

## **Cheverly Hill Plan Review (Cheverly Planning Board and Cheverly Green Infrastructure Committee)**

### **Cheverly Planning Board Special Meeting Minutes**

**January 26, 2026**

**7:30 p.m.**

#### Recording:

[https://drive.google.com/file/d/1YsZ9aB1icsSQx-1XXWSEpIF8c2brZFDt/view?usp=drive\\_link](https://drive.google.com/file/d/1YsZ9aB1icsSQx-1XXWSEpIF8c2brZFDt/view?usp=drive_link)

#### **I. Call to Order**

- A. The special meeting of the Cheverly Planning Board was called to order by Chair Karlo Silbiger. In attendance were members Bryan Barnett-Woods (ward 2), Steven Johnson (ward 6), Karlo Silbiger (ward 4), Lane Thompson (ward 3), and Council Member David Tansey (ward 4). Members Barbara Brown and Joyce Tsepas were absent. There were many guests in attendance including members of the Cheverly Green Infrastructure Committee).
- B. The agenda was approved unanimously.

#### **II. Public Comment**

- A. Chair Silbiger invited public comment and there was one member of the public who wished to speak.
  - 1. Paul Cruz: Are there plans for a bus connection between the development and Metro such as route P43?

#### **III. Cheverly Hill Development Team**

- A. Development team member introductions
  - 1. Chuck Porcari - Home Team 5
  - 2. John Porcari - H0me Team 5
  - 3. Steve Proctor - not present
  - 4. Brad Frome - not present
  - 5. Teddy Swift - Urban Atlantic/ Home Team 5
- B. Overview (projected phases, timeline, available documents)
  - 1. Tower and parking garage staying, the rest of the buildings are being demolished
  - 2. 1300 residential units (950 multifamily)
  - 3. 40000 sq ft of retail
  - 4. Neighborhood-serving concept at current medical office (40,000 sq ft)
  - 5. Main road will have off-street bike parking and a 10 foot sidewalk
  - 6. Preliminary plan will be accepted within the coming weeks
  - 7. Documents in the preliminary plan: preliminary plan of subdivision, stormwater management concept plan, hydraulic planning analysis, variances (10 ft easement, 300 ft lot setback)

8. The detailed site plan should be available 4-5 months after the preliminary site plan review
9. Transit access: hopeful that PG county will add bus service once the development is underway
10. Start building during the latter half of 2027

#### **IV. Board / Committee Questions and Comments**

##### **A. Planning Board members raised the following issues:**

1. If there isn't much of a buffer to the BW Parkway, what happens if the parkway is widened? The buffer here is over 300 feet because the parkway is so wide at this place.
2. Renewable energy: solar panels on rooftops, providing power for 150 households
3. Community amenities: village green (¾ acre). Don't know exactly what will go there. Will bring in the community. Sledding hill will be preserved. Public space on the helipad.
4. Economic demographics of residents: rents (80% AMI, \$90,000 for 1 person household). Mirroring the SES of cheverly.
5. Senior affordable housing, very small number. Will come back during detailed site plan
6. Distance of the driveway apron, code says that there must be a 15 ft apron. Won't fit a car, takes away green space. Will move the units away from current cheverly homes.
7. Main road will belong to either the town or county
8. Adequacy test will be part of the preliminary plan
9. Any traffic calming at entrances? Mini circles and traffic calming throughout
10. Bike trail grant is not within the property, only from property to the anacostia
11. Universal design units, county may require it for all units.
12. Traffic study showed very few off-site improvements required now. More when 50%.
13. Retail market study: 1-2 restaurants, neighborhood boutique, neighborhood grocery
14. Hotel will be in later phases, 70-80 rooms
15. Bus turnarounds are part of the plan. Will work with the county to begin thinking about transit.

#### **V. Closing**

- A. The next regular meeting will be held on February 11, 2026.
- B. The board unanimously voted to adjourn the meeting.