

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
FEBRUARY 17TH, 2026

Register in advance for this webinar:

<https://us06web.zoom.us/j/81989149051?pwd=jTicRy0a3pwEGCOSGGkxspMXWbANK6.1>

Passcode: 983831

1. Introduction of Committee & Guest Members (7:10 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-Chair
- Marshall, Committee Member
- Alexander Houck, Committee Member
- Danny Schaible, Council Liaison
- Greg Barnes, Council Liaison
- Kareem Redmond, Council Liaison
- Chloe Kauffman, Staff Liaison

2. Committee Business

- Approve of November 11th, 2025 Minutes
 - Marshall: Motion to approve with a minor amendment to one of the comments listed under 2. Presentation Riverfront at West Hyattsville DSP-20053-02
 - Dengel: Second
 - Minutes approved with the condition of the amendment being made.
- Election of Officers
 - Chair: Maureen Foster
 - Co-Chair: Todd Dengel
 - Record Keeper: Staff Liaison, Chloe Kauffman
 - 1. Marshall: Motion to approve
 - 2. Houck: Second
 - 3. Officers approved.

3. Presentation: Development Update

- Staff will provide an update on development within the City.
 - Library Apartments
 - 1. This project is an approved redevelopment project of an existing structured parking garage located on Toledo Rd. The project involves razing the eastern half of the parking garage and the construction of a 7-story multifamily apartment building with 209 multi-family apartments. The western half of the garage will remain as parking for the residents. The approved development project includes 103 studios, 93 one-bedroom units, and only 13 units are to be two-bedroom.
 - The Crossing at Gateway
 - 1. This development is one project of the “Dewey Development” that presently includes multi-family buildings The Devon and The Bellevue

as well as a storm water management lake. The project includes 136 stacked townhouse units in 13 separate 4-story buildings along Belcrest Rd.

- Hyattsville Elementary School
 - 1. This project includes the demolition of the existing elementary school for the construction of a three-floor school equipped with a media center, gymnasium with a stage, collaboration areas, and an outdoor education zone and playground that will be located on the roof. An associated parking garage will be located on the first floor.
 - a. CM Schaible: Commented that the flyer to be distributed should include a warning about the noise in conjunction with the associated vibrations.
- Hyatt View
 - 1. Development of eight lots for the construction of single-family attached dwelling units.
- 3599 East-West Highway
 - 1. This development project includes the construction of a two-story, 9,446 sf mixed-use building that will contain a food and beverage store on the first floor and offices on the second floor, as well as 8 multi-product dispensers and canopy.
- West Hyattsville Phase 2
 - 1. Includes the construction of a multifamily development containing 342 multifamily dwelling units, an integrated parking structure for vehicles and bicycles, and a compensatory storage facility.
 - a. Dengel: Requested clarification as to why the M-NCPPC Alternative Compliance Committee disapproved the applicant's request for relief from the Prince George's Landscape Manual
 - i. Kauffman: Stated the proposed planting units were below the required 900 units, and that their justification did not prove undue hardship.
 - b. Marshall: Questioned when the streets in the West Hyattsville/Riverfront community will be dedicated to the City.
 - i. Kauffman: Upon completion of construction of Phase 2, the County and the City will conduct an inspection of the roads. Once the inspections are completed and the County releases the bonds, the roads will be overturned.
 - c. CM Barnes: Requested clarification on parking and the shared parking recommendation
 - i. Kauffman: Council's approved recommendation regarding the parking structure was such that the structure remain available only for the residents of the proposed multi-family building.
- St. Jerome Academy
 - 1. This project includes an 11,680 sf addition for specialty classrooms for a total of 81,380 sf.
 - a. CM Schaible: Where will the addition be located?

- i. Kauffman: The orange outline on the site plan, on the eastern portion of the building.
 - b. Committee requested that previous minutes be reviewed to see when the applicant for the St Jerome's project spoke to the Committee.
- Mt Hermon Masonic Lodge
 - 1. Renovation and re-use of the Masonic Lodge with work to include the building to be retrofitted for 8 multi-family apartment units with either 1 or 2 bedrooms, with one ADA-compliant unit on the lowest level. Additionally, 1700 square feet of commercial/retail space will be included.
 - a. Foster: Asked about what the parcel directly south of this project will be used for in Phase 1 of the project.
 - i. Kauffman: It will be a parking lot.
- Multigenerational Center
 - 1. The project site conceptual plan includes a new 2-level 86,300 square feet multi-gen facility, a small multi-purpose field, a 380-space parking garage below, and 24 surface parking spaces. The new center will include a double gymnasium, an aquatic feature, a fitness center with a running track, and flexible multipurpose program spaces, and is intended to move from a community center model to a multigenerational center model with a strong aquatic component.
 - a. Marshall: Will the parking be underground?
 - i. Kauffman: Yes
- Sovern
 - 1. 79% occupied
 - 2. 88% leased
- The Bellevue
 - 1. 7% occupied
 - 2. 15% leased
- The Devon
 - 1. 77% occupied
 - 2. 84% leased
- Canvas Apartments
 - 1. 41% occupied
 - 2. 49% leased
 - a. CM Schaible: Concerns about the low occupancy residential rates. Posited that the City meet with Canvas to gain an understanding of this discrepancy between the occupancy rates of Canvas and the other multi-family buildings.
 - b. Foster: Inquired as to whether or not the MD State Highway (MDSHA) had a plan for the Route 1 Corridor.
 - i. Kauffman: To my knowledge, no.
 - c. Foster: Is there a status update on the parking issues in Canvas?
 - i. Kauffman: MDSHA is working to install a traffic light at the corner of Route 1 and Hamilton St in anticipation of the opening of the Canvas Garage. Currently, means

of egress and ingress from the Garage exist via Jefferson St. Further, the City applied to a public art grant for an art installation at the (currently closed) main entrance to the Canvas Garage.

d. Houck: Posited that The Spot Park should include an area for dogs to roam

i. Kauffman: Agrees that a dog area would make sense due to the demographic area. The Spot Park has undergone its engagement process and completed the conceptual design phase. It is now currently awaiting permits from DPIE.

○ The Six

1. 67% occupied
2. 71% leased

○ Sanctuary at Hyattsville Crossing: First United Methodist Church

1. The proposed development plan consists of the construction of 120 multi-family units on an underutilized portion of the First United Methodist Church. 36 of the units will be reserved as Permanent Supportive Housing (PSH) units, intended to house people experiencing homelessness. The complete unit breakdown follows: 70 senior units with a mix of studio, one-bedroom and two-bedroom apartments, and 50 units for families with a mix of one-, two-, and three-bedroom units. The entire project currently calls for two separate projects to be built on the site, one built with the 9% Low Income Housing Tax Credit ("LIHTC") and the other with the 4% LIHTC. The 9% project will serve families earning a maximum area median income ("AMI") in the 30%-60% range and the 4% project will serve seniors earning up to 60% AMI

a. Marshall: Asked for clarification on the definition of Permanent Supportive Housing

i. Kauffman: Permanent Supportive Housing is housing assistance and supportive services/programming that assist households who are experiencing chronic homelessness.

• General Retail Questions

○ Marshall: Inquired about the status of Huncho House

1. Kauffman: Due to ongoing mechanical updates, they are relocating everyone's reservations to restaurant 1123 by Chef Tobias.

○ CM Barnes: Requested information about Snow Crane the ice cream shop.

1. Kauffman: I will have to touch base with our Economic Development Coordinator for this information.

4. Adjourn (8:30 PM)

- Todd: Motion to adjourn
- Marshall: Second