



Memo

To: City Council

From: Jim Chandler, Assistant City Administrator and Director, Com. & Econ. Development

CC: Tracey Douglas, City Administrator
Lesley Riddle, Director, Public Works
Hal Metzler, Deputy Director, Public Works

Date: December 13, 2022

Re: Authorization for Temporary Use Lease Agreement

The purpose of this memorandum is to provide the City Council with background information and a recommendation to authorize the City Administrator to execute a Temporary Use Lease Agreement for the City parcel at 4508 Hamilton Street Hyattsville.

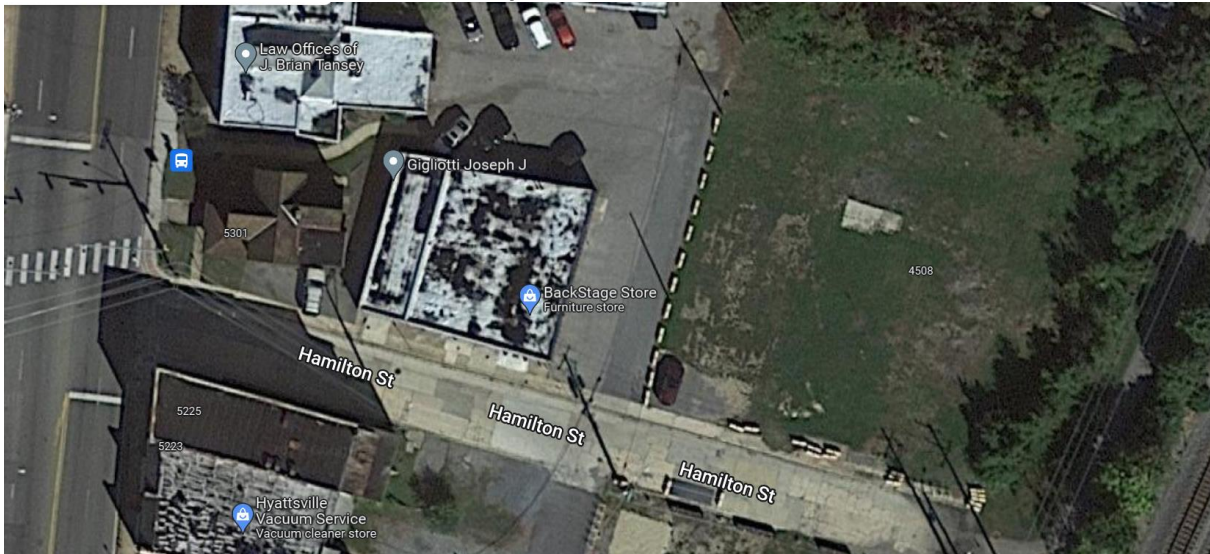
Summary Background

The City of Hyattsville and Urban Investment Partners (UIP) have been in regular communication regarding the construction of the Canvas development, a 350,000 sq.ft. mixed-use development that is under construction and scheduled to be completed in Summer 2024.

The development site is adjacent to Hyattsville Elementary School, Renaissance Square Artist Housing, Crossover Church and commercial office buildings along the western portion of Hamilton Street, all of which are fully developed lots. The site work for the project is nearing completion and UIP is preparing to stage pre-cast sections of the structured parking garage, which will anchor the rear of the development site. UIP has requested the City’s assistance in identifying a suitable location for staging of materials for this phase of the project in order to mitigate negative impacts associated with the staging and placement of construction materials. This phase of work is scheduled to commence in January 2023 and be completed in 4-6 months.

The City has identified the City-owned parcel located at 4508 Hamilton Street, a 16,900 vacant lot, which does not have any improvements. An image of the subject parcel is included as Exhibit A

Exhibit A. Aerial of 4508 Hamilton Street, Hyattsville



The site does support parking and ancillary programming for events hosted by the non-profit SoHy, which primarily has hosted events at the adjacent property at 4501-4505 Hamilton Street. The City does not have any contractual agreements with SoHy for use of this property, but we believe that SoHy could continue use of 4501-4505 Hamilton Street through the majority of 2023, should the Council authorize an amendment to the prior use agreement.

The City has received a similar informal request for use of the site by Prince George's County Public Schools as a staging site for the redevelopment of Hyattsville Elementary School (2024-2026). While the City would ordinarily require a bond for such use, given that the parcel may be subject to use to another user, it is recommended that the terms of the use/lease include a flat fee of \$10,000, which would cover the costs of restoration activities after the user's term has expired.

The terms of the lease would include insurance requirements and liability to ensure that the City is protected should equipment being stored on the site were damaged or lost.

Recommendation

Staff is recommending the Council authorize the City Administrator to execute a Temporary Lease/Use Agreement with Urban Investment Partners for use of the subject property at 4508 Hamilton Street, Hyattsville, upon review by the City Attorney for legal sufficiency.