

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MARCH 21, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_SWIpdNNATmG954I0pVKADw

1. Introduction of Committee & Guest Members (7:02 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- Yohannes Bennehof, Committee Member
- Marshall, Committee Member
- William Seath, Committee Member
- Greg Barnes, Committee Member
- Daniel Amador, Committee Member
- Holly Simmons, Staff Liaison

2. Committee Business

- Approve January 31, 2023, minutes
 - Minutes approved with amendment
- Election of Officers
 - Maureen Foster voted in as Chair
 - Todd Dengel voted in as Co-Chair

3. Development and Planning Updates

- Federalist Pig
 - Street Access Permit for sidewalk and sewer tie-in currently in review with State Highway Administration
- Residences at the Six
 - Project kicked off August 2022
 - Completed pre-cast garage erection week of March 13, 2023 (last week)
 - Working through site utilities, aiming to bring on power and water in coming weeks
 - The project is expected to be complete Q4 2024. It will be County's first multifamily building built to National Green Building Gold Standard
- Canvas Apartments
 - Project kicked off June 2022
 - Pre-cast parking garage is being erected; concrete foundation for retail/residential portion of building has begun
 - Projected timeline (subject to change):
 - Garage structure complete: Q2 2023
 - Residential/retail concrete complete: Q3 2023
 - Residential exterior complete, begin interior finishes: Q1 2024
 - Retail shell complete, retail fit-outs can begin: Q2 2024
 - Initial residential occupancy: Q3 2024

- Project complete: Q4 2024
- State Highway Administration projects
 - Trolley Trail extension
 - 53% complete and on track for completion by end of year 2023
 - Continued lane closures in both directions between Charles Armentrout Drive and Farragut Street
 - Queens Chapel
 - The final phases of work are underway in the Queens Chapel Road project between Ager Road and Hamilton Street
 - The project is expected to be complete Summer 2023
 - More information on both projects is available at hyattsville.org/streets
 - Questions
 - Greg: Where will Route 1 be one lane? This will extend from Charles Armentrout Drive to Farragut Street.

4. Additional Questions & Discussion

- Todd: The Spot was discussed at the Council meeting yesterday. What was information was provided?
- Marshall: The land was bought by the City to be a parking garage, but now it is going to be a park.
- Holly: Initial intent for a structured parking garage was not financially feasible. Site will be made a permanent park. Initial phases of design. The City will host a Trolley Trail Day hub location at The Spot on June 10, and this is the kick-off for engagement.
- Marshall: This was supposed to be parking, and it was a lot of financial investment of City tax dollars. Parking would serve a City need, but a park will serve only a few.
- Yohannes: I want to push back on that. Parking is just as exclusive as park use.
- Marshall: Would like to know what evaluation was done by City to determine a park is the best use.
- Yohannes: Agreed.
- Todd: It will be interesting to see how the public parking at the Canvas Apartments will aid parking in this area.
- Maureen: This is already a well-used park, especially during events. It will likely be even more well-used when the Trolley Trail is completed.

5. Adjourn (7:21 PM)