

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
NOVEMBER 18TH, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_XHaMbfbhzRtO-l96Bspdnpg

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

- Maureen Foster, Committee Chair
- Marshall, Committee Member
- Audrey M. Johnson, Committee Member
- Alexander Houck, Committee Member
- Tom Haller, Guest Member
- Matthew Michetti, Guest Member
- Robert V. Gilbane Jr, Guest Member
- Stefano Terricola, Guest Member
- Greg Barnes, Council Liaison
- Daniel Schaible, Council Liaison
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison
- David Cristeal, Staff Liaison

2. Presentation: Riverfront at West Hyattsville DSP-20053-02

- DSP-20053-02 commences the development review process for the final phase of the Riverfront at West Hyattsville project. It includes the construction of a multifamily development with 342 proposed dwelling units, an integrated parking structure for vehicles and bikes, and an associated compensatory storage facility.
 - Tom Haller, Matthew Michetti, Robert V. Gilbane Jr, and Stefano Terricola provided an in-depth presentation on application DSP-20053-02 for West Hyattsville Phase 2.
 - Marshall: Could you clarify what “inboard of exterior wall” in the junior units mean?
 - Michetti: In lieu of a studio where you have one big open room, where you share all of the spaces, junior bed-one bedrooms are units that give the bedroom its own space, bound by a wall and with a door, but instead of having a window on the exterior of the wall, you would have the living room and the kitchen area as having all that frontage on the exterior wall. You would have that separate sleeping area bedroom, but it would be off the exterior wall, say, 12-14, feet, or whatever the width of the dimension of the living area is. It gets natural light either through openings that we leave in that wall, or can be artificial light in the ceiling. It allows units to be a little bit smaller while still having a lot of exterior light coming into the living and kitchen space.
 - Marshall: What are the total number of parking spaces and guest spaces for the building?

- Michetti: I will have to follow up with precise numbers, however, I believe it is north of 300 parking spaces. I don't think we have identified the number of visitor spaces.
- Marshall: Do you have a plan for bicycle parking?
- Michetti: The garage will have a secure room for resident bicycle parking that will include a fix-it station. The project includes outdoor bike racks with unconfirmed locations.
- Marshall: Does this project include a pool?
- Michetti: No.
- Audrey: Are you considering sound-proofing, particularly for units that face the metro station?
- Michetti: As recommended by an acoustical engineer, the windows will be reinforced.
- Audrey: Have there been considerations of the impact of increased density on the streets?
- Michetti: A traffic study was completed with the previously approved preliminary plan of subdivision which was formed with on the basis of greater density that will ultimately be delivered. Thus, we are delivering the projects as required to not overburden the streets.
- Audrey: People are discouraged from using the parking in Sovern due to costs, are there measures being pursued to incentivize people from using the new garage?
- Gilbane: There are plans to overturn the streets to the City so that parking may be enforced. Further, the project is bolstering pedestrian and bike friendly infrastructure to ensure that vehicular parking and traffic is not overburdened.
- Alexander: What percentage of the 300 vehicular parking spots will be EV parking?
- Michetti: We will have EV parking. At Sovern, there are eight spaces, with room for expansion if demand warrants it. A similar approach will be taken with this development.
- Alexander: What Crime Prevention Through Environmental Design principles did the builders take into account for people who will be living near the Metro and using those paths to make them feel safer in these spaces?
- Michetti: We have introduced lighting along the trails.
- Gilbane: We have also installed security cameras, prioritized connectivity, and supported a robust community to ensure that people feel safe.
- Marshall: Is the overall construction of the upper floors made of wood or block?
- Michetti: Wood.
- Maureen: Comments from the Committee?
 1. Houck: This project adds needed density near the metro station, and I appreciate the thought put into it.
 2. Audrey: I believe that the traffic on the street will be problematic, and would appreciate thought on how to address that moving forward.
 - a. Terricola: To address this concern, in the past, I have put the HOA president in contact with the General Manager of the

building so that they may express concerns with traffic and parking, and will do that for this project.

3. Gilbane: This project proposes the connection between Kirkwood and Riverfront communities to alleviate congestion. Also, pedestrian and bicycle safety has been at the forefront of this project to mitigate vehicular traffic concerns. Further, the goal is to be a good neighborhood asset to the entire community.
 - Marshall: No concerns regarding this project, and if it mirrors the Sovern project, it will be a positive addition to the community. Traffic will always be a concern with added density; however, they have proved to not be ignoring these concerns.
 - Maureen: This project was successful in lifting the land out of the flood zone, and that is commendable.
 - Marshall: I had another clarifying question, is the color scheme of the building going to be similar to Sovern?
 - Michetti: It won't be exactly the same, however, there will be neutral whites and darker greys accented by yellows, and orange.
- Planning Committee Comments
 - The Committee agrees that this is a positive project and supports the added density around the metro station.
 - Traffic on the street will be problematic, and the City will need to work with the community once the streets are in their possession.
 - Encourage the City to maintain a good relationship with the neighboring HOA.
 - Recommends that the City examine the feasibility of the Kirkwood connection.
 - Committee unanimously voted to send these comments to Council.

3. Presentation: Rent Stabilization

- Staff will provide an update on Rent Stabilization. The focus of this update will be on the County's Rent Stabilization Program, that has been under development since it adopted legislation in 2024. According the adopted legislation, the County will be ready to fully implement the program effective February 1, 2026.
 - David Cristeal provided a presentation on Prince George's County Rent Stabilization proposed regulations.
 - Alexander: What are the administrative and fiscal costs associated with the County's and the City's proposed program?
 - David: The County has software to collect information, two people in their budget for staff, and a call line for residents. As for the costs associated with the project, the City does not have an accurate gauge as this is a County run program, however, the County is confident that they can roll this project out effectively. Regarding the City program, there would have been costs with consultant fees, software, staffing, legal assistance etc. Specific costs are unknown, however it is expected that running a program would cost the City around 300K annually.
 - Audrey: Do you know how they arrive at the percentage of what the increase is going to be annually?
 - David: They have a formula that includes inflation from a general standpoint that looks at the consumer price index. However, understanding what a

reasonable rent increase is difficult and subjective, but was decided in conjunction with the community. The City's program was just the consumer price index, making the program more stringent than the County's.

- CM Schaible: Recommends the County to implement a Rental Registry.
- David: They have a data collection system that is similar to this, albeit in different and more ambiguous language. Recommendations can be made to the County, directly.
- CM Barnes: Requested clarity on the demarcation of units within Hyattsville that are exempt based on the year of construction.
- David: Anything that is built after 2000 is exempt. As the years go on, there will be less units eligible for this program.
- Marshall: How does the City's program get paid for?
- David: The City does not have a rent stabilization program. Hypothetically, the program could be paid for with a general fund.
 - 1. Schaible: The City could also increase the Use and Occupancy tax to fund the program.
- Marshall: What protections exist for landlords?
- David: Clarity about what the rents will be. Further, if there are unforeseen expenses they will have to pay for, they can make a case to DPIE to receive funds through an increase of rents, surcharges, etc.
- Audrey: For those units that are exempt, does that mean that the landlords can set the rents however they want?
- David: Yes.
- Maureen: It is not appropriate to comment directly to DPIE as a committee, however, David has put the link to comment in the chat, if committee members would like to do so as an individual.

4. Committee Business

- Approve of May 20, 2025 Minutes
- Approve of September 16, 2025 Minutes
- Approve of October 21, 2025 Minutes
 - Maureen: Mentioned that Council Liaison Schaible did not attend the September meeting.
 - Marshall: Motion to approve minutes with the amendment and removal of Councilmember Schaible from the September attendance.
 - Alexander: Second
 - Minutes were approved
- Election of Officers
 - Chair
 - Co-Chair
 - Record Keeper
 - 1. Maureen: Postponed elections to the next meeting due to low attendance.

5. Adjourn (8:45 PM)