

Parcel N  
6400 America Blvd  
Hyattsville, MD 20782

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A blue-tinted silhouette of a construction site with workers on scaffolding.

# Agenda

## 1. Project Team

## 2. Program

1. Floor Plans
2. Exterior Façade
3. Interior & Amenities

## 3. Project Schedule

# Site Location



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# Project Team

- Ownership
  - Perseus TDC
  - Potomac Investment Properties
- Architect: BCT Design Group
- Sustainability: Lorax
- General Contractor: CBG Builders Group
- Civil Engineer: Bohler
- Landscape Architect: Parker Rodriguez
- Interior Design: Studios Architecture
- Land Use Counsel: Lerch, Early & Brewer



# Programming

- 310,000 SF building
  - 8 floors
  - Type IIIA build
  - 316 units
  - 2,052 SF retail
  - 272 parking spaces in precast garage

Unit Type	Qty	%	SF	Total Area
Junior 1s	69	21.8%	584	40,296
One Bedroom	182	57.6%	739	134,498
Two Bedrooms	65	20.6%	1,073	69,745
<b>Total/Average</b>	<b>316</b>	<b>100%</b>	<b>774</b>	<b>244,539</b>

- Amenities:
  - Lobby & Coworking Area
  - Interior Courtyard
  - Pool Terrace & Elevated Amenity Space
  - Bike Room
  - Fitness Area
  - Pet "Spa"

# Floor Plans

## Ground Floor



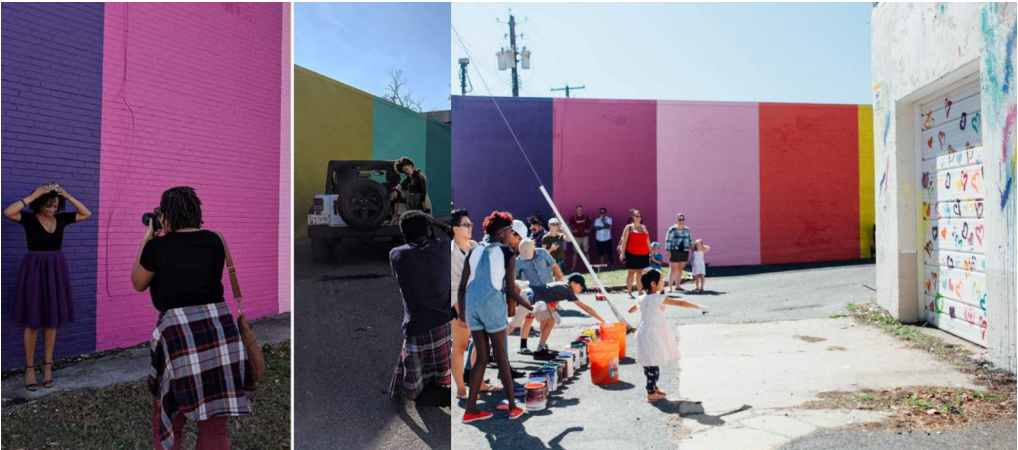
# Floor Plans

## 7th Floor





# Exterior Aesthetic – Corner of East West & America Blvd





# From America Blvd

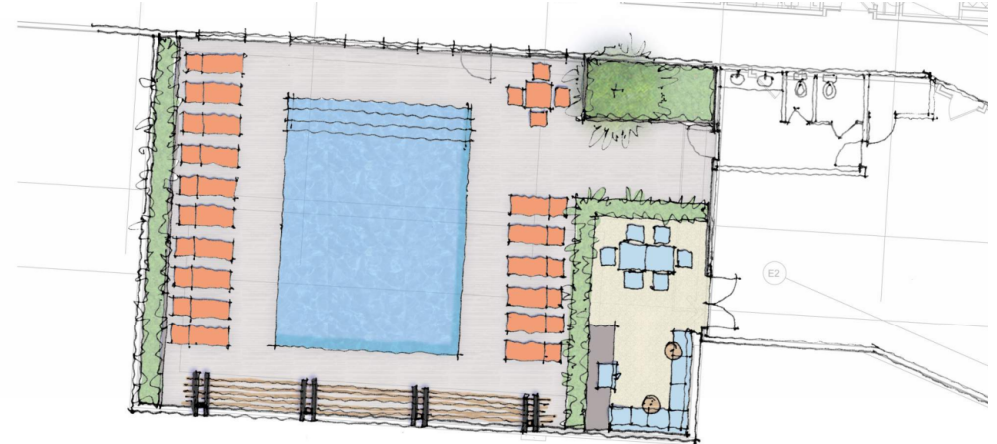


# Other Façade Views





# Landscape







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# Project Schedule

- Entitlement- January '21- February '22
  - PPS & DSP Comments received first week of June '21
  - PPS resubmitted in mid-June '21
  - Met with Councilmember Taveras in early July '21
  - DSP scheduled to be resubmitted in late July '21
  - Expected Hearing – Sept '21
  - DSP Full Approval – January '22
- Permit Requests – Jan '22 – June '22
- Construction – July '22- June '24 (24 months)
- Lease-Up – June '24 – Nov '25 (~18 months)



# Appendix



**2** SOUTH ELEVATION - EAST-WEST HIGHWAY

