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

DSP-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK
Planning Board Meeting, Item 5

T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland
March 6, 2025
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BEFORE:

- PETER A. SHAPIRO, Chairman
- DOROTHY F. BAILEY, Madam Vice-Chair
- A. SHUANISE WASHINGTON, Commissioner
- MANUEL R. GERALDO, Commissioner

OTHERS PRESENT:

- Matthew Tedesco, Attorney/Representative
- Te-Sheng (Emery) Huang, Staff
- Hyojung Garland, Staff
- Noelle Smith, Staff

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P R O C E E D I N G S

CHAIRMAN: Let's start with Item 5 on our agenda, detailed site plan, DSP-21013, Broad Creek Townhouses at Henson Creek.

We have Mr. Tedesco, who is representing the applicant. I do see him on the line.

We have -- Mr. Huang will be giving the staff presentation. I don't believe we have any opposition on this.

We will start with -- this is an evidentiary hearing. So if there are folks who will be testifying, speaking, I will swear them in at the appropriate time.

And we'll turn to Mr. Huang for the staff presentation.

MR. HUANG: Good afternoon, Mr. Chair and members of Planning Board. My name, for the record, I'm Emery Huang with Urban Design.

The Item No. 5 on the agenda is detailed site plan DSP-21013 for Broad Creek Townhouses at Henson Creek Transit Village. This DSP proposes the development of 80 single-family attached dwelling units, with associated infrastructure and amenities.

As a housekeeper -- as a matter of housekeeping, the applicant submitted an exhibit titled Applicant's Exhibit 1 prior to the March 4th noon deadline. This

1 exhibit is to address condition 1(k) on page 34 of the
2 technical staff report showing that each of the townhouse
3 sticks has at least four units, in accordance with section
4 27-10701 of the prior zoning ordinance. In addition, the
5 staff provides four documents. For information only, two
6 documents are from DPIE, and the other two documents are
7 from the Boulder Creek Historical District Local Advisory
8 Committee.

9 As such, the Urban Design Section staff will
10 recommend that the Planning Board adopt the finding
11 presented at the technical staff report and approve detailed
12 site plan DSP-21013 and Type II tree conservation plan TCP
13 2-047-2024, subject to the recommended conditions of
14 approval within the technical staff report.

15 This concludes the presentation. Thank you.

16 UNIDENTIFIED SPEAKER: Thank you.

17 CHAIRMAN: Thank you, Mr. Huang.

18 Colleagues, any questions for staff at this time?

19 COMMISSIONER GERALDO: I have a question. I'm
20 familiar with that area, and I'm kind of concerned about the
21 transportation on Oxon Hill Road.

22 You know where that is?

23 Because that's a -- that road, that Oxon Hill Road
24 at that section, is just enough -- just to two lanes. And I
25 can tell you it's extremely congested.

1 MADAM VICE CHAIR: Lot of traffic.

2 COMMISSIONER GERALDO: There's a lot of traffic
3 there, going there, and then hitting Livingston Road; that's
4 my concern.

5 MR. HUANG: To respond to the Commissioner
6 Geraldo, so the traffic analysis has been reviewed under the
7 PPS prior to the detailed site plan. So the proposed eighty
8 dwellings is still remain as the (indiscernible), which was
9 evaluated during the PPS, yeah.

10 COMMISSIONER GERALDO: So when was the PPS on
11 there?

12 MR. HUANG: It was -- (indiscernible).

13 MR. TEDESCO: June 9, 2022.

14 MR. HUANG: Yeah. Yeah, 2022.

15 COMMISSIONER GERALDO: I do know that they plan to
16 widen, I believe, Livingston Road in that intersection. So
17 was that factored in, the fact that they're going to -- the
18 state is supposed to, anyway.

19 MR. HUANG: Yeah. So during the PPS, they did
20 have the roadway dedication to widen the Livingston.

21 CHAIRMAN: If you want to -- if you have something
22 to add, too, you could come join us at the podium. Want to
23 do it?

24 COMMISSIONER GERALDO: Okay.

25 MS. GARLAND: So just, if we need our

1 Transportation Planning section staff to answer your
2 questions, because these are very specific. And they
3 evaluated the traffic study. So if you want someone from
4 the section to appear and answer questions, I can have
5 someone come down.

6 COMMISSIONER GERALDO: It would be helpful for me.
7 Because I remember when the PPS -- one of the discussions
8 was the widening of Livingston Road. And I'm just
9 wondering -- that area is extremely dangerous. And not only
10 is there just two lanes, but there's also a bike lane there.
11 And I'm just trying to figure out how would all these
12 additional townhouses, how that's going to pan out.

13 UNIDENTIFIED SPEAKER 2: The transportation
14 (indiscernible) --

15 COMMISSIONER GERALDO: Okay.

16 CHAIRMAN: So we, of course, will look to hear
17 from transportation staff on this.

18 I would also say, before us with the DSP, if you
19 could address how, connected with what Commissioner Geraldo
20 says, issues related to design --

21 COMMISSIONER GERALDO: Uh-huh.

22 CHAIRMAN: -- that affect transportation, as
23 well -- ingress, egress, things like that -- it might be
24 helpful to hear that.

25 COMMISSIONER GERALDO: Yeah, it would be helpful.

1 MR. TEDESCO: Yes. So Kenneth (phonetic sp.), can
2 you switch to slide 10?

3 So this is the circulation plan showing there's
4 only one access point to the site, which is located on the
5 Oxon Hill Road.

6 COMMISSIONER GERALDO: Uh-huh.

7 MR. HUANG: So currently, there's a five-foot-wide
8 bike lane on the Oxon Hill Road. And then the Livingston
9 part still will be subject to the operational agency to
10 determine that part. But within the bold street's frontage,
11 that sidewalk connect it. And the internally private road
12 also, both side has sidewalk. And then on the Lexin
13 Livingston Road, there's one connection --

14 COMMISSIONER GERALDO: Uh-huh.

15 MR. HUANG: -- from -- the sidewalk on the
16 Livingston Road connect to the internal one. So there's
17 more focus on the potential connectivity.

18 And then for the other part, I will refer to
19 Noelle to explain the traffic, yeah.

20 MS. SMITH: Yeah. Good afternoon. Noelle Smith
21 with the Transportation Planning Section.

22 CHAIRMAN: Ms. Smith, hold on one second. I just
23 want to make sure folks can hear you.

24 Is the microphone picking her up? Folks who are
25 online, can you hear?

1 UNIDENTIFIED SPEAKER 3: Yes, we can hear her.

2 CHAIRMAN: Okay. Thank you.

3 MR. TEDESCO: Yes, we can hear.

4 CHAIRMAN: Go ahead, Ms. Smith.

5 MS. SMITH: So we cannot speak to the specifics
6 today for the preliminary plan because it was done
7 previously, and with the certificate of adequacy. But we
8 can follow up with you personally about what was -- what
9 conditions were included with the approval of that. But
10 adequacy was met at that time.

11 COMMISSIONER GERALDO: Well, no, I remember the
12 adequacy. But I also remember there was discussion that
13 that intersection in Livingston Road was going to be
14 widened. I'm very familiar because I travel that road every
15 day. And so I was just wondering how that's going to impact
16 that and when they anticipate redoing that whole
17 intersection.

18 MR. TEDESCO: Mr. Chairman, if I may, we're happy
19 to help and address some of these during our case-in-chief.
20 And we have Mr. Lenhart on the line, and his team. So I
21 think we can provide a little bit more color, but I
22 certainly want to be respectful of the orders of
23 presentation and wait our turn. But rest assured, we will
24 be prepared to address this.

25 COMMISSIONER GERALDO: Okay. That's fine.

1 CHAIRMAN: Thank you, Commissioner.

2 And thank you, Mr. Tedesco.

3 Any other questions for staff?

4 One housekeeping issue unrelated to this case, we
5 were way too hot in this room before. Now, it's a little
6 cold in this room. I've heard complaints. Is it possible
7 to turn up the heat a little bit? Thank you.

8 UNIDENTIFIED SPEAKER 4: Okay.

9 CHAIRMAN: So with that -- and Mr. Tedesco, you do
10 not have to report on the weather in the room, but -- we'll
11 turn to the applicant. And you've heard Commissioner
12 Geraldo has some very specific questions that you may be
13 able to address, as well. And Mr. Tedesco, the floor is
14 yours.

15 MR. TEDESCO: Thank you. Good afternoon, Mr.
16 Chairman and members of the Planning Board. And since I'm
17 in a parked car, I'm envious of a cool room right now, trust
18 me. But I'm in a little bit of a logistical challenge here,
19 so I appreciate the board's indulgence and certainly am
20 thankful for at least the hybrid presentation and hearings
21 that we're having. And having had the last nonhybrid, in-
22 person Planning Board hearing five years ago, it's exciting
23 to once again be before you all in person, and I look
24 forward to that at my next hearing.

25 For the record, Matthew Tedesco with the law firm

1 of McNamee Hosea, here on behalf of the owner and
2 applicants. We have a full assemblage of our team here with
3 us. I do want to highlight a few folks that are of
4 importance that help us get here.

5 From my team, we have Dominique Lockhart, who I
6 know you all know.

7 We also have Carly Landolfi, who is a new
8 associate attorney that's joined our firm. Prior to joining
9 us, she was a law clerk for Justice Booth on the Maryland
10 State Supreme Court. And we're happy to have her join our
11 firm, and she's taken an interest in land use. So we look
12 forward to introducing her to the board and to staff and
13 having her assist us on some of these projects going forward
14 and just want to take an opportunity to introduce her, as
15 she's with us this afternoon.

16 Also, from our civil engineering and land-planning
17 team, from Site Design Inc., Mr. Mark Ferguson.

18 From Vega Development Group, Ines Vega.

19 Lenhart Traffic and Consulting, we have Mike
20 Lenhart and Dylan McAndrew.

21 And from the builder, Dream Finders Homes, we have
22 Andy Garrich and Richard Kieler here with us.

23 I want to thank Urban Design staff, Mr. Huang and
24 Ms. Garland, as well as the Historic Preservation staff and
25 Environmental Planning staff and Transportation Planning

1 staff, who played a very integral role in the review of this
2 application and getting it to the posture that we find it in
3 today -- in particular, both Environmental Planning, Urban
4 Design, and Historic Planning -- Historic Preservation,
5 given its proximity to the Broad Creek Historic District
6 that I will hit on in a second.

7 As the Planning Board heard, this application is a
8 companion case to the preliminary plan of subdivision that
9 was approved by this board in June of -- June 9th, 2022.
10 Just to go to Commissioner Geraldo's inquiry and kind of hit
11 that first and go a little bit out of order of our case-in-
12 chief, there were prior conditions of approval on the
13 preliminary plan of subdivision dealing with the road-
14 frontage improvements and transportation network, conditions
15 17 and 18, which required us -- and actually, it was really
16 the cause of the delay. You may recall, last year, you all
17 actually extended the validity period of the preliminary
18 plan back in May of 2024 to June of this year, primarily
19 because we were delayed in getting the detailed site plan
20 before you because of those conditions related to the
21 frontage improvements.

22 It took some time, but we did work successfully
23 with DPIE -- in particular, NPWT (phonetic sp.) -- as well
24 as your Transportation Planning staff to identify and
25 address, in particular, conditions 17 and 18 of the

1 preliminary plan that dealt with the frontage improvements.
2 And we have gotten to a point where Oxon Hill Road, along
3 our frontage, will be improved, will be widened. We will
4 include a five-foot bike lane.

5 Can you hear me okay?

6 MADAM VICE CHAIR: Yes.

7 COMMISSIONER GERALDO: Yes.

8 CHAIRMAN: Yes.

9 MR. TEDESCO: Okay. Sorry, sorry.

10 We will include a bike lane that I think Mr. Huang
11 had articulated, as well as a sidewalk improvement along
12 that frontage. So that frontage along this property will be
13 improved, will be widened, to address the concerns that
14 Commissioner Geraldo has.

15 But I know, in particular, you were focused in on
16 the intersection improvements at Livingston and Oxon Hill
17 Road. I'm going to turn that over to Mike Lenhart, if it's
18 okay, just to talk through that. There have been other
19 recently approved preliminary plans of subdivision in the
20 area that the board has approved, that also have
21 transportation-related conditions of approval associated
22 with those that Mr. Lenhart is intimately familiar with.
23 And so although I just want the record to be clear, the
24 intersection improvement, as in related to this detailed
25 site plan, is, I will say, at best, limited, given the fact

1 that this application has gone through an accuracy
2 determination. But I do want to be responsive to
3 Commissioner -- to the commissioner's question with respect
4 to what those improvements will look like.

5 So if I could, Mr. Chairman, if we could have Mr.
6 Lenhart queue up -- I know this is an evidentiary hearing,
7 so I know he will have to take the oath. But I would like
8 him to address that if we could.

9 CHAIRMAN: Thank you, Mr. Tedesco.

10 Mr. Lenhart, if you could raise your right hand,
11 please.

12 You solemnly swear or affirm that your testimony
13 will be the whole truth and nothing but the truth?

14 MR. LENHART: I do.

15 CHAIRMAN: Okay. Consider yourself under oath,
16 and the floor is yours.

17 MR. LENHART: Thank you. So the standard -- well,
18 just to circle back and reiterate what was stated by
19 Transportation Planning staff, at the time of preliminary
20 plan, this intersection at Livingston and Oxon Hill was
21 studied. It included the site generated by this
22 development, plus all approved background developments, but
23 not yet built, plus growth. They were all added in. The
24 intersection was studied, and it was found to meet the
25 adequate public facilities ordinance. I do recall the

1 commissioners' discussion on that at the preliminary plan
2 hearing --

3 COMMISSIONER GERALDO: Uh-huh.

4 MR. LENHART: -- and understand those concerns and
5 comments. But it does meet the adequate guidelines.

6 As far as the improvements that will take place,
7 you can see on the exhibit here that the frontage of Oxon
8 Hill Road and the frontage of Livingston Road will be -- it
9 will be improved along our frontage consistent with a
10 collector road along the entire frontage of the property
11 along both sides, and that is standard practice. The right
12 of way was dedicated at the time of preliminary plan. When
13 we go into the permitting with DPIE, we anticipate having to
14 build a half-section of those roadways. And so those have
15 been incorporated into this plan, as is standard practice.

16 COMMISSIONER GERALDO: Thank you.

17 MR. LENHART: Thank you.

18 MR. TEDESCO: Thank you, Commissioner Geraldo.

19 And just a couple of high points. I just want
20 to -- I'd be remiss if I didn't just hit on a few of these,
21 and these are all provided in your technical staff report.
22 We have worked -- there's no opposition in this case, as
23 evidenced by your speakers list here today and those in the
24 room. And that's based upon a concerted effort that this
25 applicant and the applicant's team undertook. We have spent

1 a considerable amount of time working with the community, to
2 and include back in July of last summer, working with the
3 board of trustees for the Conservancy of Broad Creek.
4 Throughout the fall, we worked closely with various members
5 of the local community, as well as the Fort Washington
6 Forward folks.

7 And then back in January, just a month or so ago,
8 we had a very lengthy in-person meeting with the Broad Creek
9 Historic District Local Advisory Committee, which culminated
10 in a hearing before the Historic Preservation Commission,
11 for which -- all of those entities were supportive and
12 recommended approval of this detailed site plan, were very
13 complimentary of the design, to and include purposeful
14 design with respect to the units that front primarily Oxon
15 Hill Road, but also Livingston Road, to be rear-loaded
16 units, to be a combination of different-sized units for a
17 variety of product type. We have provided significant
18 landscaping along those frontages to act as a buffer along
19 Oxon Hill Road to coordinate well with the historic district
20 to the south side of Oxon Hill Road.

21 And in particular -- and it's highlighted in your
22 staff report. And HPC was very complimentary, and I want to
23 give kudos to Mr. Ferguson, who designed this. But our
24 entry sign takes cues from the St. John's Church.
25 Commissioner Geraldo, I'm sure, is very familiar with that,

1 as well as the commissioners, to the south of this property.
2 And if you look on your staff report, with that snippet of
3 the proposed entry sign, you'll see it takes cues from the
4 well that was towards the entrance of the St. John's Church
5 to tie these projects together, so to speak. And so they
6 kind of talk to each other.

7 Also, as part of this project, we will be
8 dedicating or conveying about five -- a little bit more than
9 five-and-a-half acres to the commission for the Broad Creek
10 stream valley system. All in all -- all in all, we think
11 it's a positive win-win for the community, providing housing
12 for the residents of the county, as well as being sensitive
13 and responsive to the historic setting which we are adjacent
14 to.

15 I'll conclude, Mr. Chairman. We have no
16 recommended revisions to any findings or conditions. We are
17 in agreement with staff's recommendations, both findings and
18 conditions. We have no changes. We would further
19 incorporate and adopt as further testimony our statement of
20 Justification. And with that, if there's any other
21 questions, we're happy to answer them. But if not, I want
22 to thank you again for your review and staff's review, its
23 recommendation, and would respectfully request your support
24 of this detailed site plan.

25 CHAIRMAN: Thank you, Mr. Tedesco.

1 Commissioners, any questions for the applicant?

2 COMMISSIONER GERALDO: I have none, I do want
3 to -- I do want to thank the developer for the six-foot
4 public sidewalks on Oxon Hill Road. That's much needed, so
5 thank you.

6 CHAIRMAN: All right. If there's no further
7 questions and no further questions for staff, we have no one
8 who signed up to speak on this. So I will close this public
9 hearing.

10 And Commissioners, what is your pleasure on this
11 item?

12 COMMISSIONER WASHINGTON: Mr. Chairman, I move
13 that we adopt the findings of staff and approve DSP-21013
14 and TCP 2-047-2024, subject to the conditions as outlined in
15 staff's report.

16 MADAM VICE CHAIR: Second.

17 CHAIRMAN: A motion by Commissioner Washington, a
18 second by Vice Chair Bailey, with no discussion. I will
19 call the roll.

20 Commissioner Washington?

21 COMMISSIONER WASHINGTON: Vote aye.

22 CHAIRMAN: Vice Chair Bailey?

23 MADAM VICE CHAIR: Vote aye.

24 CHAIRMAN: Commissioner Geraldo?

25 COMMISSIONER GERALDO: I vote aye.

1 CHAIRMAN: I vote aye, as well.
2 The ayes have it four-zero.
3 Thank you, Mr. Tedesco.
4 Thank you, Mr. Huang.
5 Thank you, Ms. Smith.
6 MR. TEDESCO: Thank you all.
7 **(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:

DSP-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK
Planning Board Meeting, Item 5

By:  Date: April 21, 2025

Joseph Burstein, Transcriber