

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JANUARY 23, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_auR27dG8Rq00i8ylgqpb3Q

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Daniel Amador, Committee Member
- Cliff Mayo, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison

2. Committee Business

- Approval of December 7, 2023 minutes
 - A motion was made to approve the minutes by Committee Co-Chair Todd Dengel, seconded by Committee Member Denes. The motion was carried
- Election of Officers
 - Maureen Foster, Committee Chair
 - Todd Dengel, Committee Co-chair
 - Jeff Ulysse, Record Keeper

3. Updates on Library Apartments DSP 01002-04

- Overview of the Project
 - Project consists of converting the eastern half of existing parking garage A in University Town Center into 209 residential units. Parking reduction is consistent with the Prince George's Plaza TDDP. There will be a sidewalk and street plantings on Democracy Avenue and Toledo Road; dog run, a recreation facility (gym) overlooking lobby & courtyard; stormwater management in courtyards; patio features opening onto courtyards; and increased tree canopy onsite. Courtyards will provide light, greenspace, and views.
- Maureen: Recommends that City Council continue to pursue a defined trash loading area

- Marshall: What did they say about the side walk on the one side of the building where they claim the retaining wall will cause an issue with building out the sidewalk?
 - Jeff: The applicant is no longer contesting that request and has proposed the build out of a sidewalk on Democracy Avenue to “B” street standards.
- Maureen: I’m still concerned about the transformers. I recommend that the City Council work with PEPCO to get the transfers behind the retaining. Still serves as a huge eye sore.
- Todd: I concur with her view on the trash and transformer location and encourage the City Council to work with PEPCO.
- Marshall: Does the parking garage have any existing transformers? If so, where are they currently located?
 - Jeff: No current transformers at the project site
- Marshall: I would agree with the statements made by Todd and Maureen

Committee Comments:

1. The Planning Committee recommends the use of inverted-U bike racks.
 2. The Planning Committee recommends improving lighting in garage and installation of EV infrastructure.
 3. The Planning Committee recommends cosmetic improvements on existing garage (such as art or a green wall) and in building materials to make the development more inspiring and add color.
 4. The Planning Committee recommends that the City Council pursue an alternative plan that addresses the designated trash collection area which we believe does not adequately safeguard interactions with pedestrians and vehicular traffic within the garage.
- Motion to approve Planning Committee comments to the City Council regarding DSP-01004-02 Library Apts made by Committee Co-Chair Todd Dengel. The motion was carried
 - **Additional Questions & Discussion**
 - Todd: I am requesting an overview/update of the UIP project
 - Yohanes: Any updates regarding the realignment of Baltimore Ave with Hamiton Street where it comes over the overpass?
 - Jeff: No updates thus far

4. Motion to Adjourn

- The meeting adjourned at 7:42 PM