

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JULY 19, 2022

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_jNGKr6uNT-6j0T3f-ipHcA

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster
- Greg Barnes
- Todd Dengel
- Cliff Mayo
- Marshall
- Will Seath
- Jim Chandler
- Taylor Robey
- Dominic Uhelski

2. 3325 Toledo Road

- Presentation
 - Matthew Tedesco, Esq., McNamee Hosea, P.A.
 - Dave Thackston, The Bernstein Companies
 - Phil Aftuck, The Bernstein Companies
 - Stephen Varenhorst, AIA, Varenhorst Architects
 - Elin Nguyen, AIA, Varenhorst Architects
 - Nick Speach, P.E., Bohler Engineering
 - Mira Ganzert, Bohler Engineering
 - Mike Lenhart, P.E., PTOE, Lenhart Traffic Consulting, Inc.
- Overview of the Project
 - Will use old zoning ordinance MXT in TDOZ, will be in RTO-Z as part of new zoning ordinance
 - 7 story apartment building with three main parts of the building
 - Large courtyards with apartments around them and face towards the library site
 - 728 parking spaces removed with razing of half the garage
 - Only 2k needed based on preliminary analysis of parking inventory at UTC
- Clarifying Questions
 - Cliff: What is the size of the units?

1. Stephen: 40% studios (500 sqft), 50% 1-bedrooms (700sqft), and 10% 2-bedrooms.
 2. Retaining the other part of the parking garage, would those spaces be dedicated to the apartment?
 3. Stephen: It would continue to be public so ultimately for both.
- Greg: No 3-bedroom units? What was the basis of that decision?
 1. Philip: We own the High Line, the first units to lease were the smallest units. The preference seems to be towards smaller and cheaper units. It's based on what we've seen at the High Line next door.
 2. Are there any exits from the parking garage onto Toledo? Will residents be able to exit the building at other exit points?
 3. Stephen: No entry and exit will be on Toledo Road for cars. There will be other points of entry and exit for pedestrians.
 4. G: Will there be bike storage?
 5. Stephen: Yes, we typically deliver bike parking as part of our project likely in the garage.
 - Marshall: How many spaces will be left in the garage?
 1. Stephen: There are 1500 spaces in the garage currently, 750 left.
 2. Michael L: Looked at overall UTC parking, max tickets issued was 308. The garage is underutilized.
 3. Marshall: Does this include new tenants? Did this analysis take into account upcoming development in the area?
 4. Philip: Yes.
 - Todd: Are there any variances to the development standards?
 1. Matt: Not sure at this point, this would happen at DSP phase
 - Will: Why isn't more of the site being given to apartment use?
 1. Stephen: It's related to the parking ramps.
- Comments
 - Will: I am a fan of these sorts of projects that replace underused parking with housing. Interior circulation and location of elevators could be improved.
 - Todd: There is sufficient parking at UTC. What is needed here is density. It is integral to the area's success. I am excited about the repurposing of this site. Its smart reuse and I look forward to the next steps.
 - Marshall: I defer to Todd's expertise on parking, but I personally have some concerns about parking in this area especially as more projects come online in this area. I do not have enough information to support or deny at this point.

- Greg: Agrees with Will and Todd.
- Cliff: Same comment. A fan of aggressive repurposing of parking for housing.
- Maureen: I share everyone's sentiment around parking turned into housing.
- The Committee is glad to see to this smart reuse of the underutilized parking. The committee recognizing the increased density will help UTC and looks forward to the Detailed Site Plan. In favor -5, against -1

3. Community Sustainability Plan

- Public Engagement Schedule (five total dates will be chosen from the list below)
 - Community Visioning Sessions (two in-person, one virtual)
 1. September 27, 2022 from 5-8 pm at the Hyattsville Library
 2. September 28, 2022 from 5-8 pm at the Hyattsville Library
 3. ~~October 1, 2022 from 10-1 pm at the Hyattsville Library~~ Removed due to scheduling conflict, Driskell Park Dedication.
 4. October 11, 2022 from 5-8 pm at the Hyattsville Library
 5. October 12, 2022 from 5-8 pm at the Hyattsville Library
 - Community Prioritization Sessions (one in-person, one virtual)
 1. November 8, 2022 time and location TBD
 2. November 9, 2022 time and location TBD
 3. November 15, 2022 time and location TBD
 4. November 16, 2022 time and location TBD
- Facilitation Training with City Staff and selected firm at the September 20th Planning Committee Meeting

4. Development Update

- New Police Facility at 3505 Hamilton Street
 - Former BB&T Bank site
 - 35,000 sqft state-of-the-art facility with office space, training center, and community space
 - Contract signed, construction is expected to begin this month (July 2022)
 - Estimated 18-month construction schedule, move-in beginning of 2024
- The Six (6400 America Boulevard)
 - Mixed-use residential building with 316 multifamily units at the southwest corner of East-West Highway and America Boulevard
 - Groundbreaking August 4th, 2022
 - First multifamily development in the County designed for NGBS Standard Gold certification
 - <https://commercialobserver.com/2022/07/perseus-tdc-developing-110m-multifamily-in-hyattsville/>

5. Committee Business

- Approve January 2022 minutes
 - Deferred from February Meeting
 - Approved unanimously with two edits
- Approve February 2022 minutes
 - Approved unanimously
- Approve June 2022 minutes
 - Approved unanimously

6. Additional Questions & Discussion

- UIP is on schedule?
 - Jim: Yes.
- Does Sacred Heart plan to complete their project this year or next?
 - Jim: Thinks they were wrapping up this Fall, will check and advise.
- Really happy that they are moving around Summer Jam.

7. Adjourn (8:00 PM)