



Legislation Text

File #: HCC-187-FY23, **Version:** 1

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Consent

Item Title:

Authorization for Temporary Use Lease Agreement

Suggested Action:

I move the Council authorize the City Administrator to execute a Temporary Lease/Use Agreement with Urban Investment Partners for temporary use of the subject property at 4508 Hamilton Street, Hyattsville, upon review by the City Attorney for legal sufficiency.

Summary Background:

The City of Hyattsville and Urban Investment Partners (UIP) have been in regular communication regarding the construction of the Canvas development, a 350,000 sq.ft. mixed-use development that is under construction and scheduled to be completed in Summer 2024.

The development site is adjacent to Hyattsville Elementary School, Renaissance Square Artist Housing, Crossover Church and commercial office buildings along the western portion of Hamilton Street, all of which are fully developed lots. The site work for the project is nearing completion and UIP is preparing to stage pre-cast sections of the structured parking garage, which will anchor the rear of the development site. UIP has requested the City's assistance in identifying a suitable location for staging of materials for this phase of the project in order to mitigate negative impacts associated with the staging and placement of construction materials. This phase of work is scheduled to commence in January 2023 and be completed in 4-6 months.

The City has identified the vacant City-owned parcel located at 4508 Hamilton Street, which does not have any improvements.

Next Steps:

Staff is requesting authorization to proceed on January 3, 2023, to ensure adequate time for circulation of the use agreement.

Fiscal Impact:

The City will received \$10,000 from the leasee for use of the site and to cover all related restoration costs.

City Administrator Comments:

There were several questions regarding details of the use agreement. Staff is prepared to address these questions during the meeting.

Community Engagement:

The site does support parking and ancillary programming for events hosted by the non-profit SoHy, which primarily has hosted events at the adjacent property at 4501-4505 Hamilton Street. The City does not have any contractual

agreements with SoHy for use of this property, but we believe that SoHy could continue use of 4501-4505 Hamilton Street through the majority of 2023, should the Council authorize an amendment to the prior use agreement.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

Pending