

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE AGENDA**  
**JULY 19, 2022**

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Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_jNGKr6uNT-6j0T3f-ipHcA](https://us06web.zoom.us/webinar/register/WN_jNGKr6uNT-6j0T3f-ipHcA)

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

**2. 3325 Toledo Road**

- Presentation
  - Matthew Tedesco, Esq., McNamee Hosea, P.A.
  - Dave Thackston, The Bernstein Companies
  - Phil Aftuck, The Bernstein Companies
  - Stephen Varenhorst, AIA, Varenhorst Architects
  - Elin Nguyen, AIA, Varenhorst Architects
  - Nick Speech, P.E., Bohler Engineering
  - Mira Ganzert, Bohler Engineering
  - Mike Lenhart, P.E., PTOE, Lenhart Traffic Consulting, Inc.
- Overview of the Project
- Clarifying Questions
- Comments

**3. Community Sustainability Plan**

- Public Engagement Schedule (five total dates will be chosen from the list below)
  - Community Visioning Sessions (two in-person, one virtual)
    1. September 27, 2022 from 5-8 pm at the Hyattsville Library
    2. September 28, 2022 from 5-8 pm at the Hyattsville Library
    3. October 1, 2022 from 10-1 pm at the Hyattsville Library
    4. October 11, 2022 from 5-8 pm at the Hyattsville Library
    5. October 12, 2022 from 5-8 pm at the Hyattsville Library
  - Community Prioritization Sessions (one in-person, one virtual)
    1. November 8, 2022 time and location TBD
    2. November 9, 2022 time and location TBD
    3. November 15, 2022 time and location TBD
    4. November 16, 2022 time and location TBD
- Facilitation Training with City Staff and selected firm at the September 20<sup>th</sup> Planning Committee Meeting

#### **4. Development Update**

- The Residences at the Six (6400 America Boulevard)
  - Mixed-use residential building with 316 multifamily units at the southwest corner of East-West Highway and America Boulevard
  - Groundbreaking July 28<sup>th</sup>
  - First multifamily development designed for National Green Building Standard Gold certification in the County
  - <https://commercialobserver.com/2022/07/perseus-tdc-developing-110m-multifamily-in-hyattsville/>
- New Police Facility at 3505 Hamilton Street
  - Former BB&T Bank site
  - 35,000 sqft state-of-the-art facility with office space, training center, and community space
  - Contract signed, construction is expected to begin this month (July 2022)
  - Estimated 18-month construction schedule, move-in beginning of 2024

#### **5. Committee Business**

- Approve January 2022 minutes
  - Deferred from February Meeting
- Approve February 2022 minutes
- Approve June 2022 minutes

#### **6. Additional Questions & Discussion**

#### **7. Adjourn (9:00 PM)**

# LIBRARY APARTMENTS

## CONCEPTUAL STUDY



12 JULY 2022

- 02 SURVEY
- 03 CONCEPTUAL PLANS
- 04 CONCEPTUAL MASSING

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



NOTES:

1. THE SUBJECT PROPERTY IS PARCEL H, PRINCE GEORGE CENTER AS RECORDED IN PLAT BOOK 196 PAGE 29 AND BEING THE LANDS OF NEW TOWN PARKING, LLC A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN LIBER 34241 FOLIO 226. ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 42 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA = 125,044 SQUARE FEET OR 2.8706 ACRES (R)  
124,949 SQUARE FEET OR 2.868 ACRES (M)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JANUARY 22, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
4. THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON JANUARY 21, 2022, BY BOHLER ENGINEERING.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
6. ELEVATIONS ARE BASED ON NGVD 29 DATUM AND TIED IN TO VMATA DISC (PG 400) WITH A PUBLISHED ELEVATION OF 122.227 FEET (NGVD29).
7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 127 OF 466", COMMUNITY-PANEL NUMBER 245208, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
8. PARKING: 1,401 STANDARD  
36 ADA  
1,437 TOTAL SPACES
9. THERE ARE NO VISIBLE ENCRoACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. ENCRoACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCRoACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.
- 9(A). CONCRETE WALL LOCATED AT THE SOUTH SIDE OF THE GARAGE BUILDING.
10. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
11. PROPERTY HAS DIRECT ACCESS TO TOLEDO ROAD (PUBLIC RIGHT-OF-WAY).
12. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. ONLY VISIBLE UTILITY STRUCTURES AND ON SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.

REFERENCE:

1. WSSC WATER GIS - SEWER AS OF FEBRUARY 1, 2022.

TITLE DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF HYATTSVILLE, COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, DESCRIBED AS FOLLOWS:

PARCEL H IN THE SUBDIVISION KNOWN AS "PARCEL H, BEING A SUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND ON MARCH 11, 2003 IN PLAT BOOK 196 AT PLAT NO. 29.

LEGEND

- 123 EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXIST. TOP OF CURB ELEVATION
- x G 122.95 EXIST. GUTTER ELEVATION
- APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND SEWER LINE PER REF. #1
- FIRE DEPARTMENT CONNECTION
- ELECTRIC BOX
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- SIGN
- BOLLARD
- FENCE
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- TREE (SIZE AS NOTED)
- WATER VALVE
- ELECTRIC MANHOLE
- PROP. CORNER TO BE SET
- MEASURED
- RECORD

PORTION OF PARCEL A  
PRINCE GEORGE'S CENTER  
P.B. 59 PG. 11

LANDS N/F  
HYATTSVILLE OWNER LLC  
L. 46622 F. 85  
TAX MAP: 42-A1

PARCEL H  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

LANDS OF  
NEW TOWN PARKING, LLC  
L. 34241 F. 226  
TM. 42 G. A2  
AREA: 125,044 S.F. OR 2.8706 AC. (R)  
124,949 S.F. OR 2.868 AC. (M)

PARCEL P  
RESUBDIVISION OF PARCEL O  
AND PART OF PARCEL E,  
PRINCE GEORGE CENTER  
P.B. 209 PG. 53

LANDS N/F  
BE UTC GSA THEATRE LLC  
L. 36078 F. 1  
TAX MAP: 42-A2

PARCEL G  
ADDITION TO PRINCE GEORGE'S PLAZA  
P.B. 36 PG. 70

LANDS N/F  
COLESVILLE ROAD CHURCH OF CHRIST  
L. 22995 F. 455  
TAX MAP: 42-B2

PARCEL Q  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL R  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL S  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL T  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL U  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL V  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL W  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL X  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL Y  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL Z  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AA  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AB  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AC  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AD  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AE  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AF  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

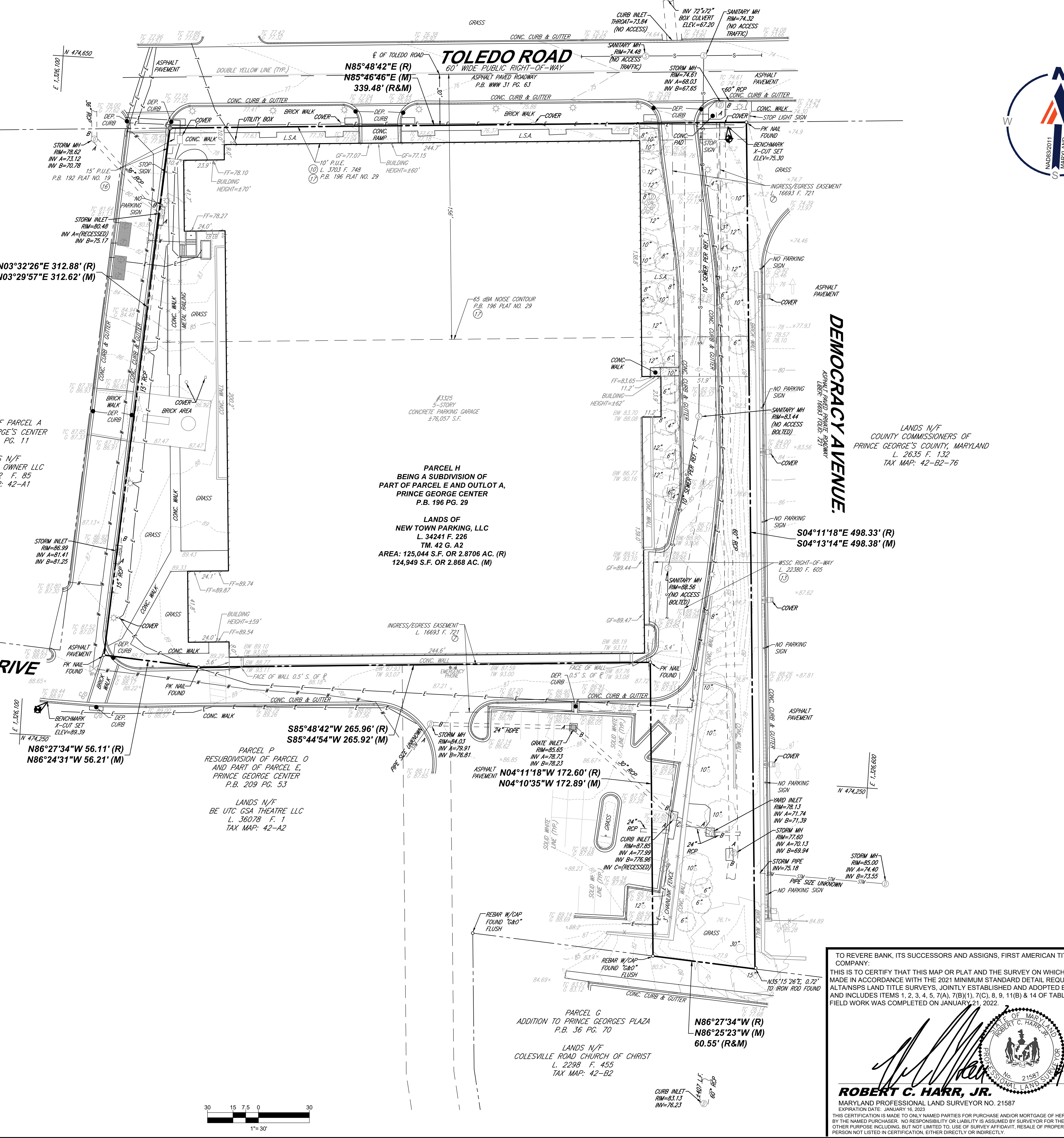
PARCEL AG  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AH  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AI  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AJ  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29

PARCEL AK  
BEING A SUBDIVISION OF  
PART OF PARCEL E AND OUTLOT A,  
PRINCE GEORGE CENTER  
P.B. 196 PG. 29



TITLE NOTES:

SCALE: 1\"/>

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. CCS-890226-MD61, WITH AN EFFECTIVE DATE OF JANUARY 02, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

(5) DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 3, 1993, MADE BY AND BETWEEN PRINCE GEORGE CENTER, INC., A MARYLAND CORPORATION AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND RECORDED ON MARCH 5, 1993 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8676, FOLIO 331; MAY AFFECT SUBJECT PROPERTY, NO RECORD DOCUMENT PROVIDED SHOWING EXTINGUISHMENT OF SAID RIGHTS OF INGRESS/EGRESS.

(6) DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MAY 16, 2001, MADE BY AND BETWEEN PRINCE GEORGE'S CENTER II LTD PARTNERSHIP AND PRINCE GEORGE'S COUNTY, MARYLAND AND ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 12, 2001 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 14815, FOLIO 613; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT, REFERENCED STORM DRAIN, PAVING AND BIORETENTION PLAN NOT PROVIDED.

(7) DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002, MADE BY PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 13, 2003 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 16693, FOLIO 721; AFFECTS SUBJECT PROPERTY, INGRESS/EGRESS EASEMENT IS SHOWN, EASEMENT BENEFITS PARCELS TO THE SOUTH WITH VEHICULAR AND PEDESTRIAN ACCESS, THE BURDEN OF THE EASEMENT SHALL RUN WITH AND BE BINDING UPON THE TITLE TO THE SUBJECT PROPERTY.

(8) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED OCTOBER 31, 2006, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON NOVEMBER 13, 2006 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 26401, FOLIO 132 AND SPECIAL LIMITED POWER OF ATTORNEY (VOTING PROXY) DATED DECEMBER 14, 2012, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ET AL AND NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED ON JANUARY 2, 2013 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 34241, FOLIO 275 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13, 2015, MADE BY UNIVERSITY TOWN CENTER OWNERS' ASSOCIATION, INC., A MARYLAND NONSTICK CORPORATION, AND RECORDED ON MARCH 18, 2015 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 36786, FOLIO 540; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

(9) DECLARATION OF EASEMENT UNIVERSITY TOWN CENTER DATED JUNE 3, 2004, MADE BY AND AMONG PRINCE GEORGE CENTER I, INC., A MARYLAND CORPORATION ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 14, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 19927, FOLIO 460 AND RE-RECORDED IN LIBER 21298, FOLIO 539; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

(10) DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED FEBRUARY 18, 1989, MADE AMONG POTOMAC ELECTRIC POWER COMPANY ET AL AND RECORDED ON APRIL 2, 1989 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703, FOLIO 748; AFFECTS SUBJECT PROPERTY, SHOWN.

(11) DEED DATED NOVEMBER 14, 1950, MADE BY AND AMONG ANITA H. ECKLES AND CHARLES E. ECKLES, HER HUSBAND ET AL AND PRINCE GEORGE'S GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON FEBRUARY 15, 1951 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1328, FOLIO 253; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.

(12) DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE WATER AND SEWER FACILITIES DATED DECEMBER 2, 2005, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND PRINCE GEORGE'S CENTER II, LLC, LIMITED PARTNERSHIP, AND RECORDED ON DECEMBER 14, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23720, FOLIO 468; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES TO THE SOUTH ADJACENT TO EAST-WEST HIGHWAY.

(13) RIGHT OF WAY DATED MARCH 23, 2005, MADE BY AND BETWEEN UTC PARKING I, LLC, A LIMITED COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JUNE 30, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 22380, FOLIO 605; AFFECTS SUBJECT PROPERTY, SHOWN.

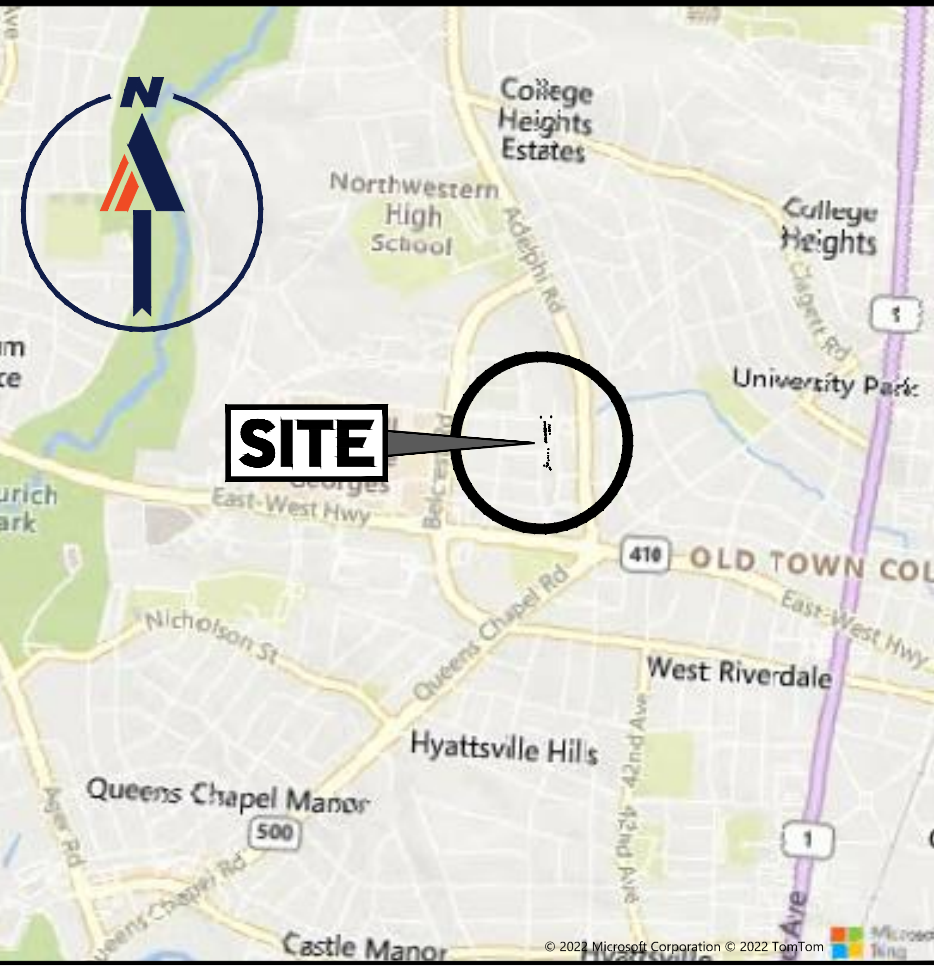
(14) RIGHT OF WAY DATED JULY 15, 1970, MADE BY AND BETWEEN SPRUELL DEVELOPMENT CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JULY 22, 1970 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3851, FOLIO 480 AND PARTIAL RELEASE OF RIGHT OF WAY DATED JANUARY 28, 2002, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC AGENCY OF THE STATE OF MARYLAND AND PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 31, 2002 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 15433, FOLIO 442; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT CREATED IN LIBER 3851 FOLIO 480 IS RELEASED IN ITS ENTIRETY ACROSS SUBJECT PARCEL IN LIBER 15433 FOLIO 442.

(15) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS C, D AND E, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 163, PAGE 18; DOES NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS ARE CREATED WITH THIS PLAT, PROPERTY HAS SINCE BEEN RE-PLATTED IN PLAT BOOK 196 PAGE 29.

(16) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS F, G AND OUTLOT A (BEING A RESUBDIVISION OF PARCEL D) PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 192, PAGE 19; AFFECTS SUBJECT PROPERTY, 15' P.U.E. SHOWN.

(17) SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCEL H, BEING A RESUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 196, PAGE 29; AFFECTS SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

(18) PARKING EASEMENT AGREEMENT - METRO II DATED OCTOBER 11, 2017, MADE BY AND BETWEEN NEW TOWN PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 3700 EASTWEST, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON OCTOBER 13, 2017 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 40112, FOLIO 388; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.



LOCATION MAP

SCALE: 1\"/>

TO REVERSE BANK, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2022.

ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587

DATE 4.15.22

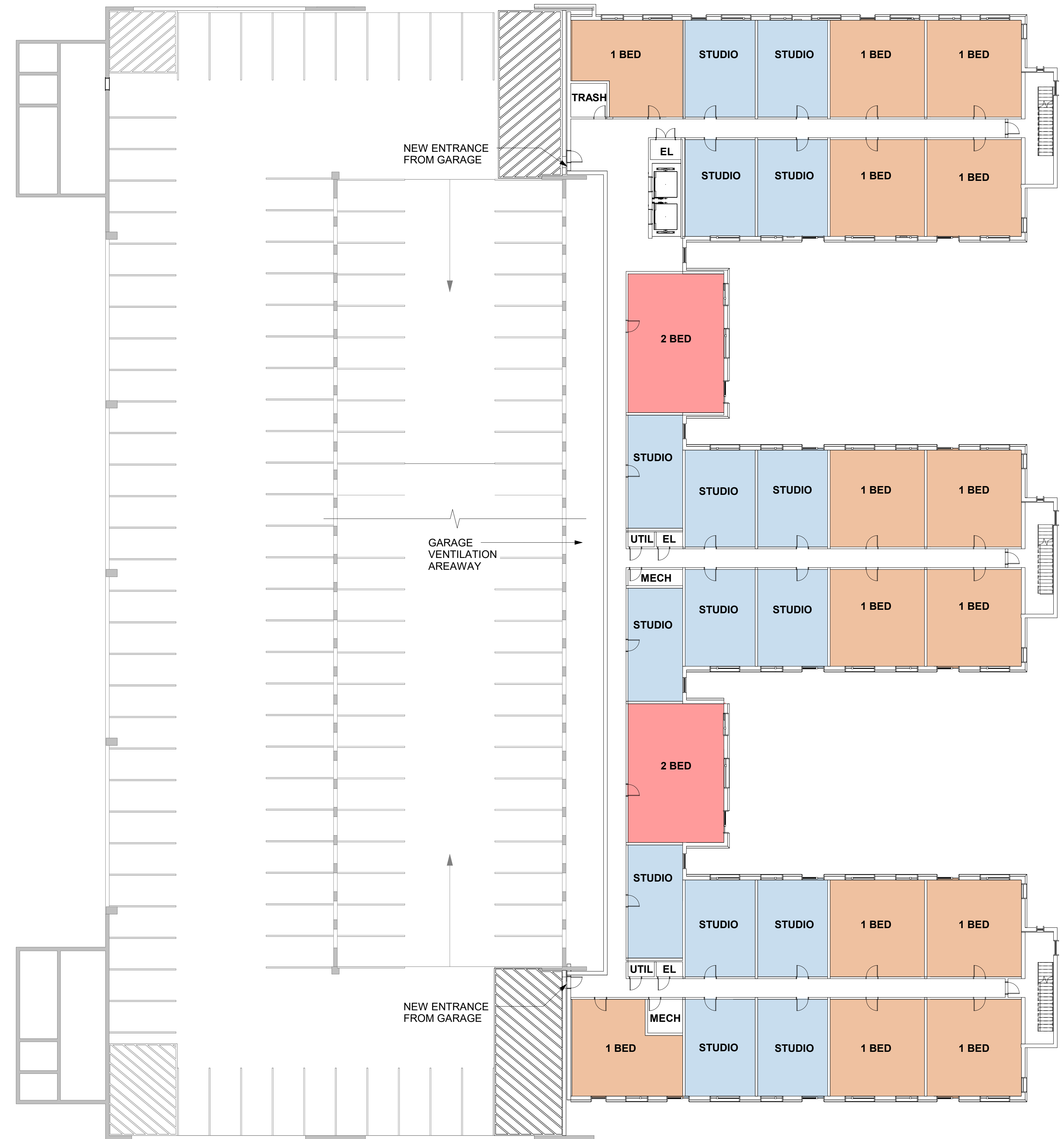
1	REVISED PER CLIENT COMMENTS & FIELD VISIT	MJM	04/13/22
No.	DESCRIPTION OF REVISION	BY:	DATE
ALTA/NSPS LAND TITLE SURVEY			
VARENHORST TOLEDO			
3325 TOLEDO ROAD 17TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND			
FILE NO.	12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170 703.709.9600 <a href="http://www.bohler-engineering.com">www.bohler-engineering.com</a>		
SB212109			
DATE	02/01/22		
FIELD DATE	01/21/22		
CREW CHIEF	DRAWN	REVIEWED	APPROVED
WLM/JOJK	CT	EN	JB
			SCALE
			1" = 30'
			DWG. NO.
			1 OF 1

BOHLER ENGINEERING, INC. 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VA 20170. TEL: 703.709.9600. FAX: 703.709.9601. WWW.BOHLER-ENGINEERING.COM. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.





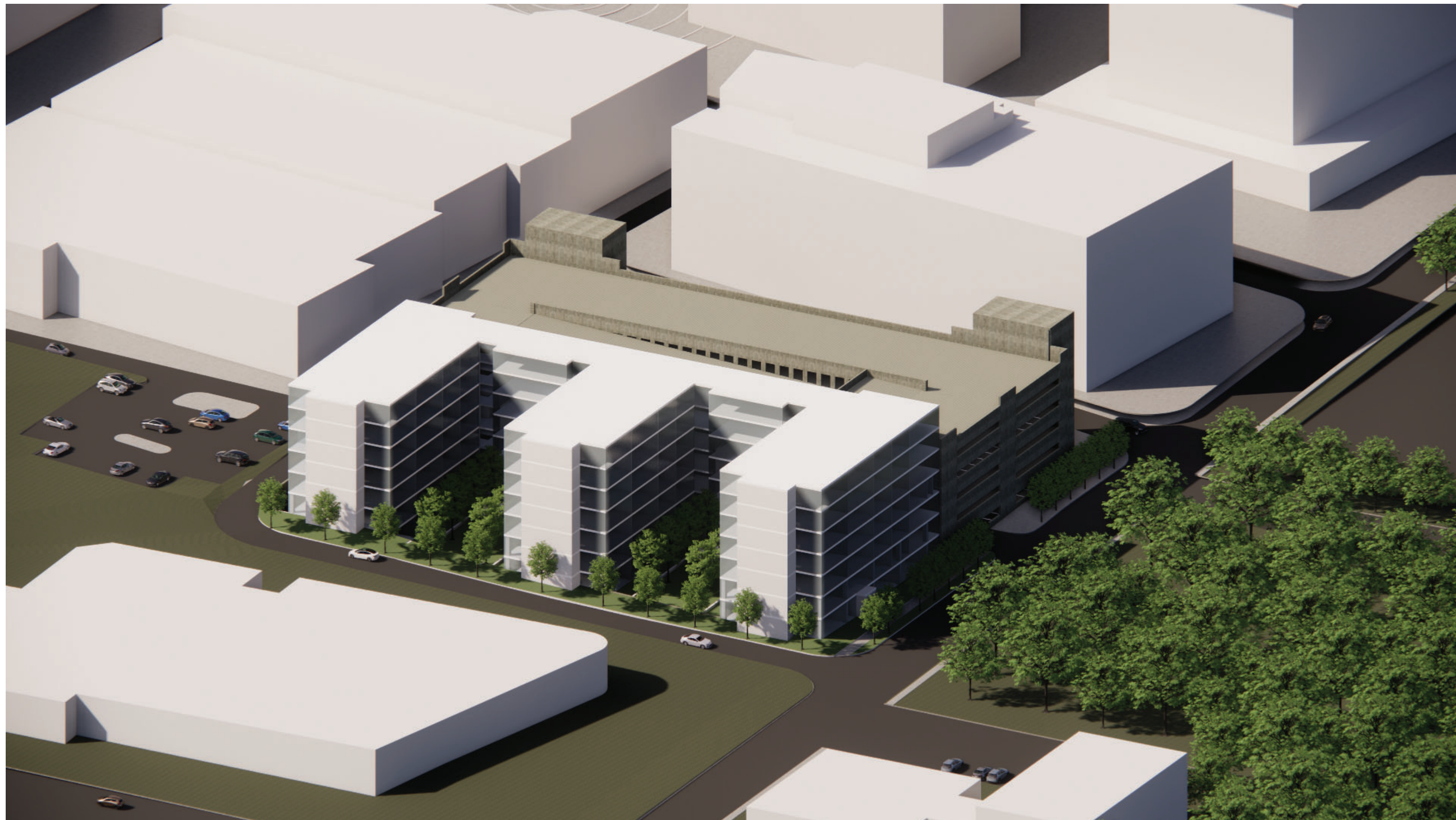
1 LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"



2 TYPICAL LEVEL 2-7  
1/16" = 1'-0"

	LEVEL 1	LEVELS 2-7	TOTAL	
STUDIO	13	15	103	49%
ONE BED	9	14	93	45%
TWO BED	1	2	13	6%
	23	31	209	





CONCEPTUAL MASSING

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE DRAFT MINUTES**  
**JANUARY 19, 2022**

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**Register in advance for this webinar:**

<https://us06web.zoom.us/meeting/register/tZltf-6hqTlrG9V38cPr-Hn9VTv4LmR9xO8F>

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee member
- Yohannes Bennehoff, Committee member
- Greg Barnes, Committee member
- Marshall, Committee member
- Sam Denes, Council Liaison
- Ben Simasek, Committee Liaison
- Jim Chandler, Staff Liaison
- Taylor Robey, Support Staff
- Tom Haller, Presenter
- Ken Dunn, Presenter
- Chris Reynolds, Presenter
- Martin Howle, Presenter
- Jeff Goins, Presenter
- Zak Elyasi, Presenter
- Phillip Hughes, Presenter
- Arthur Horne, Presenter

**2. Avalon Bay at MPG – Preliminary Plan of Subdivision (PPS 4-21032)**

- Presentation
  - Martin Howle, Avalon Bay
  - Chris Reynolds, Avalon Bay
  - Ken Dunn, Soltesz
  - Tom Haller, Applicant's Representation
- Project Background
  - Infill multifamily development involving some demolition on the MPG Site
  - Improvements to Toledo Rd
- Clarifying Questions
  - Greg: when should we expect the detailed site plan?
    1. Ken: in design effort, not too much longer (another month?). Wanted feedback before entitlement documents before submittal
    2. Comment: no comment supportive of subdivision

- Todd: can you expand removal of impervious surface?
  1. Ken: parking will be removed and replace with a mix of surfaces including landscaping
  2. Todd: plans to demolish old JCP?
  3. Applicant: yes, a portion of it.
  4. Comment: no comment supportive of this subdivision
- Will: how does access does the site work
  1. Applicant: Priet will still own majority of mall, Avalon will own this portion
  2. Will: what is the status of the self-storage proposal and how does it relate to this proposal
  3. Comment: Echoes other comments.
- Yohannes: Will the drive aisle be a public?
  1. Yes, will be a public street in the final condition but won't be dedicated until full road is upgraded
  2. Y: Is the design up to code and able to be turned over to the city?
  3. Applicant: Yes, they will be built to public standard
  4. Y: what is the distance between the mall and the new building?
  5. A: vehicular and pedestrian will be able to move between.
  6. Y: ADA sidewalks?
  7. A: Yes
  8. Y: Are there variations between existing code and new zoning?
  9. They are working under the TDDP which was
  10. Comment: no issue with subdivision. Echo Cliff's comments to maintain safe traffic in the area.
- Marshall: JCP building will be demolished?
  1. Applicant: Only a portion of it and capping the wall. Most of it will still exist
  2. Marshall: will there be two travel lanes and two parking lane
  3. Applicant: two travel lane in both directions
  4. Marshall: so what you're building does not include parking or a bike lane?
  5. Applicant: not in the interim condition
  6. Marshall: what are you seeking from Planning Committee at this point?
  7. Applicant: this is a preliminary plan of subdivision
  8. Marshall: ownership will be separate from the mall?
  9. Applicant: yes the multifamily property will be owned by Avalon, the remainder preit
  10. Comment: Hates the term traffic calming. Concerned about lane width conversation based on supply. Tractor trailers service the mall and need to access this area. Wants more information on the remains of the JCP property.
- Cliff: Concern about lane width, is it 11ft in its final form?
  1. A: 12 feet in the interim for wiggle room



2. C: Would lane width be addressed in the detailed site plan?
3. A: Ideally if you have suggestions you would share them now. We can work out with detailed site plan. Welcome comments
4. C: Nervous about lane width for pedestrian safety. Wants to slow traffic.
5. A: TDDP references 11' travel lanes
6. Comment: Supports going ahead with

○

- Committee Comments for Adoption
  - The committee recommends approval of the preliminary plan of subdivision but has concerns about pedestrian safety on Toledo Rd while allowing adequate service vehicle access. Unanimous approval

### 3. 5402 Jamestown Road – Conceptual Site Plan (CPS-20004)

- Presentation
  - Jeff Goins, PGN Architects
  - Zak Elyasi, Raz Development
  - Phillip Hughes, CPJA
  - Arthor Horne, Applicant's Representation
- Project Background
  - The property is .9 acres in MXT zone adjacent to the West Hyattsville metro.
  - Potential features include a coffee shop, a bike shop abutting the bike path, a green roof, 55 permanent bike spaces, 54 parking spaces
  - Goal to activate that corner
  - Is within the floodplain
- Clarifying Questions and Comments
  - Cliff: no clarifying questions
    1. Comment: Echoes Marshall's point about making the building stand out. Concerns about façade. There's no reason to try to hide the size of the building. Echoes concerns about podium construction. Let's try for something different than more of the same. Concerns regarding looking in on parking on the first floor. It is in contrast to the frontage along the bike trail. Excited for the spot to develop and density. Would like temporary parking situation to be accounted for.
  - Marshall: Why given the number of units the parking spaces is so low?
    1. Applicant: Given that they are in the floodplain going lower is not possible. There is a parking maximum zone here this close to the metro.
    2. Marshall: what are you to do if visitors and folks show up with cars where do they put them? What is the life expectancy of this project given the materials used?
    3. Applicant: podium with stick lasts approximately 100 years given the materials. Exploring finished split block system to extend life expectancy, quicker assembly, and fireproof.

4. Marshall: do you already own this property? Or any surrounding properties
  5. Applicant: they have owned this site since 2017. Close friends with laundromat owners and other property owners in the area.
  6. Comment: Thinks parking number is too low. Understand proximity to metro and transit-oriented development. Transit does not run 24/7 and if you work non-traditional hours you will need to drive. Avoid parking nightmare. Concerns about building materials. A lot of the same is being built with new systems and materials. I hope to see something iconic, opportunity for art, colors and materials that pop.
- Yohannes: With parks and trails who owns that land
    1. Applicant: It is park land. They have seen proposed ideas.
    2. Yohannes: No transfer of ownership of that park land
    3. Nope we will potential develop but not own
    4. Please continue to seek parking maximum
    5. Comment: Appreciate you all developing this property. Orientation towards the bike path is a great addition on this side of town. Not a fan of the techniques used on these larger buildings. Level of parking may need more mixing for variety of users but does not think the site needs a lot more parking. Recommends bike rack and rooms design involves a team that knows what they are doing. Think about electric vehicle charging or capability to retrofit for this use.
  - Will: What of the development is in the floodplain?
    1. Applicant: We will have to build with materials that can get wet such as concrete. It is something we have taken into account
    2. Will: Will it be lifted out of the floodplain
    3. Applicant: Raising it as high as they can while maintaining ADA requirements. Floodplain plans still need approval.
    4. Will: ADA concern is with ramping slope?
    5. Applicant: yes
    6. Will: what is underlying zone? MXD and TDOZ
    7. Comment: No concerns about parking given proximity to metro and size of retail. Concerns with the form of the building, longevity and aesthetics related to podium style building. It results in a lot of ugly building. It does not encourage walkability and human scale. Parking taking up the ground floor and visibility is a concern. It does not lend itself to a pleasant pedestrian experience. Major improvements are needed.
  - Todd: can you elaborate on how financing will impact affordability?
    1. Applicant: 30-60% AMI is what we are aiming for. Elaborating any further is premature at this point.
    2. Comment: Echo affordability and three bedroom comments. Appreciates the pictures but finds them to be inconsistent in terms of the design. Hopes for local retail rather than big box. Believes



parking is on track and thinks it will struggle before more density comes to the area.

- Greg: Entrance and exit of property is all coming from right on Jamestown Rd? Are folks crossing traffic?

1. Applicant: unsure, waiting for traffic study.
2. Greg: Is there a plan to allocate any of the spots for visitor or retail uses?
3. Applicant: there's only 2700sqft of retail, and with proximity to metro and trail and other plans for parking it is not something they anticipate being an issue.
4. Greg: how will residential parking be allocated?
5. Applicant: the management company will be responsible for allocating the parking spaces.
6. Greg: Why are there no three-bedroom units?
7. Applicant: It is not out of the question. Once they are through conceptual, they will determine at that point if it makes sense. The corner units that are 1,100 sqft units and could easily be three bedrooms.
8. Comments: It is an interesting project. Likes the commitment to affordability. Consider further the parking situation for visitors, and retail uses. Consider three-bedroom options to make space for smaller start up families in our community.

- Committee Comments for Adoption

- The committee...

1. appreciates the commitment to affordable housing and support the integration of three-bedroom units into the plans
2. supports the orientation toward the bike path
3. has concerns about the parking allocation especially as it relates to retail but this may be worked out in the detailed site plan. We have concerns about parking behind the veil.
4. has concerns about the podium construction and the longevity of this building style.
5. recommends professional consideration regarding bike rack and room design
6. recommends the site find room for art and make this a unique building given it is the first of its kind in his area.
7. recommends additional of vehicle charging station.
8. asks in the DSP that more attention be paid to the building scale and it pertains to pedestrian and cyclist.

- Seven in support, voted in one go.

#### 4. Development Update

- Suffrage Point South
  - Letter sent 1/14 to MDE regarding non-tidal wetlands permit
  - Requested additional 30 days for public comment

- KFC at Queens Chapel Town Center
  - Zoning Hearing Examiner, no decision yet
- Hyattsville Justice Center Solicitation
- Hyattsville Business Roundtable – February 2, 2022
  - Discussion on implementing a Business Continuity Plan
  - Registration:
    - [https://us06web.zoom.us/webinar/register/WN\\_xOLz1OBCQ0my7hrOzBLk7g](https://us06web.zoom.us/webinar/register/WN_xOLz1OBCQ0my7hrOzBLk7g)

## 5. Committee Business

- Approve October 2021 minutes
- Adoption of Annual Meeting Calendar
  - January 19, 2022
  - February 16, 2022
  - March 15, 2022
  - April 19, 2022
  - May 17, 2022
  - June 21, 2022
  - July 19, 2022
  - September 20, 2022
  - October 18, 2022
  - November 15, 2022
- Election of Officers
  - Chair (Co-Chair/Vice-Chair)
    1. Todd nominates Maureen to be chair
    2. Marshall nominates Maureen to be chair
    3. Maureen will be Chair
    4. No decision on Co-Chair
  - Secretary
    1. No decision at this time.

## 6. Additional Questions & Discussion

- Give us your feedback! Committee Survey: <https://forms.gle/myGEjWtyfKiVAUMd8>

## 7. Adjourn (9:00 PM)



**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE DRAFT MINUTES**  
**FEBRUARY 15, 2022**

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Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_4yaF1UoNSQuFs1gpCT2tUA](https://us06web.zoom.us/webinar/register/WN_4yaF1UoNSQuFs1gpCT2tUA)

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee member
- Yohannes Bennehoff, Committee member
- Greg Barnes, Committee member
- Marshall, Committee member
- Will Seath, Committee member
- Cliff Mayo, Committee member
- Sam Denes, Council Liaison
- Ben Simasek, Council Liaison
- Jim Chandler, Staff Liaison
- Taylor Robey, Support Staff
- Heather Wright, Attendee
- John Sheridan, Attendee
- Lindsey Mendelson, Attendee
- S W, Attendee

**2. Committee Grief Counsel Support**

**3. Development Update**

- Avalon Bay at MPG
  - Accepted, on SDRC agenda for 2/18
  - Expected to come before council again in March
- Canvas (Armory) Apartments
  - Construction begins in March 2022
  - Expected delivery Fall 2023
- Rhode Island Trolley Trail
  - Awaiting bid award
  - Expected 18-month construction beginning in Spring/Summer 2022
  - Expected delivery Fall 2023
- Riverfront at West Hyattsville (Phase 2)
  - Sept/Oct before committee again for second multifamily
- Suffrage Point

- Resubmitted and accepted, on SDRC agenda for 2/18, no plan to edit correspondence if there are no alterations to the plans

#### **4. Other Questions**

- Marshall: Roadway behind Safeway is in poor condition. Is there a plan to remedy?
  - Jim: Aware of the condition of Liberty Lane. HOA has committed to evaluating repaving. Was built to private standard which is reflected in the condition and longevity.
  - Marshall: Is there an opportunity for property managers to fill potholes in the meantime?
  - J: Will follow up with property owners on the schedule of their plans.

#### **5. Committee Business**

- Approve October 2021 minutes
  - Approved
- Approve January 2022 minutes
  - Deferred to next meeting
- Adoption of Annual Meeting Calendar
  - January 19, 2022
  - February 15, 2022
  - March 15, 2022
  - April 19, 2022
  - May 17, 2022
  - June 21, 2022
  - July 19, 2022
  - September 20, 2022
  - October 18, 2022
  - November 15, 2022
  - Approved
- Election of Officers
  - Chair (Co-Chair/Vice-Chair)
    1. Maureen elected last meeting
    2. Does not feel the need for Co-Chair
    3. Todd to step if Maureen is not able to be present
      - a. Adopted unanimously
  - Recorder (formerly Secretary)
    1. No decision

#### **6. Additional Questions & Discussion**

- Give us your feedback! Committee Survey: <https://forms.gle/myGEjWtyfKiVAUMd8>

#### **7. Adjourn (8:10 PM)**



**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE DRAFT MINUTES**  
**JUNE 28, 2022**

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Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_O8nnGRoMSKiKPMLUbCfogg](https://us06web.zoom.us/webinar/register/WN_O8nnGRoMSKiKPMLUbCfogg)

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

- Maureen Foster, Committee Chair
- Greg Barnes, Committee Member
- Marshall, Committee Member
- Will Seath, Committee Member
- Taylor Robey, Staff Liason
- Cindy Zork, City of Hyattsville
- Ben Simasek, Council Liason
- Jess Myhre

**2. Redistricting Committee**

- Presentation
  - Cindy Zork, Communication Manager for City of Hyattsville, and staff liaison for Redistricting Committee
  - Every 10 years the city is required based on charter to reassess ward boundaries based on population
    1. Important to ensure equal representation by council, no more than +/- 10% variation between wards
    2. Last done in 2010 after the 2010 census
    3. Committee will provide guidance on boundaries to ensure compact, contiguous boundaries and consider natural boundaries, homeowners associations, and future developments.
    4. Only effect City Council boundaries, does not affect school or county boundaries.
  - Ad hoc Task Force will include 9 members representing all five wards and one member from Planning Committee, Election Board, Ethics Commission, Educational Advisory Committee, Race and Equity Task Force, and up to four (4) additional community members.
    1. There was 12 applications for the four additional spots
  - Timeline
    1. Kick off was Monday June 26, 2022, next meeting will be July 13<sup>th</sup>.

2. Engagement will continue throughout the summer
  3. Drafting and public hearings for proposed maps (3-4) in September and October 2022
  4. Goal: Adoption of new map and amendment to the charter in November 2022
- Clarifying Questions and Comments
    - Marshall: meetings started in June?
      1. Cindy: First meeting was Monday June 26.
      2. Marshall: What is the total number of committee members?
      3. Cindy: Nine
      4. Marshall: Is the language designation a city designation or a state/federal designation?
      5. Cindy: There is no federal guideline around this. This was a recommendation based on our research on redistricting
    - Will: Will there be a Ward 2 election for City Council given the results of the recent election? Is the date for that set? Will that impact this process?
      1. Cindy: It will take place in the Fall, Election Board is deciding on the date tonight. Charter states we need to do this within 90 days.
  - Formalize Cliff's Appointment to Redistricting Committee
    - Selected for his involvement with the Planning Committee and Ward 5 resident. Emailed Planning Committee informing of this.
    - Taylor: Does the Committee need to do anything further to formalize Cliff's appointment?
      1. Cindy: We are good based the email conversations we had.

### **3. 2022 – 2026 Community Sustainability Plan**

- Overview of Schedule and Process
  - Done every five years, last plan was adopted in 2016.
  - 2022 – 2026 effort has begun.
  - Currently conducting Stakeholder SWOT Interviews. Anticipated completion of this portion of the process in July.
  - We will hire a consult to help with facilitating the planning sessions and reviewing the plan. Bids just closed, reviewing now.
  - Will move into community engagement sessions in September and October 2022. Dates are still being solidified.
  - Planning Committee has helped with facilitating engagement sessions in previous plans. Would like to use the group again for facilitation



- Maureen: For those who have not participated before, it's a lot of fun. You get to hear what people think of the city, misconceptions, what they're concerned about, what they are proud of. Sign me up.
- CM Simasek: Have you discussed the format of the community engagement sessions? Will they be in person? Where?
  1. Yes. We have spoken with the Hyattsville Library. We would like to take advantage of their community space. We have also spoken with some of the local schools, specifically Nicholas Orem and Northwestern to see if they could accommodate.
- Planning Committee Involvement
  - In last iteration of the plan, Planning Committee assisted Econ Dept with facilitating community engagement sessions
- Questions Comments
  - Where will these sessions be held?
    1. TBD. We have reached out to the Hyattsville Library as well as several local schools who have indicated they are willing to host.

#### **4. Development Update**

- Canvas (Armory) Apartments
  - Under construction
  - Estimated completion 2024 (check)
- Rhode Island Trolley Trail
  - Groundbreaking on Wednesday June 29
  - Estimated 18-month construction timeline
- Suffrage Point
  - District Council hearing to review the remand scheduled for Tuesday July 12
  - Will: Remind us, the remand is only having to do with the density calculation?
    1. Taylor: Correct, it is limited in scope as to whether they will be using gross density or net density.
  - CM Simsaek: Is there a 30-day notice requirement?
    1. Taylor: To be honest, I do not have much experience dealing with remands to the District Council. Jim has reached out to the Clerk of the County Council I do not think he has heard back. I will follow up on this.
    2. CM Simasek: I might connect with him Friday since we don't have a Council meeting before then.

#### **5. Committee Business**

- Approve October 2021 minutes
  - Approved (4-0)

## **6. Additional Questions & Discussion**

- CM Simasek: The Development Projects page on the City's website is helpful for keeping up to date on projects. Can we work to update that?
  - Taylor: Yes, in the process of updating the static webpages. We are also working to update the development review StoryMap.
- Marshall: In a future meeting, could we get an update on the development of the new police station project?
  - Taylor: Sure thing. I will get an update on that to share for next meeting.
- Maureen: Do you think we'll have a meeting in July?
  - Taylor: TBD. I do not anticipate we will have developments to review. I will confirm with Jim.
  - Maureen: Maybe updates/training for Sustainability Plan and community engagement sessions?
- Will: Is there an update on when we plan to return to in person Committee Meetings?
  - Taylor: I have not heard anything but I can check on that.
  - CM Simasek: City Administrator said not before September, dependent on hybrid set up in the building.

## **7. Adjourn (7:40 PM)**