: Good afternoon again, Mr. Chairman and
16 the Board. For the record, Arthur Horne from the office of
17 Shipley & Horne in Largo, Maryland here representing
18 Livingston of Fort Washington, LLC, Ms. Maureen Wood, Ms.
19 Yvonne Myers, and Ms. Judy Turner. I have with us again our
20 Senior Land Planner, Francis Silberholz, and the Civil
21 Engineer, Asko Milijkovic of Elite Engineering and Mr. Mike
22 Lenhart of Lenhart Traffic Consulting.

23 One of the great opportunities to say that I don't
24 have any additional recommendations or changes to conditions
25 by the Staff. And I want to thank Ms. Butler.

1 I do want to say that with reference to the
2 conditions, a lot of the work has already been done. So
3 that will make things a lot easier when it comes to
4 certification. And you guys may be familiar with this
5 property because here in January of this past year, we came
6 to you all for an extension of the validity period for the
7 Preliminary Plan, so that we could file this DSP and have a
8 final plat. And we were able to do that.

9 But unfortunately, we've run out of time to record
10 the plat. So you'll hear from us again requesting an
11 extension for the Preliminary Plan. And that is because the
12 final plat cannot be recorded if the Preliminary Plan is
13 expired. And so the Preliminary Plan expires at the end of
14 this year. And one of the conditions of the Preliminary
15 Plan was that the District Council review this DSP. And
16 obviously, there's no time for the District Council to
17 review the DSP here in 2022. So just a heads up.

18 It's a complicated matter because generally CSC
19 zoned properties are not required to have Detailed Site
20 Plans. But in this preliminary planning, there was a
21 condition added. And so it's something that we have to go
22 through.

23 But with reference to this application here with
24 the DSP, it's nice to have a nice commercial shopping center
25 in the Fort Washington area. I'm sorry Mr. Geraldo signed

1 off early. He knows the area well. It's going to be a nice
2 facility down in that area for them. So thank you very
3 much, and I appreciate, you know, if you would support the
4 Planning Board's Staff recommendation.

5 CHAIRMAN SHAPIRO: Thank you, Mr. Horne. Yeah, I
6 would say I would channel my inner Commissioner Geraldo and
7 say I'm sure he will be happy about this commercial
8 development not too far away from him. He might also ask,
9 and so let me imagine I'm asking on his behalf, that there's
10 been lots of discussion in this area around issues related
11 to bike path transportation issues. And I'm wondering if
12 you could talk, even for a second, about what you are going
13 to be contributing to increased opportunities, say for
14 biking and walking through this development.

15 MR. HORNE: Well, I'm going to say two things.
16 I'm going to call upon our transportation expert who may be
17 able to answer that or our civil engineer who may be able to
18 answer that. But I'll just say this property was subject to
19 SHA's -- actually SHA had proposed an overpass in the area
20 and so it's taken years.

21 The Preliminary Plan associated with this
22 property, if I'm not mistaken, was 2004. It was either 2004
23 or 2006. That's how far it goes back. And the property
24 owner has been going a long way to try to work through
25 having that removed, so that, in fact, development can come.

1 And the State Highway Administration has indicated, by
2 letter, that's part of the record here as well, that they
3 have no desire for the property at this time.

4 With reference to the bike transportation stuff, I
5 don't know if Asko is on, if he can add to that. But we're
6 required to have so many bike parking spaces and stuff, that
7 that will be there at the shopping center. And it's a
8 combination of retail and office. So as anticipated, it is
9 part of this Detailed Site Plan. I just can't tell you if
10 there was any other bike-related improvements that are
11 there. I apologize.

12 COMMISSIONER DOERNER: I think Commissioner
13 Geraldo -- it'd probably be me that would be asking about
14 the bikes. Commissioner Geraldo would probably be asking
15 about the complete sidewalks and if you can get six feet
16 instead of five. So I'll add that in there in case you
17 want to --

18 MR. HORNE: It's a tight area. There's a CVS
19 that's in the shopping center already, and we'll be there
20 with the CVS to try to make the connection as part of the
21 overall shopping center. But they looked at the width of
22 the sidewalks and stuff and made it to the maximum possible
23 to be able to get the shopping center.

24 CHAIRMAN SHAPIRO: Okay. Other questions for the
25 applicant? None. We have no one signed up to speak for

1 this. There's no other issues --

2 UNIDENTIFIED SPEAKER: Actually, Chair, we do have
3 one person signed up, and they are logged in right now, Ms.
4 Waller.

5 CHAIRMAN SHAPIRO: Oh, we do. Okay. All right.
6 I apologize for that.

7 Ms. Waller, you're signed in. The floor is yours.
8 I'll put three minutes on the clock just to help us manage
9 the time. Can you --

10 MS. WALLER: Okay.

11 CHAIRMAN SHAPIRO: -- we hear you?

12 MS. WALLER: Can you --

13 CHAIRMAN SHAPIRO: Yeah. We can --

14 MS. WALLER: -- hear me now?

15 CHAIRMAN SHAPIRO: -- hear you. We don't see you,
16 but there's no requirement to put on your video as well, so
17 we can hear you.

18 MS. WALLER: Okay. Great. It looks like I've
19 misplaced my notes. My name is Robin Waller and I'm a
20 resident of Fort Washington. And I'm very involved in the
21 community. I'm speaking for myself, but I am very involved
22 in the community. And there are several active groups going
23 on right now, one that has a regular biking and walking
24 group.

25 And Neighbors for Fort Washington for Commercial

1 Development has well over a thousand members. The hottest
2 topic there is this property. Since COVID, we realized, and
3 maybe even before -- and definitely before that, that we did
4 not have the amenities that Prince George's County has in
5 their Bowie regions and their -- I'm sorry, Upper Marlboro
6 and the northern part, none of the amenities that are in
7 Virginia.

8 And almost a hundred percent of us go over the
9 bridge to shop. We wanted those amenities here. So we've
10 been working with Ms. Wood for over a year. We've been
11 looking to bring retail that's in those other areas to us.
12 Particularly during COVID, there weren't any drive-throughs
13 except for McDonald's. There wasn't any outdoor seating,
14 things that we desire. There weren't, you know -- our
15 biking paths, we don't have those, so we would go over to
16 Virginia and bike. So we really desire this property.

17 In addition to that, I guess I'd like to say that
18 personally I'd like to see more development, but not over
19 development. I think we just don't have the basics here.
20 And that's what we're desiring. And that's all.

21 CHAIRMAN SHAPIRO: Thank you. So Ms. Waller, let
22 me ask a question. It sounds like you are in support of
23 this development.

24 MS. WALLER: Yes, I am.

25 CHAIRMAN SHAPIRO: Okay. Good. Good to hear.

1 And I appreciate you taking the time to make your voice
2 heard. I'm thankful for that.

3 Any questions for Ms. Waller?

4 Regardless there's nobody else signed up to
5 speak. Thank you for helping me catch that, Mr.
6 Warner.

7 MS. WALLER: Okay. Thank you.

8 CHAIRMAN SHAPIRO: If there's nobody else to speak
9 before this, I'll turn it back to Mr. Horne to see if you
10 have any -- and no rebuttal, but perhaps a close.

11 MR. HORNE: No. Thank you. Just to let you know
12 and, Ms. Waller mentioned, that Maureen Wood, the managing
13 member of the LLC, has been actively meeting with the
14 community and receiving ideas of what to go in this area and
15 work very closely with them. So they're looking forward to
16 having a very nice development at this location.

17 CHAIRMAN SHAPIRO: Great. Great to hear. So
18 thank you very much. There's nothing else before us on this
19 case. Commissioners, what is your pleasure?

20 COMMISSIONER WASHINGTON: Mr. Chairman, I move
21 that we approve DSP-20030 and TCPII-054-03-01 along with the
22 associated conditions as outlined in Staff's report.

23 COMMISSIONER DOERNER: Second.

24 CHAIRMAN SHAPIRO: Motion by Commissioner
25 Washington, seconded by Commissioner Doerner. If there's no

1 discussion on the motion, I will call the role.

2 Commissioner Washington?

3 COMMISSIONER WASHINGTON: Vote aye.

4 CHAIRMAN SHAPIRO: Commissioner Doerner?

5 COMMISSIONER DOERNER: Vote aye.

6 CHAIRMAN SHAPIRO: I vote aye as well. The ayes
7 have it, 3-0. Thank you all very much.

8 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

LIVINGSTON OF FORT WASHINGTON
Detailed Site Plan, PPS 4-07050

By: Valerie Baxter Date: February 6, 2023

Valerie R. Baxter, Transcriber