TOWN MEETING
March 12, 2026
7:30 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda***
    - **Approval of Minutes:** (Town Meeting – 2/12/26, Work Session 2/26/26)
5. **Grant Requests Approvals*** – The Mayor & Council will vote on the following grant requests.
    - Cheverly Village
    - Cheverly Women's Club
    - Cheverly Community Market
6. **Resident Input** – Public comment period for agenda items and other topics. All comments are limited to 3 minutes. Residents are asked to please state their name and ward. There will not be any additional time for resident input.
7. **Committee Reports**
    - Recreation Council
    - Cheverly Day Committee
    - Planning Board
    - Board of Elections
    - Ethics Commission
    - Hometown Heroes
    - Youth Council
8. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 3/5/26 closed meeting.
9. **Proclamations –** Mayor Watson will read the following proclamations.
    - Women's History Proclamation
10. **Charter Amendment CAR-2-26** – Mayor Watson will conduct the first reading of the charter amendment regarding amending §18.2, candidates, to prohibit political candidates from being candidates for mayor and councilmember in the same election under any circumstances by adding a new subsection to §18.2 of the charter.
11. **5701 Landover Rd. –** The Mayor & Council will discuss the options for a fence at this location.
12. **Financial update –** The Town Administrator and accountant will provide a financial update to the Mayor & Council.

13. **Keller Update –** A representative from Keller Construction will provide an update on the Eley building construction.
14. **Hospital Hill Update*** – The Mayor and Council will review a draft letter to submit to Maryland-National Capital Park and Planning Commission (M-NCPPC). Final comments from the town are due on March 20th.
15. **Maryland House Bill 1142 –** The Mayor and Council will discuss a letter of support for this bill, which establishes a Task Force to Modernize County and Municipal Revenue Structures.
16. **Town Administrator Report –** Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
17. **Police Report –** Chief Morris will give a monthly report.
18. **Public Works Report –** Director Brayman will give an update on the Department of Public Works.
19. **Review the March work session agenda and future requests, and Town Administrator Galloway will offer a forecast of the agenda.** The mayor will seek Council input on agenda items for consideration for future meetings.
20. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to three minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
21. **Adjourn**

(*) denotes an agenda item requiring action (typically expressed by a vote) of Mayor and Council.

Resident input is allowed during the agenda item 'Resident Input' and on any underlined items on the agenda.

Residents are also encouraged to submit input to the town clerk at townclerk@cheverly-md.gov *to be read at the meeting.*

Please Note: Pursuant to the Annotated Code of Maryland, General Provisions Article, Section 3-305, the Council by majority vote may retire to executive or closed session at any time during the meeting. Should the Council retire to executive or closed session, the mayor will announce the reasons, and a report will be issued at a future meeting disclosing the reasons for such session.

Topic: Cheverly Town Meeting
Please click the link below to join the webinar:
https://us02web.zoom.us/j/84025983118?pwd=cEhsbmU2aEs5MGViaGJnWVh6c1h6UT09
Webinar ID: **840 2598 3118**
Passcode: 213079
Or One tap mobile:

Agenda Supplemental Material

1. Minutes — Pages: 4 – 15
2. Grant requests — Pages: 16 – 18
3. Closed Meeting Summary — Pages: 19
4. Proclamation — Pages: 20 - 21
5. Charter Amendment — Pages: 22 – 24
6. PPS-2023-039 –Cheverly Hill — Pages: 25 – 46
7. Maryland House Bill 1142 — Pages: 47 – 48

TOWN MEETING
February 12, 2026
7:30 PM

Minutes

Meeting called to order at 7:31 pm.

Pledge of Allegiance

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members Wade, LeGloahec, Tansey, Garces, Fry

Staff: Town Administrator Dylan Galloway, Chief Morris, Deputy Chief Jennifer Krauss, Public Works Director Brayman, Deputy Public Works Director Luis Cardenas, Town Clerk Giselle Richards
Town Attorneys: Jason DeLoach

Motion to approve the agenda made by CM Bryner. 2nd by CM Garces. Approved Unanimously. 6-0

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 1/8/26, Work Session 1/22/26)

Motion to approve the consent agenda made by CM Fry. 2nd by CM Garces. Approved Unanimously.

Resident Input -

- Sheila Salo (Ward 2) -
    - Reported on a January 26 joint meeting of the Green Infrastructure Committee and Planning Board with the Cheverly Hills development team regarding the preliminary plan of subdivision for the 44-acre property. Noted that residents raised questions about topics including stormwater management, tree conservation, housing types, transportation, and project timelines. Additional meetings are expected to review specific elements of the project. A recording of the January 26 meeting is available on the Town website under Town Meetings.

Committee Reports

- **Recreation Council** – Carrie Weletz – Carrie is the new Recreation Council President. Reported that the Council continues its annual events, including the Easter Egg Hunt, Halloween Parade, and Holiday Party, while expanding programming to include adult activities. Noted challenges with low volunteer participation and shared plans for new events, including a Porch Fest, Bike Safety Day, and Turkey Trot fundraiser. The Rec Council will host an Adult Game Night on March 21, 2026, and requested Mayor & Council assistance in promoting volunteer opportunities.
- **Cheverly Day Committee** – CM LeGloahec - Reported on Cheverly Day 2026, scheduled for Saturday, September 26, 2026, noting that this year's celebration will span Cheverly Week, beginning the Saturday prior. Key events include sports tournaments (pickleball and softball), community events organized by the Recreation Council, a senior and neighbor recognition event, the St. Ambrose Men's Club golf tournament, and the main celebration with a parade and fireworks. Shared the new Cheverly Day 95th Anniversary logo.
- **Planning Board –** CM Tansey – The Planning Board met yesterday to review and finalize notes from the GIC joint meeting. The notes are still in preparation, but are expected to be available for review by next week, prior to the upcoming work session. The Preliminary Plan of Subdivision (PPS) has been approved, and the Planning Board's notes will help guide the Town's comments during the PPS process.
- **Board of Elections –** Robin Kaye – The Board has been addressing a large list of topics identified for improvement after the previous year's election.
  The Board has been meeting twice monthly and will continue to do so throughout the year, conducting research and coordinating with county and state election officials. The improvement topics have been categorized into four areas:
  - Town employee processes – addressing tasks that overburden town staff during elections.
  - County coordination – resolving discrepancies between town ward data and county records; updates are expected to be filed with the county by the end of the month.
  - Internal process improvements – reviewing and implementing enhancements and potentially introducing new election practices.
  - Code-related issues – including three identified topics, one of which was a confirmed issue in the last election.
- The Board continues to focus on these areas to streamline election operations and improve overall efficiency.
- **Ethics Commission –** No Report

- **Hometown Hero Committee** – No Report
- **Cheverly Youth Council** - No Report

Proclamations –

- CM Wade read the Black History Proclamation
- Mayor Watson read the Joyce Tsepas Proclamation

Keller Update – Mr. Hamilton from Keller provided an update on the Eley building.
The target turnover for the full building, including punch list completion, is early May 2026.
Office areas (front two floors) are prioritized for earlier turnover within approximately four to six weeks; punch list items in these areas are minor.
Garage and exterior areas (backside of the building) will extend into early May due to longer-lead items and outdoor work such as concrete corrections dependent on weather.
AV equipment for office areas is mostly installed; remaining components are expected to be completed by mid-March 2026.
Back fields are under evaluation by Keller and KCI; options are being reviewed based on survey data, with solutions forthcoming.
Town staff coordination continues, with regular meetings between Keller, CPJ consultant Robin Barnhart, and Town representatives to monitor progress and expedite the timeline.

5801 Annapolis Rd – Town Administrator Galloway reported on the property at 57th Avenue (5801 Annapolis Rd.), north of the hotel and south of the gas station. Developer Dr. Harry Singh proposes approximately 30 townhouses. Due to topography, ingress/egress will be via the hotel driveway to the east and 57th Avenue to the west. The Town owns 0.2 acres east of the gas station; the remainder is owned by Dr. Singh's company. A public informational meeting will be held at Cheverly Town Hall on February 26, 2026, at 6:30 p.m., with invited attendees including Bladensburg officials and nearby residents. Dr. Singh will present plans and receive community feedback.

Winter Storm Fern – The Town Administrator, Galloway, Director Brayman Chief Morris and Deputy Chief Krauss provided an update, noting that the Town is still engaged in snow and debris removal from roads and public spaces. Acknowledged both compliments and criticism received from residents, emphasizing accountability and the challenging nature of the event.

Key points from the Public Works Department after-action report included:

- Pre-deployment and rapid staff mobilization prior to the storm, with staggered scheduling to maximize readiness.

- Effective clearing of roads to maintain access for emergency vehicles.
- Sidewalk management is primarily manual; additional tools were deployed to assist staff.
- Contractor support: The Town leveraged a relationship with BMP (asphalt and concrete contractor) to secure equipment quickly for snow removal efforts.
- Police coordination: The Police Department assisted by blocking areas to facilitate snow removal and keep delivery vehicles and residents out of the work zone.
- Community support: Residents provided assistance with food and other resources.

Operational challenges identified during the storm included:

- Transition from snow removal to ice mitigation, which limited roadway widening and secondary cleanup.
- Equipment strain and mechanical failures during peak hours, including spreader malfunctions and hydraulic issues.
- Salt clumping due to moisture and temperature fluctuations.
- Limitations in plowing effectiveness once ice had accumulated.
- Need for additional contractor support for ongoing snow and ice removal.

Mr. Galloway noted that even Cheverly's long-term employees and other municipalities had never faced a storm of this magnitude. Lessons learned, including rotating teams, will guide future planning. Despite challenges, Public Works' response was diligent, safe, and exceptional.

The Police Department prioritized resident safety, coordinated with Public Works to keep roads clear, and maintained early operational planning with county and allied agencies. They also assisted two unhoused individuals with temporary housing, one transitioning to permanent housing, under the leadership of Lieutenant Gleason, Sergeant Blunt, and their teams, demonstrating both efficiency and community compassion.

Town Administrator Report – Town Administrator Galloway provided the Mayor and Council with a report on Town operations and a summary of actions taken.

- **Wyndham Hotel Recognition** – The support provided by the Wyndham Hotel during Winter Storm Fern, including meals and accommodations for Town staff. Planning an invitation to hotel representatives to a future meeting for recognition or a proclamation.
- **Federal and State Funding for Bike Trail** – The Town has received a $650,000 federal earmark for improvements to the Maryland 201 bike trail**,** in addition to $450,000 from the State received last year. Town staff is excited about continuing progress on bike trail improvements.
- **Upcoming Events and Reminders**:

- Expungement Fair**:** Scheduled for March 21, 2026, following Resident Appreciation Day. Details will be finalized in coordination with the State's Attorney's Office.
- Black History Month Event: February 25, 2026, at the William E. Lee Building, beginning at 7:00 p.m.
- Cheverly Business Meeting: Tentatively scheduled for Friday, March 13, 2026, pending confirmation with business community members.

- **5801 Annapolis Road Community Meeting** – Residents are invited to attend. The meeting will be jointly hosted with the Town of Bladensburg, and their residents will be invited to participate in discussions with the development team.
- **Cheverly Hills Preliminary Plan of Subdivision (PPS)** – The PPS has been accepted by the Maryland-National Capital Park and Planning Commission (MNCPP). This is an early stage in the review process. The Town plans to schedule a community meeting to allow residents to ask questions. The development team has further steps to complete before the PPS can be approved.
- **Hospital Hill PPS Meeting Reminder** – MNCPP has a meeting scheduled for tomorrow at 9:30 a.m**.**, with details sent to the Council and a town-wide announcement issued. The town will hold a special community listening session with the development team on Thursday, March 5, to give residents an opportunity to ask questions and share feedback before the Town submits comments on the proposal.
- **Snow Shoveling Volunteer Program** - The Town Administrator also introduced a new snow shoveling volunteer program intended to assist residents during winter storm events. Council members will receive 5 shovels and identify volunteers within their wards who can assist residents, particularly seniors or those needing help clearing snow.

Police Report – Chief Morris provided a monthly report.

- **Personnel, Staffing, and Training**
  - The department recently filled a vacant civilian position that remained open for most of the fiscal year. In the short time since being hired, the employee has saved the department approximately $8,000 in fees related to motor vehicle registration matters that were resolved with the Motor Vehicle Administration.
  - Officer Brown completed crisis negotiations training. A department-wide crisis-communication training is planned, and a partnership has been established with the Prince George's County Family Justice Center for domestic-violence support.
  - The department received a new Automated External Defibrillator (AED) through a grant donation from Rescue One Training for Life and Mission 1042. In addition to providing the equipment, the organization has offered to train department staff as certified CPR instructors.
- **Community Engagement**

- The department also updated the Council on new vest carriers for officers. To avoid confusion and clearly identify officers, the department is updating vests, so they prominently display “Cheverly Police” on the back.
- The department thanked the Mayor, Council, and community for supporting the Maryland Special Olympics event, which proceeded despite cold and windy weather. Special recognition was given to Councilmember Chris Wade for participating in the event.

Public Works Report – Director Brayman provided a report.

- **Holiday Collection Schedule:** Town of Cheverly offices closed February 16 (Presidents Day).
  - Modified collection schedule:
    - February 17 - townwide trash
    - February 18 - recycling
    - February 19 - East Side trash/bulk
    - February 20 - West Side trash/bulk.
  - Backdoor and bulk collections require clear access.
- **Leaf Collection:** Operations are suspended due to inclement weather. We anticipate resuming in early March. The updated schedule will be posted via Town Communications.
- **Eley Building:** The Town received a $25,000 incentive through the Pepco Energy Savings for Business Program for energy-efficient upgrades at the William Eley Building.
- **Streetlight Survey:** Public Works is coordinating with Pepco on a townwide streetlight inventory. As of February 2, 2026, 463 municipal streetlights have been confirmed, and 18 have been removed from inventory due to jurisdiction outside the Town's authority.
- **Forest Road Erosion Evaluation:** Contractor Eco-Site is conducting erosion assessments. Thanks to the residents for allowing access to their property to complete the evaluations.
- **Boyd Park Gate:** We are awaiting confirmation that the gate at Boyd Park is fully operational. Park hours remain dusk to dawn.

Review of February work session agenda and future requests.

- 5801 Annapolis Rd presentation from developer
- 5701 Landover Rd implementation plan
- Charter Amendment Draft review
- CM resource use discussion
- Vulcan industry property discussion

- Strategic Priorities discussion
- Prologist money update -TA report
- Closed meeting
- Financial Update -Town meeting

Mayor and Council Announcements –
CM Wade – PGCMA meeting 2/19 in Glenarden. Happy Birthday to his daughter.
CM LeGloahec – Saint Ambrose Spaghetti Dinner 2/22
VM Bryner – Happy Birthday to Luis Cardenas & CM Fry
CM Tansey – n/a
CM Garces – n/a
CM Fry – Thanks to the Administrative Department, Public Works Department, and Police Department.
Mayor Watson – 55 & Up Brunch 2/13, The Mayor concluded with remarks addressing broader concerns about national issues affecting municipalities and reaffirmed the Town's commitment to community values, diversity, constitutional protections, and public trust in local institutions, including the Cheverly Police Department. The mayor reiterated that the Town follows its code regarding cooperation with federal immigration enforcement and emphasized the Town's commitment to protecting the rights of all residents.

Motion to adjourn made by CM LeGloahec. 2nd by CM Fry. Approved Unanimously.

WORKSESSION
February 26, 2026
7:30 PM

Minutes

Call to Order:
Meeting called to order at 7:30 pm via Zoom.

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members Wade, LeGloahec, Tansey, Garces, Fry

Staff: Town Administrator Dylan Galloway, Chief David Morris, Deputy Chief Jennifer Krauss, Public Works Director Brayman, Town Clerk Richards, Deputy Public Works Director Luis Cardenas

Town Attorney: Jason DeLoach
Pledge of Allegiance

Motion to approve the agenda made by CM Bryner.2nd by CM Garces. Approved Unanimously.

Grant Request –

- Cheverly Village- Rudy Gawlik presented the grant request on behalf of Cheverly Village.
- Cheverly Women's Club
- Cheverly Community Market

Town Administrator Galloway recommended that the grant requests for Cheverly Village and the Community Market be approved. Asked to move the Cheverly Women's Club grant to the town meeting.

Charter Amendment Review – The Board of Election Supervisors discussed a proposed charter amendment to close a loophole from the 2025 election that allowed a person to file for one office and later as a write-in for another in the same election. The amendment aims to prohibit any individual from being a candidate for both mayor and council in the same election, including official and write-in candidacies. Board members suggested simplifying the language to remove double negatives, clarify "and/or" scenarios, and correct minor errors. Feedback will be sent to Council Member Tansey for revision.

Motion to add the Keller update made by CM LeGloahec . 2nd by CM Garces. Approved unanimously. 6-0

Keller Update – Ben Fry**,** representing Keller, reported that administrative offices and locker rooms will be ready for move-in by March 16, with full building turnover targeted for early May. Field grading adjustments and a three-to-one slope will be stabilized with turf. Public bathroom access will begin mid-March, while field access remains limited. Town staff will monitor safety, erosion, puddling, charging stations, and lighting compliance. Updates will be provided at the next meeting in two weeks.

Implementation Plan for 5701 Landover Rd. – Diane Beedle of the Community Native Planting Project provided an update on 5701 Landover Road, a town-owned property in Ward One. Since February 2024, volunteers have reclaimed the site from invasive species and illegal dumping, installing plantings, pathways, and boulders for a gathering area. The temporary fencing, in place for two years, was damaged by a recent ice storm; removal and replacement with safer temporary fencing is scheduled for March. Permanent fencing options, including a four-foot black chain-link fence, are being explored, with preliminary cost estimates of $20,000–$25,000. Grant applications for fencing and accessible site improvements, including an ADA-compliant pathway and seating, are underway; funding decisions will guide future installation. Volunteers will continue site maintenance, including weeding and turf management, with town staff assisting with water access during the summer. Ms. Beetle emphasized preserving the site's existing work and community ownership. Council and staff acknowledged the importance of timely fencing installation and of continuing the partnership with the Community Native Planting Project.

Policy Committee Update – The Mayor and Council discussed the policy committee's considerations for discussion regarding the council's use of town resources. The goal of this policy is to establish clear guidelines for council member-sponsored community events, ensuring transparency, fairness, accessibility, and fiscal responsibility while balancing council roles and town resources.

Key Points discussed:

1. Budget & Resources
    - Council events funded via in-kind resources only (staff, tables/chairs, equipment). No direct cash transfers for outside purchases.
    - Flexibility for event limits or dollar caps; sponsorships allowed with ethical guidelines.

- Coordination with M-NCPPC to use their spaces/equipment (staff, tables/chairs, equipment).

2. Policy Structure
    - Policy Committee drafts the policy; does not make decisions. Full council reviews and finalizes.
    - Policy includes:
        - Definition of community events and public benefit
        - Accessibility and inclusivity standards
        - Standardized applications and scheduling
        - Neutral process for conflicting event requests
        - Clear consequences for violations
3. Public Input
    - Residents emphasized:
        - Equity and fairness across council members and organizations
        - Transparency and timeline clarity
        - Avoiding political influence and burden on town staff
    - Timeline requested for draft review and public comment

Clay Brick Road discussion – The Town Administrator briefed the Council on Vulcan Materials' proposed plan to build a concrete batching plant on Clay Brick Road. The proposed project is a ~6.5-acre enclosed concrete batch plant by Vulcan Materials located north of Sheriff Road on Claybrick Road, near Reed Street, and close to the cities of Fairmont Heights and Seat Pleasant. An existing special exception from nearly 20 years ago may still apply, and the town is actively seeking clarity on the current legal and permitting status. Town staff and council members have met with Vulcan representatives to gather preliminary information, and letters have been sent to the Maryland Department of the Environment, county environmental offices, and the county executive requesting updates and facilitation.

The town attorney and staff are researching permit status, appeals, and legal context before further commitments.

Plans to facilitate public meetings with surrounding communities, including Fairmont Heights, Seat Pleasant, North Englewood, and Old Fourth Ward Civic Associations.

Community Concerns include:

Air quality & fugitive dust: Existing studies are limited. Although it is an enclosed plant, the enclosure reduces but does not eliminate particulate exposure.

Traffic & safety: Increased heavy diesel traffic on local roads.

Environmental justice: Project affects overburdened and historically underserved communities.

Transparency: Residents request timely updates on appeals and permitting.

Past incidents: Nearby plants have had multiple environmental infractions.

Motion to extend the meeting by 15 minutes made by CM Fry. 2nd by CM Bryner. Approved unanimously. 6-0

Strategic Plan update discussion – The Town Administrator stated that Cheverly's budget is structured around core areas such as administration, police, and public works, while Capital Improvement Projects (CIPs) require careful prioritization. Funding decisions should reflect the town's values and balance longstanding requests with infrastructure and public safety requirements. Council members are reviewing proposed projects and providing feedback, keeping in mind limited funding and the reality of a challenging budget year. Infrastructure and public safety projects will take priority, and remaining resources will determine how additional CIP projects are accommodated.

Town Administrator Update - Town Administrator Galloway provided a report to the Mayor and Council.

Project Restore funding for the former Walgreens site will not move forward as planned due to the owner's inability to meet state requirements. The funds were returned to the state, and the town is assisting the owner with alternative funding from DHCD.

The town received a $177,000 Community Development Block Grant for resurfacing Boyd Park, including basketball courts, tennis courts, and the half-court area. The park's electronic gate has been installed and is operational from 7:00 AM to 7:00 PM, improving safety and consistent access.

The Black History Month event was successfully executed, and volunteers are being sought for the State's Attorney's expungement fair, scheduled for Sunday, March 15th, from 1:00 PM to 9:00 PM.

For FY2027 earmarks, the town is identifying projects with large-scale community impact, including continued efforts to secure funding for the 201-bike trail. Mayro and Council have opportunities to provide input and project proposals.

Elected officials are invited to the Maryland-National Capital Park and Planning Commission Neighborhood Academy on Saturday, March 14th, to learn about local planning processes.

The town's Electronic Municipal Market Access (EMMA) reporting for FY25 has been completed in coordination with the town attorney and finance advisor.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

CM Garces reported:

- N/A

Review of March Town Meeting Agenda and Future Requests -

- Charter Amendment CAR-2-26 first reader
- Fence discussion for 5701 Landover Rd.
- Council's use of town resources Policy review – March worksession
- Financial update
- Keller update
- Hospital Hill update

Motion to adjourn made by CM Garces. 2nd by CM Bryner. Approved unanimously.

Grant: #

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: Cheverly Community Market

Name: Chelsea Henderson **Phone:** 703 969 8659

Address: 2418 Lake Ave **Email:** cheverlycommunitymarket@gmail.com
Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 02/19/2026 _____

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

Grant: # _____

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: CHeverly Village

Name: Renate Reimschuessel **Phone:** 301-775-0558

Address: 3416 Belleview Ave, Cheverly **Email:** village@cheverlyvillage.org

Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 1/20/2026 _____

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

Grant: #

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: THE CHEVERLY WOMEN'S CLUB

Name: JOYCE LANG **Phone:** 301-773-2211

Address: 6424 FOREST RD **Email:** joycelange@verizon.net
Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.

- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.

- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 2/17/2026 Joyce Lang

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

Closed Session Summary – March 5, 2026

On March 5, 2026, the Mayor and Council voted unanimously to convene a closed session pursuant to Maryland Code, § 3-101 et seq., of the General Provisions Article (Open Meetings Act). The closed session was convened at the conclusion of a Special Meeting by motion made by Vice Mayor Bryer and seconded by CM Garces. Vote was unanimous to hold a closed session:

"To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals;" § 3-305(b)(1)

"To consider the acquisition of real property for a public purpose and matters directly related to the acquisition;" 3-305(b)(3)

"To consult with counsel to obtain legal advice;" § 3-305(b)(7)

Those present in the closed session were the Mayor and Council, Dylan Galloway, Jason DeLoach, Esq., Todd Pounds, Esq. (partial). Patrick McAndrew, Esq. (partial), Chief David Morris (partial), and Deputy Chief Krauss (partial).

During the closed session, Attorney McAndrew updated the Council on the results of an investigation involving a town employee.

Attorney DeLoach provided an update on a legal matter involving a former employee and provided advice on the matter.

Mr. Galloway updated the Council on the preliminary results of a personnel-related matter impacting one or more specific individuals, and how certain processes will move forward as a result. Mr. Galloway also discussed specific issues related to two individuals that should not be discussed in public.

Mr. Galloway updated the Council on a longstanding legal matter involving a resident and their property. Attorneys Pounds and DeLoach provided advice on how to proceed.

Attorney Pounds provided legal advice on how certain funds allocated to the town can be used.

The Mayor and Council received legal advice from Attorney Pounds on its options regarding potential property acquisitions in the town. Mr. Pounds also updated the Council on an ongoing legal matter involving a zoning matter.

WOMEN'S HISTORY MONTH

WHEREAS, every March, Women's History Month provides an opportunity to honor the generations of remarkable contributions of women throughout history who have played pivotal roles in shaping our nation's progress and character; and

WHEREAS, the 2026 Women's History Month theme "Embracing Equity: Women Leading Change Across Generations" celebrates the collective strength, resilience, and influence of women who dedicate their lives to education, mentorship, and leadership, shaping the minds, opportunities, and futures of all generations; and

WHEREAS, education has always been a powerful catalyst for change, and women have been at the forefront, driving this transformation; from classrooms to boardrooms, women educators and leaders have played a pivotal role in nurturing minds and inspiring action; it is important to acknowledge and celebrate these contributions, especially at a time when inclusive and equitable education is more critical than ever; and

WHEREAS, women's history is inclusive of all people who identify as women, and it is paramount to acknowledge and celebrate the invaluable contributions of all women, including transgender and gender-diverse individuals, who have been at the forefront of movements for equity and social justice; and

WHEREAS, women from diverse racial, ethnic, and socioeconomic backgrounds have made indelible marks on our nation's history, often in ways that have not been adequately acknowledged or recorded, and

WHEREAS, women have been instrumental in advocating for their rights and driving movements for social justice, including suffrage, civil rights, labor rights, LGBTQ+ rights, and more, yet their contributions have been historically undervalued and marginalized, and

WHEREAS, in Cheverly, women continue to make remarkable contributions to our community, serving as educators, volunteers, business owners, public servants, and leaders in civic, cultural, and environmental initiatives, strengthening the Town and inspiring future generations; and

WHEREAS, it is incumbent upon us to not only celebrate the achievements of women but also confront the challenges they face, including regressive legislation that threatens to erode the hard-won gains of the past century; and

WHEREAS, as we commemorate Women's History Month, let us renew our commitment to the ongoing struggle for gender equity and justice, recognizing that true equality can only be achieved when the rights of all women, particularly the most marginalized among us, are upheld and protected; and

NOW, THEREFORE, The Cheverly Mayor and Council, do hereby proclaim that March is designated as "Women's History Month" in Cheverly, MD and encourage all residents to observe this month.

Attest:_____

_____
Micah Watson
Mayor

_____
Christopher R. Wade
Councilmember

_____
David Tansey
Councilmember

_____
John LeGloahec
Councilmember

_____
Charly Garces
Councilmember

_____
Nicole Bryner
Councilmember

_____
Amy Jean Chung Fry
Councilmember

CHARTER AMENDMENT RESOLUTION NO.: 2-26

COUNCIL OF THE TOWN OF CHEVERLY, MARYLAND CHARTER AMENDMENT RESOLUTION NO. 2-26 CANDIDATE PROHIBITION

Introduced by: Town Council
Date Introduced:
First Reading:
Second Reading:
Date Adopted:
Date Effective:

CHARTER AMENDMENT RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, AMENDING §18.2, CANDIDATES, TO PROHIBIT POLITICAL CANDIDATES FROM BEING CANDIDATES FOR MAYOR AND COUNCILMEMBER IN THE SAME ELECTION UNDER ANY CIRCUMSTANCES BY ADDING A NEW SUBSECTION TO §18.2 OF THE CHARTER

A Charter Resolution of the Mayor and Council of the Town of Cheverly adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 et-seq., Local Government Article, Annotated Code of Maryland as amended.

WHEREAS, §18.2 of the Charter addresses the qualifications of candidates in Town elections; and

WHEREAS, the Mayor and Council have determined that a prohibition against a candidate running for the office of mayor and councilmember in the same election should be prohibited; and

WHEREAS, the Mayor and Council believe an amendment to the Town Charter banning candidates from running for mayor and councilmember is in the best interests of the Town and its residents.

Section 1. **NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Cheverly, that § 18.2. - Candidates, be repealed, re-enacted and amended to read as follows:

§ C-18.2. - Candidates.
A. Any person desiring to be a candidate for an elective office under the terms of this subtitle shall file, not fewer than forty-five (45) days previous to the date of election, with the Ethics Commission a financial disclosure statement under oath and, with the Board of Election

DRAFT

Supervisors, a petition under oath setting forth the following:

(1) That said candidate is a registered voter of the town,

(2) That said candidate will have attained the required age for the office he or she is seeking on or before election day,

(3) That said candidate has been a resident of the town for not fewer than six (6) months immediately preceding the date of election,

(4) The ward in which said candidate resides, and

(5) The name of the office sought; provided, a candidate for council shall reside in the ward where such person seeks office, and provided further that no person may be a candidate for more than one office at any one election. The board shall certify petitions meeting the terms of this section and shall cause to be given general publicity within the town the names of certified candidates with the names of the offices they seek, and shall post all of such names and offices conspicuously at the polls.

B. UNDER NO CIRCUMSTANCES MAY AN INDIVIDUAL BE A CANDIDATE FOR MAYOR AND COUNCILMEMBER IN THE SAME ELECTION. AN APPLICATION FOR WRITE-IN CANDIDACY FOR MAYOR AND COUNCILMEMBER FOR AN OFFICIAL CANDIDATE IN THE SAME ELECTION SHALL BE NULL AND VOID. LIKEWISE, ANY APPLICATION FOR WRITE-IN CANDIDACY FOR AN INDIVIDUAL FOR THE OFFICE OF MAYOR AND COUNCILMEMBER IN THE SAME ELECTION SHALL BE NULL AND VOID FOR BOTH OFFICES.

Section 2: **BE IT FURTHER RESOLVED** that any provision of the Charter which is inconsistent with § C-6 as amended is hereby repealed.

Section 3: **BE IT FURTHER RESOLVED** that the date of the adoption of this Resolution is _____, and that the amendment to the Charter of the Town of Cheverly hereby proposed by this enactment, shall be and become effective on _____ [50 days], unless a proper petition for a referendum hereon shall be filed by _____ [40 days], and a fair summary of the Amendment shall be posted at Town Hall for forty days following its adoption and published in a newspaper having general circulation in the Town not less than four (4) times at weekly intervals by_____ [40 days].

Section 4: **BE IT FURTHER RESOLVED** that as soon as the Charter Amendment hereby enacted becomes effective, either as herein provided or following a referendum, the Clerk shall send separately to the Department of Legislative Services, the following information concerning the Charter Amendment: (1) the complete text of this Resolution; (2) the date of referendum election, if any, held with respect thereto; (3) the number of votes cast for and against this Resolution by the Mayor and Council of the Town of Cheverly or in a referendum; and (4) the effective date of the Charter Amendment.

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Section 5: **BE IT FURTHER RESOLVED** that the Clerk be, and he/she is specifically enjoined and instructed to carry out the provisions of Sections 3 and 4, and as evidence of compliance herewith the said Clerk shall cause to be affixed to the Minutes of this meeting (1) an appropriate certificate of publication of the newspaper in which the fair summary of the Amendment shall have been published; and (2) records of mailing referred to in Section 3, and shall further complete and execute a Certificate of Compliance.

Section 6: **BE IT FURTHER RESOLVED** that the title to this Charter Amendment Resolution is deemed a fair summary hereof.

INTRODUCED by the Mayor and Council of the Town of Cheverly, Maryland, at a Regular Meeting on _____, at which meeting copies were available to the public for inspection.

ADOPTED by the Mayor and Council of the Town of Cheverly, Maryland, at a Regular Meeting on _____, at which meeting copies were available to the public for inspection.

MAYOR AND COUNCIL OF THE TOWN OF CHEVERY:

Attest: _____ _____
Town Clerk Micah Watson, Mayor

_____ _____
Christopher Wade, Councilmember John LeGloahec, Councilmember

_____ _____
Nicole Bryner, Councilmember David Tansey, Councilmember

_____ _____
Charly Garces, Councilmember Amy Jean Chung Fry, Councilmember

DRAFT

www.cheverly-md.gov

The Town of Cheverly
6401 Forest Road
Cheverly, MD 20785

Office/Fax: (301) 773-8360

March 19, 2026

Mr. James Hunt
Acting Planning Director
Prince George's County Planning Department

RE: PPS-2023-039 –Cheverly Hill, located primarily at 3001 Hospital Drive, Cheverly, MD 20785

Dear Planning Department colleagues:

The Town of Cheverly, Maryland, is pleased to offer comments on the Preliminary Plan of Subdivision for Cheverly Hill, which includes 160 lots and 35 parcels for development of 160 townhomes and 1,180 multifamily residential dwelling units, 70,000 square feet of existing medical office space, 39,725 square feet of commercial space, and a 71-room hotel. The PPS envisions division of the 44-acre property into 16 building parcels (as well as eight other parcels), including two for an office building and parking garage, seven for multifamily housing, two for condos, two for garages, and one for a community center. The property lies just outside the Town's current corporate boundaries, but the Town intends to annex the parcels, currently owned by the Prince George's County Redevelopment Authority, into the Town during 2026.

The Town enjoys a positive working relationship with the development team, which has been open to incorporating resident feedback into the plan over the past three years. The Town thanks the Redevelopment Authority for its partnership in securing and maintaining the site and in enabling its future development as a part of the fabric of Cheverly.

First, the Town broadly supports the development team's proposal for a primarily residential project with a significant retail component to replace the demolished Prince George's Hospital Center. The mix of housing types outlined by the PPS will be attractive to current and future Cheverly residents, and the density envisioned is in character with the existing neighborhood.

Second, Cheverly supports the development team's plan for numerous bicycle and pedestrian connections between the site and existing neighborhoods inside and outside of the Town. We are particularly focused on improving bicycle and pedestrian safety in and around the Town. Trails should be easy to use and be built with natural surfaces. The preferred Bicycle-Pedestrian adequacy project along Pepsi Place should be selected and the cost estimate included in the PPS should be approved.

Third, Cheverly recognizes that residents have raised legitimate concerns that new vehicular connections to the 5600 blocks of Inwood Street and Lockwood Road could increase traffic on residential streets. We support the PPS's plan to plat vehicular roads that could connect to these streets, because proceeding with that option preserves the greatest flexibility for Cheverly to work collaboratively with residents and developers in the future to implement long-term configurations that protect Cheverly residents on and off of the Hill. Any future decision about opening these Cheverly roads must prioritize neighborhood safety and quality of life. These solutions could include measures such as one-way vehicular restrictions, identifying high-volume periods when roads would be closed to through traffic, or closing the roads to vehicular traffic entirely. The developer should commit to funding traffic calming devices on existing Cheverly roads impacted by added traffic. Further, because we remain deeply concerned about vehicular burden, the developer should clarify the differences between the Phase 1 and Phase 2 trips provided in the traffic study.

Fourth, the finished site should manifestly improve the natural environment that existed during the hospital's occupancy. Buildings should be constructed to meet LEED Platinum standards, solar power should be considered on the front end, and electric vehicle chargers be placed throughout the site. The project should be built to minimize light pollution, landscaping should be done with native plantings, and paved surfaces should be permeable. Park space should be designated as early as possible in the development process. Tree removals should be intentionally minimal. All open and park spaces should be publicly owned and open to the public; no recreation space should be private.

Additionally, Cheverly respectfully requests that:

- the complete environmental assessment promised in the PPS be provided to the Town and the public as soon as possible;
- enough parking is constructed onsite to meet all of the needs of the development, so that existing streets aren't burdened;
- the plan specifically deed Parcel 181 to the Town of Cheverly;
- the development maximize its proximity to MetroRail by working with Cheverly to enhance bus and other transit options through the site;
- the Village Green be expanded in square footage, because the envisioned size (0.75 acres) is too small to function in the ways that the developer has envisioned;
- the plan include a comprehensive trail map;
- the first phase of development include completion of as much as possible for the parks, open space, natural areas, tree mitigation, and trails;
- the plan include surface stormwater management treatments and not rely solely on underground manufactured installations;
- dust controls be adhered to during construction and the development join the hyper-local air quality monitoring project;
- all roads in the development be unambiguously public, and any private alleys be clearly identified;
- the developer provide additional information about the public utility easement along Parcel J;
- the development's internal trail network be publicly owned and maintained after construction; and
- the plan include the noise study promised in the variance request for property setback from the B-W Parkway.

Cheverly will continue to work to ensure that additional critical issues are addressed in future plans:

- design elements that blend with the existing neighborhood;
- traffic impacts to the north on the Baltimore-Washington Parkway and MD-202, to the south on Pepsi Drive and MD-201, and on neighboring residential streets;
- outdoor public community spaces;
- high-quality retail sought after by current and future residents;
- a sit-down restaurant that opens as early as possible;
- an urban boutique grocer;
- indoor public collaboration spaces;
- indoor Town or County space for a public use; and
- high-quality building materials throughout.

We thank the Prince George's County Planning Department for holding the development team to the highest standards. We appreciate your help to achieve Cheverly's objective of building a landmark, once-in-a-generation in-fill development that draws the national capital area to western Prince George's County and serves the needs of current and future residents. We also express our deep appreciation for the countless volunteer hours donated by the Cheverly Planning Board and the Cheverly Green Infrastructure Committee to this project over the past decade and for their recommendations' improvements to this letter.

Sincerely,

Mayor Micah Watson
On behalf of the Town Council

Cheverly Hill Preliminary Plan of Subdivision, PPS-2023-039
Recommendation of the Cheverly Green Infrastructure Committee

A preliminary plan of subdivision focuses on the division, by plat or deed, of a piece of property into two or more lots, plots, sites, or other land division. It also addresses the adequacy of public facilities and impacts to serve new development. A preliminary plan includes:

- Design of internal streets and utilities of the subdivision and the resulting layout of lots and blocks.
- Relationship of the streets and utilities in the subdivision to those of the larger community
- Construction of streets, utilities, and other improvements

To some extent the preliminary plan overlaps with detailed site plans in addressing architecture, landscaping, stormwater management, woodland conservation, parking facilities, lighting, and signs.

The Cheverly Green Infrastructure Plan (www.greencheverly.org), adopted by the Town of Cheverly in 2011, identified a network of natural areas within Cheverly, and made recommendations for soil, water, vegetation, animal life, land use and our built environment.

The former hospital site does not stand on its own, but is part of a larger area sharing similar soil types, forest communities, and drainage areas. Annexation would provide a formal governmental acknowledgment of that concept.

Members of the Cheverly Green Infrastructure Committee have since 2021 attended the many public meetings devoted to planning for the former Prince George's Hospital site and have had informal conversations with members of the development team. Members of the committee attended the meeting of the county Subdivision Review Committee (video at: pgplanning.granicus.com/player/clip/972?view_id=3&redirect=true) and have reviewed the meeting summary and memos from its contributing agencies, The Cheverly Green Infrastructure Committee's own research and consultations with experts also inform this recommendation.

The committee provided recommendations to the county Redevelopment Authority which, together with those of the Cheverly Planning Board and the Town of Cheverly, were made mandatory for any development of the site (https://drive.google.com/file/d/1qm8O1cCWE4MPPgA1ssGc1R1BwVAjBLdI/view?usp=sharing). We recommend that document be forwarded to the county Planning Board along with the current recommendation and those of the Cheverly Planning Board and the Mayor and Council.

The Cheverly Planning Board recommendations for the preliminary plan address open space, bicycle/pedestrian pathways, and traffic. The Cheverly Green Infrastructure Committee recommendations overlap with the Cheverly Planning Board's on open space and pathways, but also address broader environmental concerns and stormwater management.

In several places in the document SOLT-HH subdiv regs 24-4 (Hospital Hill Subdivison Regulations 24-4 Standards, hereafter “Standards”) the applicant claims that a complete environmental assessment was included with the application. This assessment would be an important document for us to review but has not been provided.

The preliminary plan envisions division of the 44-acre property into 16 building parcels. Of those, two are planned for an office building and parking garage, 7 as multifamily housing, 2 as condos, 2 garages, one community center, and one open space. Eight further parcels are designated as open space, 5 as stormwater management, and 7 as private alleys.

At a Glance

The Cheverly Green Infrastructure Committee offers the following recommendations:

- Provide the environmental assessment referenced in “Standards”.
- Clarify the functions of open spaces.
- Park space should be designated now rather than with the individual detailed site plans.
- Provide clarity about parkland and opportunities for active recreation.
- Open space and park space should be publicly owned and open to public access.
- The “village green” space is too small to be functional, and recommend a larger space.
- Stipulate in the preliminary plan that parcel 181 will be deeded to the Town.
- Show how the county’s requirement for a geotechnical analysis is compatible with drafting detailed site plans parcel by parcel.
- Feasibility study for a trail connection to Euclid Park.
- Label the sledding hill.
- Provide a comprehensive trail map.
- Build paths and trails into the lot designations.
- Complete the parks, open space and natural areas, tree mitigation and multiuse trails in the first phase of development.
- Transfer trail rights of way to a public entity such as M-NCPPC.
- Join the hyper-local air quality monitoring project by placing monitors on the property.
- Transfer ownership and responsibility for stormwater management areas to a public entity.
- Provide examples of local sites on which the proposed stormwater management devices have been installed and which have been in use for several years.
- Consider surface stormwater management treatments, for example a structural pond at each outfall.

Woodland, Open Space and Parks

Trees, shrubs and other plants in natural areas, parks, and along roadways provide many important ecological benefits. Parks, while no substitute for natural areas, can be designed and maintained to add to the tree canopy and habitat. The Cheverly Green Infrastructure Plan prioritizes planting of local ecotypes of native species and an increase in tree canopy.

The applicant has submitted a type 1 tree conservation plan, TCP1-2026-0002, as yet unapproved, which designates four non-contiguous tree preservation areas of 0.47, 1.15, 3.23, and 0.73 acres, respectively. Two reforestation areas of 0.39 and 0.11 acres, one of which appears to be on National Park Service property, are proposed, and one afforestation area of 0.79 acres. Nine of 16 specimen trees are to be removed for the building of the townhouses on the southern portion of the site.

Current parcel 181 is a steeply-sloped hillside of 3.11 acres acquired by the county through eminent domain. It is not included in the rezoning of hospital property to CGO, and, according to PGAtlas, remains zoned RSF-65. It is designated as Parks and Open Space in the 2018 Greater Cheverly Sector Plan. The parcel is within the Town of Cheverly boundaries. The parcel is included among priority woodlands for retention. It drains to a regulated stream on property of the Town of Cheverly, and includes a small wetland acknowledged in the submitted tree conservation plan, TCP1-2026-0002 (unapproved). A mown grassy area is present at the highest point of the hillside adjacent to an existing parking lot. A prior type 2 tree conservation plan, TCP2-228-90, designated the hillside for regeneration of several species of native trees. Currently the dominant species is the invasive Callery pear.

TCP1-2026-0002 designates part of parcel 181 as woodland preservation area #4, and the grassy area of 0.79 as afforestation area #1, thereby increasing this woodland area.

The PPS places this parcel within proposed parcels E and F. The applicant has suggested that this woodland be deeded to a public entity. That would require redrawing the PPS parcel designations to make current parcel 181 its parcel, or initiate a later resubdivision, would it not?

Elsewhere in these recommendations we suggest that the parks, open space and natural areas, tree mitigation and multiuse trails be completed in the first phase of development. In order to protect and restore the woodland, giving the trees a longer growth period, we recommend that this area be among the first phases.The detailed site plan for the area would require a type 2 tree conservation plan, including planting schedules.

The proposed uses for each of the open spaces marked on the plan are unclear. Several county staff members noted this lack of clarity. The county Planning Department noted that some of the open spaces are proposed to serve as part of the stormwater management system. “In order for open-space set asides which are highlighted as components of the stormwater concept to be functional or usable spaces for potential residents, staff recommend that these spaces should be activated with pathways, site furniture, and design elements such as fountains or landscaping.”

We also note that Parcel J is designated as open space. Parts of parcel J and L, parcel 122 and part of parcel 117, house the two cell towers. If the cell towers remain, we do not believe that space will meet the definition of open space.

The applicant claims to be exempt from mandatory dedication of parkland because recreational space will be private (24-4601 of the document “Standards”). Like county planning staff, we seek more clarity about parkland and opportunities for active recreation.

We recommend that park space be designated now rather than with the individual detailed site plans. County planning staff made similar suggestions.

Importantly we recommend that open space and park space be publicly owned and open to public access. The 2018 Approved Greater Cheverly Sector Plan calls for public gathering areas (LU 1.4). The Cheverly community has labored to repair harms resulting from a history of community separation due to prior land use and access decisions. We agree with the applicant that any establishment of exclusionary rules regarding public access to recreation/open spaces will perpetuate harm and fail to support the mosaic of community Cheverly residents embrace.

We concur with county staff that “community center” is not an accurate term for the space also designated as “village green.” We also concur that the space is too small to be functional, and recommend a larger space.

Existing parcel 181 is a steeply-sloped wooded area currently within the municipal boundaries of the Town of Cheverly. The applicant has suggested that this unbuildable land be deeded to the Town of Cheverly. We recommend this provision be stipulated in the preliminary plan.

The Environmental Planning review noted that “An intensive site investigation and geotechnical analyses including a slope stability analysis shall be performed at time of detailed site plan process. The geotechnical analyses shall be performed in accordance with Techno-Gram 005-2018 Prince George's County Geotechnical Guidelines on Over-Consolidated Clays.”

We would like to understand how this requirement is compatible with drafting detailed site plans parcel by parcel.

The applicant does not refer to the proximity to the proposed development of Cheverly Euclid Neighborhood Park or Cheverly Nature Park. Access to those amenities would increase the recreational value of the development. Nature Park would be a block away via Lockwood. Pedestrian or bicycle access to Euclid Park would require new offsite trails. A feasibility study for such a connection should be encouraged.

We recommend that the sledding hill be labeled as such. Since town houses are proposed to be placed on parcel Q, how will the sledding hill be accessed?

The recommendations of the Cheverly Green Infrastructure Committee to the Redevelopment Authority provide further specific priorities for plant retention and increase.

The site forms part of a wildlife corridor where deer rest and feed and foxes den. The ridge serves as an avian flyway for protected migrating raptors. Hawks, eagles, and ospreys roost on the communications towers, where they often are seen eating fish caught on the Anacostia. Ospreys have even nested on one of the towers. The PPS does not appear to propose accommodation for wildlife.

Internal Pedestrian and Bicycle Trails

The Cheverly Green Infrastructure Plan recommends the development of a system of walking and bike trails with connections to existing trails in surrounding jurisdictions. Such trails offer health benefits and, by reducing reliance on cars, help improve air quality.

The original concept for the development called for free-standing bicycle and pedestrian pathways. The applicant has now indicated that any internal bicycle or pedestrian paths will be established by easements from owners of the individual parcels created through the Preliminary Plan of Subdivision. (We note that in "Standards," under 24-4103 n, the applicant states that no public easements are proposed on residential lots. How does that align with the proposed trail easements?)

If the implementation of free-standing trails is dependent on the timeline for the development of the individual parcels, the only bicycle paths may turn out to be share-the-road with motorized vehicles, and the only pedestrian paths, sidewalks.

We recommend the developer provide a comprehensive trail map of the entire property which makes clear which are the shared-path routes along roadways and which, free standing trails.

We recommend that paths and trails be built into the lot designations from the start. County staff concurs. In "Standards," under 24-4203, the applicant indicates that pedestrian circulation will be further reviewed at the time of each detailed site plan. The county staff also has recommended no delay in detailing pedestrian circulation. Parks, open space and natural areas, tree mitigation and multiuse trails should be completed in the first phase of development, where they will also serve as marketing attractions.

The applicant has also indicated that trail maintenance is expected to be the responsibility of individual home owners' associations. Experience has shown that trails owned by a public entity are better maintained. We recommend that the trail rights of way be transferred to a public entity such as M-NCPPC.

We looked into how paths and walkways have been treated in other developments in Prince George's County. As you will see in Appendix A, in some cases walkways have been included in development plats. In others, land for such trails has been transferred to the municipality.
The Transportation Planning agency has recommended considering a shared-use path in place of the proposed sidewalk beginning at the southern side of the hotel and traveling south along the parking lot and connecting to Road A. "If this is considered as part of the recreational facilities." The last reminds us of the dual nature of bike/pedestrian trails as both transportation and recreation.

Under "major issues," the county Planning Department suggests that an existing surface parking lot shown between the townhouse lots on Parcel Q and afforestation area #1 be removed to provide additional woodland planting opportunity on-site. Indeed, how is this parking lot to be accessed?

Air Quality

Monitoring and improvement of air quality is a major concern of the Cheverly Green Infrastructure Plan. The Town of Cheverly helped establish its hyper-local air quality monitoring program in 2019 to monitor air pollutants, with an emphasis on health impacts. The Environment Justice Action Team has been advocating for our air quality.

The county Health Department noted that the site is located within 1000' of route 295, the Baltimore-Washington Parkway, which is a major roadway and a source of air pollution. "Several large-scale studies demonstrate that increased exposure to fine particulate air pollution is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure, and coronary artery calcification."

The department also advises, "during the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."

We recommend that the development join the hyper-local air quality monitoring project by placing monitors on the property.

Stormwater Management

For many years those concerned with the environment have prioritized preservation of natural areas for, among other benefits, their function of mitigating stormwater and its resultant erosion, thus keeping streams free of sediment and pollution. Low impact development has pioneered ways of working with nature that mimic natural hydrologic conditions in land use management. The Cheverly Green Infrastructure Plan recommends that the Town of Cheverly adopt on-site retention as the optimal approach to stormwater management. Prince George's County has incorporated these understandings into its regulations. Our county requires new development to retain 100% of rainwater on site.

The Cheverly Hill development calls for this requirement to be met by manufactured underground installation rather than naturalistic methods. The Low Impact Development Center acknowledges the use of underground stormwater management installations in constricted urban spaces; this 44-acre site is not such a space.

In its Stormwater Management Concept Report, the applicant rejects best management practices (BMPs) such as dry wells, permeable pavement, green roofs, rain gardens, and infiltration, asserting that micro-bioretention and underground storm filter facilities are the only option.

The applicant's engineers state that this site is not appropriate for permeable pavement solutions. We need to ask where permeable paving is practical, if not anywhere on this 44-acre site.

The applicant attempts to justify the removal of specimen trees by suggesting that the stormwater management facilities take the place of trees for improvement of water quality. The claim is that it is acceptable to replace forested areas and open space with these engineered facilities that require far more maintenance than woodlands. Of particular interest is a) the resulting removal of stormwater retention, absorption and runoff reduction, b) air quality degradation from the tree loss -- there are high quality scientific metrics that give leaf area indexes by size and species of trees, the leaves act as air filters and replacement requirements and rational need to be clear. The replacement of leaf area of one large mature tree can require *huge* numbers of smaller trees and/or require dozens of years before the equivalent that's lost is replaced, and c) the increase in noise from the loss of tree buffer with the highway and/or roadways.

What mitigation is proposed and required for specimen tree and tree and forest removal?

A Stormwater Management Plan (file SWMP-PPS-PPS-2023-039, DPIE's SIT-00083-2024, Site Development Concept Plan) was approved by DPIE in October 2025.

The plan calls for 42 microbioretention sites, referred to on the map as MBR or PB (planter boxes), 3 storm filters, and 3 100-year underground storage devices, one considerably larger than the others.

We do not see any indication of plans for the surface areas of each of these underground devices. What use will be made of the surface above the underground devices? The vendor touts the load-bearing capacity of their product, which has been used under parking areas. Should the proposed uses be shown?

There are three locations which are mapped in the same way as the micro-bioretention sites (concentric delineations) but are not labeled. It is clear that water is piped into them. Are these open ponds? One of those is shown on sheet 3, but not on sheet 6.

The document shows a diagram of the makeup of a micro-bioretention feature, and diagrams, copied directly from the vendors, of the underground storage devices. Those are identified as Stormtech SC-310 chamber systems (www.stormtech.com), StormPods (www.Rotondo-ES.com), and StormFilters (www.ContechES.com). The last are underground treatment devices to trap particulates and absorb pollutants.

Instructions for inspection of the StormTech underground devices are provided. Inspection requires cameras and vacuums. Inspection is required every 6 months during the first year of operation, adjusting further inspection according to observation of sediment accumulation. It looks like one of the underground devices serves the southernmost townhouses, one the hotel (parcel 3), and the largest one, the multifamily building on parcel 12. If the burden of maintenance of these devices is to fall on the individual HOAs, the unevenness of that burden should be considered.

No instructions are given for the maintenance of the micro-bioretention features.

Two of the underground installations discharge onto National Park Service property. We understand that the applicant has applied for an easement for the parcel 12 discharge. The parcel 3 discharge is piped offsite onto property belonging to the Town of Cheverly (POI A). The presence or absence of easements for these discharges should be acknowledged in the document.

The parcel 3 underground device discharges into a BMP storm drain that feeds a pipe carrying a tributary to Lower Beaverdam Creek that is open-air beginning a short distance south. That stream, known locally as Tributary 1, should be shown on the plan.

The existing storm drains on the property are shown in the hydraulic study but not in the Site Development Concept Plan.

The document's general notes state that there are no wetlands on the site; this is incorrect.

As mentioned above, the applicant expects private organizations (community associations, HOAs) to take on the responsibility and expense for the maintenance of the many biofiltration devices. Some civil engineer practitioners and HOA officials consider this practice to be setting up for failure.

Particularly, the underground devices are seen as destined to fail. Has the applicant shown the expected lifespan for the devices when properly maintained? We recommend the applicant consider surface stormwater management treatments, for example a structural pond at each outfall. Clear containment of the storm discharge at 10-year flows will result in full credit for the residual benefit of 1-year ESDV treatments. This will reduce the impervious area and increase open space area.

We recommend the developer provide examples of local sites on which the proposed facilities have been installed and which have been in use for several years.

We suggest public ownership and responsibility for stormwater management areas. Some developments, including Cheverly West, adjoining the Town of Cheverly, have conveyed parcels to Prince George's County as stormwater management easements (see Prince George's County land records book 48326 p. 385; Plat Book PM230, p. 97). The same could be done for Cheverly Hill.

WSSC notes that "the proposed sewer main outfall will impact wetlands, stream buffers, 100-year flood plain, steep slopes, and possibly large trees. The alignment may need adjustment during the design stage."

Further Considerations

In "Standards," under 24-4201, the applicant states that the property is to be served by public streets, that there will be private alleys, but no private streets. Various plans in the application, however, mark some roadways as private streets. We suggest these inconsistencies be addressed.

We recommend the applicant show the green building methods and materials will be used in the development.

We recommend the applicant work with immediate neighbors to minimize property impacts, specifically, removal and replacement of bamboo for better screening.

We recommend avoiding large reflective surfaces to avoid impacts on bird life.

The Town of Cheverly has placed dog waste stations around town to help ensure pollution does not enter the streets and thus eventually the streams. We recommend that the development make arrangements for such stations.

The Historic Preservation agency has noted that the development need not consider the nearby officially recognized historic sites, the Baltimore-Washington Parkway and Crawford's Adventure Spring. It would be good to acknowledge Capital View, an African-American subdivision developed in 1909 and effectively destroyed with the acquisition of land for Baltimore-Washington Parkway.

With the expected annexation of the subject property, services marked in the PPS as the responsibilities of HOAs will be delivered by the Town of Cheverly. The Cheverly Mayor and Council will make decisions about what responsibilities remain to HOAs in the future. We recommend as a condition of approval that the projected annexation be acknowledged in the PPS.

Appendix A, Examples of Planning for Pathways

Cheverly

Section 6

A 10' wide walkway connects Park Way to 63rd Avenue and across Laurel. It was dedicated to public use by plat BB 8 p 54 (1940). Apparently, it has ceased to be used as a walkway and serves as stormwater right of way. We have been told that adjacent owners were offered the property; any such transfer is not reflected in the Prince George's County land records. The land is treated as a street in PGAtlas; that is, it belongs to the Town of Cheverly.

Cheverly Gardens, Block F

At the eastern end of Forest Road, where it meets the southern end of Cedar Street, there is a 15' path between lots 31 and 32 leading to Cheverly East Park woods. It was dedicated to public use by plat NLP 101 p. 71 (1978). Its current ownership is listed as unknown.

Greenbelt

Greenbelt Homes, Inc. properties

Internal walkways and pedestrian underpasses are owned and maintained by the co-op. I have not found the original plats on plats.net.

City of Greenbelt

Walkways run through green spaces left between individual subdivisions. These spaces are owned by the City of Greenbelt. The walkways are maintained by the city. As an example, by deed 2326:221 (1959) the Greenbelt Land Improvement Corporation transferred 7 acres to the city for use as a public park and surface drainage area. A paved trail runs through that property.

Within individual subdivisions there are platted paths that connect to streets or wooded areas. As an example, plats for the Lakewood subdivision, section 2 (WWW 27 p 77 [1956]), show paths 10’ and 25’ wide; these paths are dedicated for public use by the plat. PGAtlas shows the ownership of these paths as unknown.

Tuxedo, Secs 2 & 3 (“Cheverly West”)

Cheverly West is adjacent to, but not within, the Town of Cheverly. A 10.06’ wide path (6’ wide asphalt paved) adjacent to paper Belmont Street is platted and dedicated to public use by plat PM230:97 (2009). The path was a condition of the county resolution establishing the subdivision; the trail was required to be completed prior to the issuance of building permits for the adjoining lots. The subdivision HOA covenants (county land records, book 35163 page 471 ff; see also https://cheverlywest.com/homeowners-association-covenants/) do not seem to specify responsibility for maintenance of the trail.

Submitted March 7, 2026

Cheverly Planning Board

Dr. Karlo Silbiger, Chair
Bryan Barnett-Woods, Co-Chair
Barbara Brown
Jeremy Coon
Steven Johnson
Lane Thompson
Joyce Tsepas
Hon. David Tansey, Council Representative

February 27, 2026

Hon. Mayor Micah Watson and Hon. Cheverly Town Council

Town of Cheverly

6401 Forest Road

Cheverly, MD 20785

Re: Cheverly Planning Board Comments – Cheverly Hill Development

Dear Hon. Mayor Watson and Hon. Cheverly Town Council:

The Cheverly Planning Board respectfully submits the following comments in response to the pending Preliminary Plan of Subdivision application for the Cheverly Hill development. We encourage the Mayor and Council to consider these comments as you provide testimony to the County Planning Board related to this application. The Preliminary Plan of Subdivision was formally accepted by the Prince George's County Planning Department and it is anticipated that this application will be reviewed by the Prince George's County Planning Board during their April 2, 2026 meeting.

The Planning Board suggests the Mayor and Council advocate for the following items as part of the Preliminary Plan of Subdivision Review:

- Guaranteed public access to all open spaces
- An increase to the size of the public green
- Public ownership of open spaces
- Confirmation with the M-NCPPC Prince George's County Parks Department that mandatory dedication of park and recreation space is not necessary.
- Public ownership and maintenance of the internal trail network, if M-NCPPC Parks is amendable.

- Public use easements on all internal trails of the property.
- Developer-funded traffic calming measures on town-owned roadways impacted by added traffic, if the roadway connections are constructed.
- All roadways shall meet the approved DPWT and DPIE design standards and details.
- Roadway connections into the subject site from town roadways shall also meet County standards and details.
- Requiring the developers to mitigate all noise impacts from properties within the buffer.
- Requiring the public utility easement along the roadway that fronts Parcel J.
- The preferred Bicycle-Pedestrian adequacy project along Pepsi Place is selected and the cost estimate included before the preliminary plan is approved.
- Alternative Bicycle-Pedestrian adequacy improvements and provided to replace the sidewalks added to the roadway connections on Lockwood Road and Inwood Street.

The Planning Board requests that the town ask the developer to provide:

- An exhibit that better clarifies the intended uses for the proposed “Green space.”
- A list of proposed private open space facilities.
- Clarification regarding the differences between the Phase 1 and Phase 2 trips provided in the traffic study.
- Clarification regarding how new neighborhood-to-Baltimore Washington Parkway trips were considered in the analysis.
- The expected timeline for the development that outlines all steps in the process between now and final construction.

Lastly, the Planning Board recommends that the Mayor and Council consider three additional topics that will influence the long-term success of the Town and the development:

- Clarify the status of the Town’s annexation of the Cheverly Hill property.
- Evaluate the necessity of opening Lockwood Road and Inwood Street to the development site.
- Outline the needed procedures for the Town to coordinate with all anticipated Home/Community Owner Associations in order to maintain Town facilities.

The comments below further outline and discuss each of the above recommendations for the Mayor and Council. These comments have been developed after several months of engagement with the development team and members of the community, including:

- The creation of questions for the development team shared with the Mayor and Council in order to better understand their plans and the impact on the community.
- A December 10, 2026 meeting with the development team where they provided initial answers to our questions.
- A January 26, 2026 joint meeting with the Cheverly Green Infrastructure Committee where the development team shared information from their Preliminary Plan of Subdivision and answered questions from both boards and members of the public.

1. Open Spaces

The Cheverly Planning Board supports increased open space with clear public uses. The proposed Public Green is 0.75 acres, slightly larger than a back yard. Given its role as a significant community asset, we have concerns about whether it is sufficiently sized. This space is also not identified on the open space set-aside exhibit as open space. There is nothing in the plan that specifies the activities that are expected to take place at the public green, nor any guarantee that the space will be open to all members of the community.

The open-space set aside exhibit indicates 6.4 acres of woodland conservation area and 5.54 acres of “green space.” However, the intended use for much of the “green space” is not clearly identified and in some instances, it appears to be a building courtyard that may not be publicly accessible, or property that is between the rear of townhomes and the property edges. It is unclear what the ownership structure will be for these spaces (public or private) and whether either space will be guaranteed for public use. We recommend that the Town of Cheverly consider requesting that these public open spaces be dedicated to the town, especially if annexation does not take place.

The submitted plan also identifies Parcel J as an open space set-aside, however this property includes cell towers. We question whether it is appropriate to have cell towers in open space and whether it will be usable as open space by members of the public. How can this land be used without impacting the cell towers or vice versa?

The submitted application indicates that mandatory dedication is not anticipated for park and recreation space, nor mitigation will be necessary because there are private recreational facilities and public open spaces.

The Planning Board suggests that the town advocate for:

- Guaranteed public access to all open spaces
- An increase to the size of the public green
- Public ownership of open spaces
- Confirmation with the M-NCPPC Prince George’s County Parks Department that mandatory dedication of park and recreation space is not necessary.

The Planning Board requests that the town ask the developer to provide:

- An exhibit that better clarifies the intended uses for the proposed “Green space.”
- A list of proposed private open space facilities.
- Clarification regarding existing and planned roadway ownership for all roadways existing and proposed.

2. Shared use path dedication and connections

The development proposes a network of shared use pathways that parallel streets or traverse through and connect green spaces. These pathways are proposed as privately owned and maintained. However, sees value in having these paths dedicated to, and maintained by, the County. Is the M-NCPPC Parks Department interested in these trails? If so, would the developer be willing to have them so dedicated? Transferring ownership to the M-NCPPC Parks Department ensures public access and eliminates the potential for inconsistent maintenance that could come from individual trails being owned by various community or home owner associations.

In the case that shared use paths are not dedicated to the County, the development applicant should clarify if a public use easement will be established.There are benefits for the County to maintain trails over the long term that do not necessarily extend to privately owned trails.

The Planning Board suggests that the town advocate for:

- Public ownership and maintenance of the internal trail network, if M-NCPPC Parks is amendable.
- Public use easements on all internal trails of the property.

3. Roadway connections into the Town of Cheverly

The roadway connections into the Town along Inwood Street and Lockwood Road are divisive issues among town residents. Not all residents are convinced that these connections will provide a net benefit to the development and Town of Cheverly as a whole. The submitted traffic study indicates that both Lockwood Road and Inwood Street will be used as vehicular access to the development site. Approval of this preliminary plan will further solidify this as the supported position of the Town and County.

The new roadway connections will increase total vehicular traffic in the Town of Cheverly. Even if intersections continue to operate adequately, traffic calming devices on town roadways are appropriate to reduce impacts of additional traffic volumes. Additionally, the town will need to construct and maintain the roadway extensions.

If the property is expected to be annexed by the Town of Cheverly, roadway connections between the town and the new development are appropriate. However, if the development is not expected to be annexed by the Town, further discussion of the roadway connections will be necessary.This is a decision that needs to be considered and discussed by the Mayor and Council and in consideration of public input. A decision regarding these connecting streets will need to be made sooner rather than later.

The Planning Board suggests that the town advocate for:

- Developer-funded traffic calming measures on Town-owned roadways impacted by added traffic, if the roadway connections are constructed.

The Planning Board suggests that the town confirms and clarifies:

- The ongoing efforts to annex the hospital property.

4. Private and Public Roads

Members of the development team indicated the existing roads are owned and maintained by the Prince George's County Redevelopment Authority and that these roads would transfer over to County ownership and maintenance.

It should be clarified which jurisdiction owns the roadway and which jurisdiction will be responsible for its maintenance. It should also be clarified which roadways in the development would be privately owned, including roadways fronting along townhomes.

The statement of justification indicates there will be private streets and alleys as well as public streets. The Mayor and Council should clarify which streets will be privately owned and whether the private streets will meet county street design standards.

If no public access easements are proposed for residential lots, and some residential properties will be accessed by private streets, how will sidewalks along residential lots and along the shared use paths be available for the public?

The Planning Board requests that the town ask the developer to provide:

- Clarification regarding existing and planned roadway ownership for all roadways existing and proposed.

The Planning Board suggests that the town advocate for:

- All roadways meeting the approved DPWT and DPIE design standards and details.
- Roadways connections into the subject site from town roadways also meeting County standards and details.

5. Variance request – Property Setback from Baltimore Washington Parkway

This request is to permit development closer than 300 feet from the freeway parcel. There are 52 lots that are between 140-feet and 300-feet from the existing freeway, but are within the required 300-foot-buffer.

The variance request indicates a noise study will be completed at the time of detailed site plan. The variation request suggests the existing forested buffer on the freeway property and the site elevation differential between the freeway and proposed lots will satisfy the intent of the visual and noise attenuation of the lot depth requirement. The noise study submitted with the Preliminary Plan of Subdivision Application indicates the two multifamily buildings nearest the Baltimore-Washington Parkway and four townhomes at the southwest corner of the site will be exposed to future noise levels exceeding 65dBA and further mitigation will be necessary. The Planning Board supports the variance as long as the necessary mitigation measures are included at the time of the detailed site plan.

While the development team suggested that some people may prefer to live near the freeway because of the "white noise," this is not a reasonable assertion. Living close to a freeway has been shown to have a myriad of negative impacts for residents.

The Planning Board suggests that the town advocate for:

- Requiring the developers to mitigate all noise impacts from properties within the buffer.

6. Variance Request – Public Utility Easement

A second variance request was submitted with the preliminary plan application. This request is to not provide a public utility easement along the side of the property that abuts the Baltimore Washington Parkway. Since there is no planned development between the subject site and the freeway, this is an appropriate request. However, the Mayor and Council should request additional information regarding the public utility easement along Parcel J since this section is along a roadway and is not between planned buildings and the freeway.

The Planning Board suggests that the town advocate for:

- Requiring the public utility easement along the roadway that fronts Parcel J.

7. Traffic Study and Bicycle-Pedestrian Impact Statement

During past meetings, the planning board has raised concerns regarding the nuances between increases in expected traffic and meeting "adequacy." The submitted traffic study indicates that the Town intersections, Tremont Avenue and Lockwood Road, and Tremont Avenue and Inwood Street, will continue to operate adequately after Phase 2 of the development. The Planning Board does not dispute this, as these streets generally have very low traffic currently. However, it is important for the Town of Cheverly to understand the increase of traffic in the neighborhood. Based on the submitted traffic analysis, the intersection of Tremont Avenue and Lockwood Road will experience more than four times as much traffic in the afternoon, and the intersection of

Tremont Avenue and Inwood Street will experience more than five times as much traffic. This will be an observable change for all residents living in this area.

	Existing AM	Total AM Phase 1	Total AM Phase 2	Existing PM	Total PM Phase 1	Total Phase 2 PM
Lockwood Road	26	71	73	**42**	**162**	166
Inwood Street	24	94	95	**29**	**150**	143

The Planning Board requests additional clarification regarding the above data, pulled directly from the submitted traffic analysis. Are the numbers listed in the Phase 2 trips columns additive to those listed in the Phase 1 trips columns? Or is Phase two cumulative, including Phase 1? Please confirm the number of new trips each intersection will experience when all development phases are complete.

It is also important to note that this traffic study bases all future trips on the existing development. However there will be new trips unrelated to the development, but motorists using the new roadway network to access the Baltimore Washington Parkway. Building these new roadway connections will create new trips through the neighborhood because a new and shorter route to the Parkway will be created. Without this, it appears that their evaluation is incomplete.

As Lockwood Road and Inwood Street are potential connections with the development, these intersections may become problem areas that require automated stop sign enforcement to discourage the use of these roads as cut-through routes for the community. Alternatively, new crosswalks and other traffic calming measures at these intersections should be considered to accommodate new traffic and reduce negative impacts of additional traffic. The Mayor and Council should consider asking the developer to help fund these enforcement or traffic calming measures.

The submitted Bicycle Pedestrian Impact Statement (BPIS) indicates a cost cap of $640,882, once indexed for inflation. This amount represents the relative amount of funding the developer is expected to invest in pedestrian and bicycle infrastructure in the area surrounding the subject site.

The proposed and developer preferred improvement is a pedestrian/bicycle facility along Pepsi Place. While this is a reasonable improvement, the submitted BPIS explicitly notes that there is no preferred alternative selected and therefore no cost associated with the BPIS.

The preferred alternative is required to be determined before the preliminary plan of subdivision is approved. The Planning Board cannot support the preliminary plan application unless a preferred alternative is selected and a cost for the improvement is established.

The other two proposed improvements include adding sidewalks along Lockwood Road and Inwood Street at the future connection points. This is not a good off-site improvement since new roadways along Lockwood Road and Inwood Street will need to provide sidewalks to meet County road standards, provide ADA accessibility, etc. These facilities should not contribute toward the BPIS improvement.

Additional traffic calming improvements on Lockwood Road and Inwood Street should be considered for BPIS improvements. Traffic calming directly benefits pedestrian and bicycle transportation and will reduce motor vehicle speeds. Given that this development will quadruple afternoon peak trips, traffic calming improvements are warranted.

The Planning Board suggests that the town advocate for:

- Traffic calming devices on Town-owned roadways constructed or funded by the developer, separate from the development process, if the roadway connections are constructed.
- The preferred Bicycle-Pedestrian adequacy project along Pepsi Place is selected and the cost estimate included before the preliminary plan is approved.
- Provide alternative Bicycle-Pedestrian adequacy improvements to replace the sidewalks added to the roadway connections on Lockwood Road and Inwood Street.

The Planning Board requests that the town ask the developer to provide:

- Clarification regarding the differences between the Phase 1 and Phase 2 trips provided in the traffic study.
- Clarification regarding how new neighborhood-to-Baltimore Washington Parkway trips were considered in the analysis.

Future Comments for Subsequent Development Applications

The Cheverly Hill Development will be reviewed and approved by the Prince George's County Planning Department over the course of multiple development applications. The current application is the Preliminary Plan of Subdivision, which primarily covers adequacy for the development and the organization and delineation of different lots on the subject property.

The future Detailed Site Plan application will propose architecture, parking, landscaping, and other more specific items. Additionally, there will likely be multiple Detailed Site Plans for the subject site. Each structure will likely have its own plan. The Mayor and Council will have the opportunity to provide comments for those plan applications in the future and the Planning Board looks forward to submitting future recommendations on those plans..

The Planning Board recommends the Mayor and Council consider the following items for future development applications:

- The proportion of older adult/senior subsidized dwelling units
    - Affordable housing is an important issue in the county and region, especially for older adults with limited incomes and resources. Many older adults live in Cheverly and would like to stay in Cheverly. Affordable housing for older adults can be a valuable tool to help facilitate this.
- Removing bamboo barriers along the town boundary
    - Currently there is a line of bamboo and other foliage between the Cheverly Hill subject site and the town. While bamboo is an invasive species and not ideal, it helps stormwater management and preventing landslides. It is worth considering the types of planting that will replace the bamboo and when the replacement should occur.
- Retail Options
    - The developer has indicated they are seeking “high quality” retail options, but have not publicly identified any as of yet. The Planning Board recognizes that this process is long-term and maintaining retailers is also not guaranteed. It is important for the Town to participate in the process of identifying and recruiting quality retail options.
- Parking Minimums
    - It is important for the developer to provide sufficient residential parking for the subject site. Many townhome communities are underparked because their designs have limited on-street parking. The Town will need to be mindful about managing parking restrictions or residents living in the new development may park on adjacent streets.
    - Retail and non-residential guest parking will also need to be carefully considered.
- Bus Transit
    - The detailed site plans should provide additional information regarding bus transit to and from the property. The town should carefully note bus stop locations, amenities (shelters, benches, trash cans, electronic timetable, etc.), and transit frequency to increase usage and decrease traffic congestion.
    - The town should also consider ways that we can encourage the developer to fund some of these improvements as a service to their residents.
- Location of community amenities
    - During these future stages, the Planning Board will request more information regarding the location of dumpsters and publicly accessible trash cans, the amount and location of outdoor dining and ground floor retail, benches along the shared use paths and seating in open spaces, area set aside for potential bikeshare stations, and bicycle parking.

The Planning Board thanks the Mayor and Council for their consideration of the above comments, as well as the developer for their continued collaboration in this process. We look forward to continued coordination to make Cheverly a better community for everyone. Please contact us with questions or for further discussion.

RESOLUTION R-2-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF CHEVERLY, MARYLAND, IN SUPPORT OF HB 1142 / SB, ESTABLISHING THE TASK FORCE TO MODERNIZE COUNTY AND MUNICIPAL REVENUE SOURCES.

WHEREAS, the Town of Cheverly provides essential frontline services to its residents, including 24/7 police protection, twice-a-week trash pickup, curbside recycling pickup, and comprehensive emergency response, all of which rely on stable and diversified revenue streams; and

WHEREAS, municipal governments are facing unprecedented inflationary pressures on construction materials, fuel, and labor, alongside increasing state-mandated costs, making the need for modern and flexible revenue sources more urgent than ever; and

WHEREAS, Maryland's municipalities are primary drivers of economic activity and tourism in the State, yet the current tax structure fails to reinvest a fair share of the wealth generated within municipal borders back into the local infrastructure that supports that very growth; and

WHEREAS, Maryland is one of only six states that fails to share tax revenue from the sale of goods or services with local governments or allow those governments to collect it themselves, creating an over-reliance on property taxes; and

WHEREAS, the current local revenue structure in Maryland has not been comprehensively updated in decades and does not reflect the modern shift toward a service and digital-based economy; and

WHEREAS, the proposed Task Force would provide a data-driven, non-partisan forum to study these inequities and recommend solutions that ensure municipal governments can remain fiscally resilient without overburdening local property owners.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Cheverly, Maryland:

1. Support for Legislation: The Town formally supports the passage of HB 1142 and urges the House Ways and Means Committee and the Senate Budget and Taxation Committee to issue a Favorable Report.
2. Communication of Resolution: A copy of this resolution shall be transmitted to:
    1. State Senator Malcolm Augustine, District 47.
    2. Delegates Diana Fennell and Julian Ivey, District 47A.
    3. The Mayor or equivalent of each municipality in the 47th Legislative District of Maryland; and
    4. Staff at the Maryland Municipal League

ADOPTED this 12th day of March 2026.

Attest: _____ _____

Micah Watson
Mayor

Christopher R. Wade
Councilmember

David Tansey
Councilmember

John LeGloahec
Councilmember

Charly Garces
Councilmember

Nicole Bryner
Councilmember

Amy Jean Chung Fry
Councilmember