

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
FEBRUARY 27, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_xGAX86ryRru46PJg5tPqSQ.

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

2. Committee Business

- Approve of January 23, 2024, minutes
 - Maureen: Motion to Approve

3. Additional Questions & Discussion

- MNCPPC Presentation of West Hyattsville Queens Chapel Sector Plan Update
 - Maureen: What time are the folks from the county coming?
 - Jeff: We were originally scheduled for May 21st but it is now pushed back to June or possibly July.

4. Development and Planning Updates

- Canvas Apartments (aka. UIP)
 - Projected timeline
 1. Currently in Phase II of the project, Route 1 Construction commenced on 2/12 and should last about 6 weeks. Work will transition to Jefferson
 2. 16 Weeks for completion of both Phases
 3. Currently drywalling and completing interior finishes.
 4. Anticipated first move in scheduled for end of July early August
 5. Model Unit to be completed March
 - Percentage Complete- Approx. 60%
 - Todd: What's the latest on the retail space? I'm hearing two tenants have signed lease agreements
 - Jeff: I am not aware of the signing of lease agreements for the proposed commercial space. Per your request I will investigate further.
 - Greg: Do you know off the top of your head how many parking spaces there will be?
 - Jeff: Off the top of my head, no, I do not recall but I'll review the site plan and provide you with that information.
- Residences at the Six (renamed "The Six")
 - Projected timeline-Currently hanging drywall in units as of 2/16. Anticipated contractual delivery date is September 11th 2024

- Percentage Complete- 55%
- The Devon (aka Dewey)
 - Projected timeline-Formerly known as the Dewey involves 5 parcels with separate construction teams for each. Parcel 1 is managed by NRP and is proposing 361 apartments. That's currently in the pre-construction phase. Parcel 2 is managed by Stanley Martin and is approved for 136 stacked townhomes which is in the pre-construction phase. Parcel 5 is currently under construction of the 321 multifamily structures. As of February 16th, framing and sheathing is currently under way. Drywall installation is scheduled in the next two weeks.
 - Percentage Complete- 10%
- Gateway West
 - Projected timeline – Multi phased town house development. Phase I is nearing completion with approx.. 148 units built. Recreational area is complete with Phase II underway.
 - Percentage Complete
- Riverfront
 - Projected timeline- Townhouse build outs are essentially complete and will be shifting focus to Phase II the multifamily build out which will take approximately 2-3 year to complete.
 - Percentage Complete- 97%
 - Greg: What was the move in date next to the townhouses.
 - Jeff: The townhomes are virtually sold out and construction wise they are nearing completion.
 - Maureen: That is some good news. WE have been waiting for this one to go up for a long time. That was abandoned land for a long time.
 - Todd: Pretty well occupied and the community is developing into a community. They had a community event this past Friday. If not 100% occupied it is pretty close.
- Sovern
 - Projected timeline- Currently working on interior framing, plumbing and insulation. Anticipated first move-in is December 2024
 - Percentage Complete- 53%

5. Additional Discussion

- Jeff: There are two projects not listed on the agenda I wanted to mention:
 1. Hyatt View: Located at the corner of 44th ave and Oglethorpe. They are currently in the pre-construction stage and will be breaking ground in the spring.
 2. Suffrage Point: The District Council granted the City a continuous for the detailed site plan. A new date was provided for oral arguments.
- Johannes: Just a note please include the Fire Dept when setting up the tours of model units for these development sites. The fire dept is interested in

doing a walkthrough, specifically when it comes to fire prevention and medical services.

- Sam: I was wondering if you had any thought as to whether Primark would be coming before this Committee or the City Council?
- Jeff: No I have not received any communications from Primark thus far but I will reach out and see if they are still setup to move into the old JC Penny's

6. Adjourn (7:52 PM)

- Todd: Motion to Adjourn
- Johannes: Second