

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
NOVEMBER 7, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_9FoaMTaoTGahDyG8Sy5XwQ

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve May 16, 2023, minutes
 - Approve September 19, 2023, minutes
 - Approve 2024 committee calendar
- 3. Library Apartments DSP 01002-04**
 - Presentation
 - Matthew Tedesco, Applicant's Representative
 - Overview of the Project
 - Clarifying Questions
 - Committee Comments
- 4. Development and Planning Updates**
 - Suffrage Point DSP 21001 remand
 - The Planning Board held a hearing of the District Council remand on November 2, addressing only to concerns related to floodplain, state/federal permits, and density. City staff testified in opposition. The case was approved 4-0.
 - St. Mary Church (3705 Longfellow St) parking lot
 - St. Mary Church is proposing to demolish their existing surface parking lot and construct a new parking lot in its place. The proposal will increase parking from 35 to 60 spaces and the project will treat for stormwater quality and quantity (currently there is no stormwater management onsite). The grass area in the rear of the property will not be impacted. The project has stormwater concept plan approval and will proceed straight to grading permit. Start date is estimated to be Q2 of 2024.
 - Holiday Shopping Campaign (Love Local)
 - City is organizing a number of activities to promote Hyattsville businesses regionally and locally November 25 – January 1:
 1. Offering free parking in all City-owned lots
 2. Investing in local and regional print, digital, and radio marketing including spots on Metro station marquee signs in Hyattsville

Crossing, West Hyattsville, and Fort Totten Metro stations (featuring custom graphic design by local designer)

3. Organizing a Shop Late Night, a Scavenger Hunt activity, and an online calendar of events and promotions planned by local businesses throughout the holiday season
4. Providing a limited number of string lights

5. Additional Questions & Discussion

6. Adjourn (9:00 PM)

CITY OF HYATTSVILLE
PLANNING COMMITTEE DRAFT MINUTES
MAY 16, 2023

Register in advance for this webinar:

<https://us06web.zoom.us/j/89880972270?pwd=M0VEL2Q4MFpkb20zQ3JxWURhNHNSUT09>

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- Greg Barnes, Committee Member
- William Seath, Committee Member
- Marshall, Committee Member
- Sam Denes, Council Liaison
- Ben Simasek, Council Liaison
- Kareem Redmond, Councilmember-elect
- Holly Simmons, Staff Liaison
- Allie O'Neill, Neighborhood Design Center

2. The Spot Redesign – Informational presentation

- Presentation
 - Allie O'Neill, Neighborhood Design Center
 - Engagement to happen at The Spot on Trolley Trail Day - June 10, 2023, 10am-12pm. Two types of opportunities: quick stations for people dropping in, and activities for people with more time. Activities will be interactive, ask a variety of questions to understand the desired look and feel of the space, how people get to The Spot, what activities they're interested in. Aim to get people to 'dream forward'. There will be kids' activities, ASL and Spanish-language interpretation.
 - After Trolley Trail Day, we will take what we heard, synthesize it, and reflect back. NDC will work with City staff to move forward into final design and feasibility.
- Clarifying Questions
 - Todd: Will an existing conceptual plan be presented during Trolley Trail Day?
 1. Allie: A concept design exists, but it was only intended to provide a proof of concept to secure funding. That design has been put aside, but we know some of those things will still be needed (e.g., seating, utilities). We are focused on listening now, and then moving forward.

- Greg: How flexible will space be going forward, depending on who wants to make use of The Spot? Will materials be permanent or fluid?
 - 1. Allie: Public gathering space will need to be programmed and unprogrammed. Which pieces are permanent versus moveable is part of the design exercise. Want space to meet/exceed needs, have space to grow in future.
- Greg: Did the concept design that was set aside have a sound stage/equipment?
 - 1. Allie: Concept design included stage space, along with seating (picnic, moveable), plaza, bike parking, back-of-house (food truck, restrooms). Long journey from high concept to final plan. These are questions we're excited to keep talking through.
- Marshall: What will NDC's design services cost the City?
 - 1. Holly: Contract for \$40,000.
- Marshall: What is the timeline?
 - 1. Allie: Design complete in October.
- Marshall: How many events will The Spot support over a 12-month period?
 - 1. Allie: Those types of questions are part of design process.
- Marshall: Any thoughts of sound barrier to address train noises?
 - 1. Allie: That has not come up yet, but could come up through design process. NDC will work with City Planner and Public Works to understand if that fits within the design parameters.
- Maureen: I'm concerned about pedestrian, vehicular, bike traffic at the intersection of Hamilton and Route 1.
- Marshall: I agree. There is a light at the bridge to Alternate Route 1, and people are not paying attention.
 - 1. Holly: Canvas Apartments has proposed upgrades to crossing (improved pavement markings, changes to signal timing, etc.), but they are still in permitting with SHA so subject to change.
- Maureen: Will there be parking for people who come to the park by car?
 - 1. Allie: That has been expressed in meeting with small business. There are 130 parking spaces within a ¼ to ½ mile of The Spot.
- Greg: Will there be other opportunities to engage online?
 - 1. Holly: Yes, activities on Hello Hyattsville beginning June 10, concurrent w Trolley Trail Day.

3. Committee Business

- Approve March 21, 2023, minutes
 - Minutes approved

4. Development and Planning Updates

- Dewey Property
 - Parcel 4 (Nine Ponds Regional stormwater management facility)
 - Under construction, close to 50% complete
 - Parcel 3 (located on Adelphi Road)
 - Conveyed to Park and Planning December 2022 to allow for the multigenerational center
 - This eliminates the 32 units which were to access Adelphi Road.
 - Parcel 5 (multifamily on Toledo Road)
 - Construction of mixed-use building began in March
 - Foundation is underway
 - Parcel 1 (multifamily at corner of Toledo and Belcrest Road)
 - NRP expected to close in June.
 - Construction is anticipated to begin shortly after
 - Parcel 2 (townhomes on Belcrest)
 - Stanley Martin will commence grading later this summer
- Bike Parking Scavenger Hunt (May 19 – June 16)
 - Month-long scavenger hunt for community members to locate bicycle parking racks. Person who identifies the most bicycle parking locations within the City will win a \$50 gift card to Arrow Bicycle
 - Event kick-off at Bike To Work Day – May 19, 6:30am to 8:30am at Driskell Park
 - More information at <https://www.hyattsville.org/bike>

5. Additional Questions & Discussion

- Todd: Any info on Canvas retail mix?
 - Holly: No updates yet
- Maureen: There are two contests for street art at Jefferson and Church Place. Participate on Hello Hyattsville by May 30.
- Marshall: Are there any updates on development or redevelopment on Hamilton Street between Queens Chapel and Ager?
 - Holly: The Commercial Façade Improvement program grant for a mural at Queens Chapel Town Center was recently completed, but no development updates.
- Todd: Are there updates on Federalist Pig?
 - Holly: They have been working through County bond and SHA permits.
- Maureen: This will be Ben's last meeting as a Council liaison.
- Maureen: Thank you to all who attended Jim Chandler's farewell.

6. Adjourn (7:45 PM)

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
SEPTEMBER 19, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_mgqaUjzBRhWjccHZAKuExw

1. Introduction of Committee & Guest Members (7:08 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Holly Simmons, Staff Liaison

2. Committee Business

- Approval of May 16, 2023, minutes deferred to October meeting
- Welcome new Council Liaison, Kareem Redmond

3. Development and Planning Updates

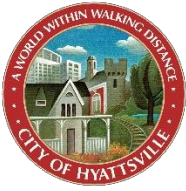
- The Spot Redesign
 - Initial engagement occurred during Trolley Trail Day on June 10 and online engagement via HelloHyattsville.com. The Neighborhood Design Center followed engagement with comment analysis and development of a concept plan.
 - Community engagement on the draft concept plan ongoing, September 1 - 23
 - View Community Engagement Report and FAQs and comment on the draft concept plan online at <https://hellohyattsville.com/en/projects/thespot>
- Suffrage Point DSP Remand Update
 - The applicant has provided a 118-page response to the Order of Remand. Planning Board hearing is scheduled for October 5, but case will be continued to October 12 due to improper posting of signs.

4. Additional Questions & Discussion

- Maureen: Are there problems with moisture in stick-built construction after a rain? What is the type of construction with concrete on the first floor and wood above?

- Will: Podium construction, or '5 over 1'. Concerns regarding podium construction and its longevity; however, it is addressed in the International Building Code.
- Todd: Updates on Federalist Pig?
 - Holly: Met with development team recently and provided resources and information to assist with gap financing. Development team continues to plan to move forward.
- Marshall: Any other development updates?
 - Holly: At a minimum, site work has begun on all parcels within the Dewey Development (except for the parcel conveyed out to the County for the MultiGen facility). Development of the Residences at the Six, Sovren Apartments, and Canvas Apartments is continuing. No further review has occurred for the Library Apartments since it received PPS approval.
- Holly: Useful to be aware of the Blue/Orange/Silver Capacity & Reliability Study. Comment period ongoing until September 30; Council authorized Mayor to send letter of support to WMATA Board of Directors at September 18 Council meeting. Anticipate there may be engagement with municipalities following end of the current comment period.

5. Adjourn (7:51 PM)



PLANNING COMMITTEE 2024 MEETING CALENDAR

Meetings of the Board are typically held on the third Tuesday of each month at 7:00 PM. Meetings will be held virtually via Zoom unless otherwise noted on the posted agenda. Additional meetings may be added or removed per the Committee's discretion.

Board Contact: planningcommittee@hyattsville.org

Staff Liaison: Holly Simmons, Acting Director Community Economic Development:

hsimmons@hyattsville.org

Tuesday, January 16, 2024

Tuesday, February 20, 2024

Tuesday, March 19, 2024

Tuesday, April 16, 2024

Tuesday, May 21, 2024

Tuesday, June 18, 2024

Tuesday, July 16, 2024

AUGUST RECESS

Tuesday, September 17, 2024

Tuesday, October 15, 2024

Tuesday, November 19, 2024

DECEMBER RECESS

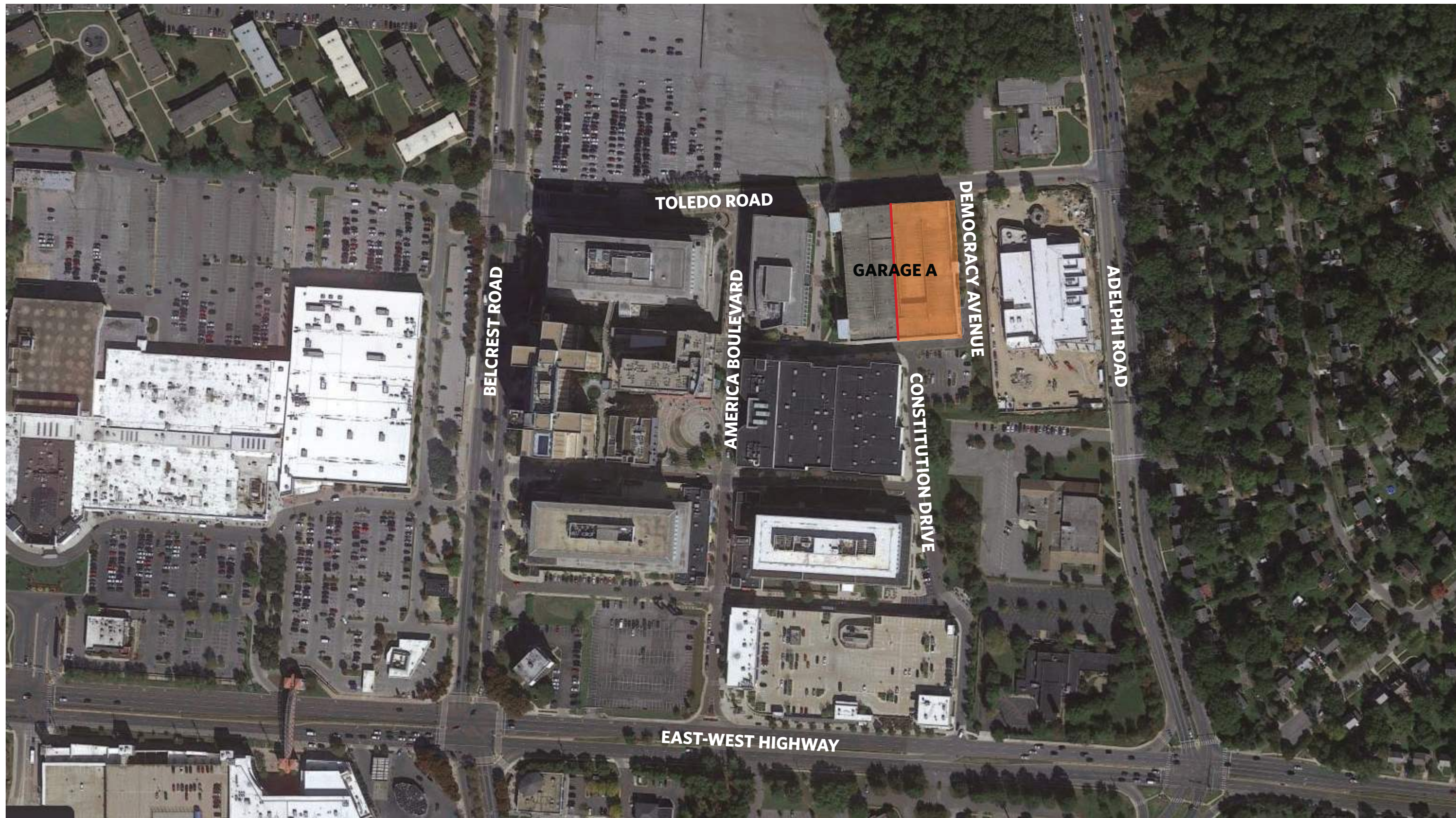
LIBRARY APARTMENTS



04 OCTOBER 2023

- 02 LOCATION MAP
- 03 VIEW FROM NORTHEAST CORNER
- 04 FLOOR PLANS
- 05 NORTH ELEVATION @ TOLEDO ROAD
- 06 EAST ELEVATION @ DEMOCRACY AVENUE
- 07 COURTYARD
- 08 COURTYARD
- 09 AMENITY SPACE
- 10 SITE FURNITURE

ARCHITECT:	VARENHORST ARCHITECTS
CIVIL ENGINEER:	BOHLER ENGINEERING
STRUCTURAL ENGINEER:	THE HARMAN GROUP
CONTRACTOR:	BUCH CONSTRUCTION
ZONING ATTORNEY:	MCMANEE HOSEA
PARKING CONSULTANT:	LENHART TRAFFIC



LOCATION MAP



VIEW FROM NORTHEAST CORNER





LEVEL 1 FLOOR PLAN



TYPICAL LEVEL (2-7) FLOOR PLAN

FLOOR PLANS

SCALE: 1" = 40'-0"



LIBRARY APARTMENTS

VARENHORST 04



NORTH ELEVATION @ TOLEDO ROAD



EAST ELEVATION @ DEMOCRACY AVENUE



COURTYARD



COURTYARD



AMENITY SPACE



BENCHES



TABLES & CHAIRS



TRASH & RECYCLING BINS



BIKE RACKS

SITE FURNITURE