

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE MINUTES**  
**JUNE 15, 2021**

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Register in advance for this webinar:

[https://zoom.us/webinar/register/WN\\_sXNCriSiTB2egcSfcUcmmA](https://zoom.us/webinar/register/WN_sXNCriSiTB2egcSfcUcmmA)

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Will Seath, Committee Member
- Greg Barnes, Committee Member
- Cliff Mayo, Committee Member
- Kate Powers, City Staff
- Sarah Benton, Presenter
- Scott Rowe, Presenter

**2. Committee Business**

- Approve May 2021 minutes
  - Two (2) edits provided. Passed unanimously.

**3. West Hyattsville-Queens Chapel Sector Plan (Update)**

- Presentation
  - Sarah Benton, Project Manager, Planner Coordinator, M-NCPPC
- Update of Project
  - The Sector Plan Boundary expands upon the 2006 TDDP boundary.
  - The areas expecting the most redevelopment in next 20 years are within Hyattsville.
  - We initiated the plan in October and have conducted a project kick-off and SWOT analysis. We have also conducted several focus groups.
  - We have carried out stakeholder interviews within the municipality with property owners, developers, etc.
  - We are preparing to kick off another round of interviews and check in with key stakeholders.
  - Currently, we are wrapping up our existing conditions report.
  - M-NCPPC has launched a bilingual social media campaign, with social media and website posts in both English and Spanish. We also have conducted simultaneous kick-offs in Spanish and English.

- The online virtual meetings included the use of break out rooms.
- Unfortunately, we have not had a great turnout from the Latino community, and it is a broader challenge we are facing.
- We hope to do more in-person outreach moving forward.
- We have had to navigate a virtual environment. We have instituted virtual office hours and a virtual townhall room. This online townhall has all the materials and videos from past presentations, and people can visit at their convenience.
- A mural board is also included in the online townhall. This is an interactive workshop tool, which includes sticky notes and polls for users. There are also posters with information, both in English and Spanish.
- We have also created a simple online survey as well for those not as comfortable with technology.
- AECOM is the consultant team working with us on this plan.
- There is also an online interactive mapping tool where users can add comments and provide suggestions. We currently have over 300 inputs on the map.
- We conducted a visioning workshop in March. This included the use of the mural tool. The sticky notes were very intuitive to use. Polls were integrated into the event and individuals could use the chat box or verbally contribute comments.
- What we've heard so far:
  1. Desire for public gathering/recreation spaces
  2. Good foundation of pedestrian infrastructure but there are gap areas that need improvement.
  3. Prioritize safety along trail specifically the inclusion of more lighting.
  4. Hip and progressive community that needs a physical face lift (more vibrancy, build up local businesses)
  5. Better connection between all neighborhoods and metro
  6. Concern about maintain housing affordability.
  7. Little resistance, excited about the opportunity in vacant spaces but have some reservations, emphasis on the preservation of existing affordable housing and businesses.
- Project Schedule:
  1. Kick off - October 2020
  2. Existing Conditions Report - Jan 2021
  3. Visioning Workshop - March 2021
  4. Scenario Development, Community Input - Summer 2021
  5. Consultant Final Report/Open House - Jan 2022
  6. Start of Legislative Process - Summer 2022
  7. Plan Approval - Spring 2023

- Clarifying Questions
  - Todd: What has been the input and participation of local landowners and stakeholders, particularly those who own the buildings and businesses (developers)?
    1. Sarah: In October, we initially reached out to major property owners and developers. We spoke with them and asked them to let us know their plans in the area. Several property owners have reached out to M-NCPPC and have utilized our virtual office hours. We have also talked to smaller property owners.
    2. Sarah: We met with the Gilbane Development Company again today to get input on scenario development, specifically their vision and goals over next 20-25 years.
    3. Todd: Are these developers actively engaged in the process?
    4. Sarah: Several developers have been attending events regularly, but there are different levels of engagement overall.
  - Cliff: No questions at this time.
  - Will: How does the Sector Plan fit in with the ongoing zoning rewrite? How are they related?
    1. Sarah: The Countywide Mapping Amendment (CMA) will have happened by the time this Sector Plan is approved (May 2023). We expect the CMA to occur in the next year and M-NCPPC is on track for completion. We expect the proposed zoning outline within the CMA will be adopted.
  - Greg: Do you have a sense of which recommendations were most suggested by residents? Are you capturing data using addresses?
    1. Sarah: This is a tough one. I am not sure which recommendation are most suggested. In a virtual setting, individuals have been joining events anonymously. We try to track participation as much as we can. We currently track participants by zip code, as people would likely be uncomfortable disclosing their exact address. Zip codes give us a general geographic idea of where people are. It is difficult because we want to respect people's privacy and don't want to ask attendees to answer lots of questions in order to participate. Additionally, Facebook live attendance is anonymous.
    2. Sarah: In terms of the most suggested recommendations, there is not a concrete answer as themes we have identified are an amalgamation of things we have heard over and over again.
  - Nkosi: Have you heard anything from WMATA in terms of near-term and long-term projects at local stations? What about other municipalities, like Mount Rainier?
    1. Sarah: We are in continuous conversation with WMATA. We have no answers related to future request for proposals and are unsure about the timeline of other properties. We are meeting with WMATA in next couple weeks. They have expressed full support of the sector

plan and mixed-use transit-oriented development around metro stations.

2. Mount Rainier is interested in what is happening around the metro station, as lots of bicyclists use the West Hyattsville station. They have expressed interest in better connections and safer crossing across Queens Chapel.

- Marshall: No questions at this time.
- Yohannes: No questions at this time. Thank you, Sarah for your presentation and I am happy to hear about how well the community events have gone. I live within the plan boundaries and look forward to the outcome.

- **Committee Comments**

- Marshall: No comments.
- Yohannes: No comments.
- Nkosi: I think as the plan unfolds it will be important to make connections with the other municipalities. At one of the kick-off meetings, AECOM talked about conducting a financial market analysis. What is the status of that?
  1. Sarah: That will be included in the existing conditions report, which we are wrapping up. I am happy to share this document once it is ready.
- Greg: No comments at this time.
- Will: I am grateful to see the charrette style approach being used. I am a big believer in it. I hope it yields great results.
- Todd: It appears efforts are being made to reach every group within the plan area and gather as much information as possible. I am looking forward to seeing the results.
- Cliff: Thank you. The process is better than I was anticipating. I was unsure what the community input process was going to be like. I liked it and thought it was a very pleasant experience.
- Maureen: I hope when we reenter the real world you all will keep utilizing some of these virtual input tools. It is good for people who cannot go out. Also, the interactive maps seem like a tool that people got really into and provided great input.

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

- Hyattsville Middle School – *Planning Board Hearing May 20*
  - Planning Board reviewed the HMS case on May 20.
- Clay Property – *Council Action June 7*
  - Correspondence has been sent to the Planning Board in opposition to the proposed rezoning as well as details on potential conditions developed by Councilmember Simasek.
- Riverfront at West Hyattsville – *Multifamily Development*

- Gilbane is preparing to submit a DSP application for two multifamily buildings on the Riverfront at West Hyattsville site. The buildings will have access to the metro tunnel. The project will include limited retail and a pedestrian plaza in-between the two buildings.
- Parcel N, 6400 America Boulevard – *Preparing for Submission*
  - The developer preparing a PPS + DSP for a multifamily building in UTC. The applicant is proposing a 316 unit building with ~2000' retail (northeast corner). We anticipate a September hearing for their PPS application. The applicant will be presenting at the next Planning Committee meeting.
- Suffrage/Magruder Pointe
  - Currently, Werrlein is preparing for construction of the upper parcel. Asphalt is being removed on the lower parcel as part of the stormwater requirements of the upper parcel. The developer is preparing a DSP application for the lower parcel.

## **5. Additional Questions & Discussion**

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