

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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5 DETAILED SITE PLAN AND DEPARTURE FROM SIGN DESIGN STANDARDS,  
6 DSP-20053-02, WEST HYATTSVILLE PHASE 2 ETOD AND DPT-2025-  
7 0003, WEST HYATTSVILLE PHASE 2  
8 DSP-20053-02, DPT-2025-0003  
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10 T R A N S C R I P T  
11 O F  
12 P R O C E E D I N G S  
13

14 LARGO HEADQUARTERS  
15 Largo, Maryland  
16 February 21, 2026  
17 VOLUME 1 of 1  
18

19 BEFORE:

20 DARRYL BARNES, Chairman  
21 MANUEL GERALDO, Vice-Chairman  
22 BILLY OKOYE, Commissioner  
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P R O C E E D I N G S

CHAIRMAN: The next item on the agenda is Item Number 6 and 7, companion items, Detailed Site Plan and Departure from Design Standards DSP-20053-02, Westfalia, I mean, I'm sorry, West Hyattsville, Phase 2 ETOD and DPT-2025-003, West Hyattsville Phase 2 evidentiary hearing. We will now hear from Staff.

MS. KOSACK: Good morning, Chairman Barnes, members of the Planning Board, for the record, I am Jill Kosack with Urban Design Section. Item six is Detailed Site Plan DSP-20053-02 for West Hyattsville Phase 2, which requests approval of the development of 342 multi-family dwelling units with associated infrastructure and amenities. Companion to this Application is Alternative Compliance, ACL-2025-0008, which is for Section 4.7 buffering incompatible uses of the Landscape Manual along the eastern property line adjacent to the West Hyattsville Metro station. The request for the alternative compliance is detailed on pages 40 through 41 of the Staff Report, but is recommended for disapproval as the proposed design was not to be equally effective as normal compliance. Therefore, the Applicant filed Item 7, which is a departure from the Landscape Manual requirements, which is analyzed on pages 34 through 36 of the Staff Report and recommended for approval today.

1 Multiple exhibits were submitted prior to noon on  
2 February 17, but I will discuss those more at the end of the  
3 presentation. Next slide please.

4 The site is located in Planning Area 68, in  
5 Council District 2, and within the municipal boundary of the  
6 City of Hyattsville. Next slide please.

7 More specifically, the property is located on the  
8 east side of Little Branch Run, 250 feet west of its  
9 intersection with Ager Road and west of the West Hyattsville  
10 Metro station and WMATA rail lines. Next slide please.

11 The subject property is located within and being  
12 reviewed under the prior MXT Zone. Next slide please.

13 The subject property is located within and being  
14 reviewed under the prior 2006 Approved West Hyattsville  
15 Transit District Overlay Zone, or TDOZ. Next slide please.

16 This slide shows the site's topography, which is  
17 relatively flat, but includes environmental features to the  
18 south. Next slide please.

19 This map shows the nearby Master Plan rights of  
20 way, which includes Ager Road and arterial road in red.  
21 Next slide please.

22 This Detailed Site Plan is the last phase of the  
23 development of the property to the west of the West  
24 Hyattsville Metro station, portions of which include the  
25 townhouse community seen here, which is The Riverfront at

1 West Hyattsville community, and a mixed use building that  
2 has already developed on the north side of this property.  
3 Next slide please.

4           The subject Detailed Site Plan proposes to develop  
5 a five-story residential building with 342 multi-family  
6 dwelling units on proposed Parcel 2, with an associated  
7 parking garage and plaza improvements. The right side of  
8 this image shows the northern end of the property, Parcel 1,  
9 which contains the existing vertical mixed use building that  
10 consisted of 293 multi-family dwelling units and 3,213  
11 square feet of commercial retail space that has already  
12 been, was previously approved with the original Detailed  
13 Site Plan and has been constructed. To the left of this  
14 image is the proposed building on Parcel 2, and at the far  
15 left is the existing Compensatory Stormwater Management  
16 Facility on Parcel 2 that was also approved as the original,  
17 approved with the original Detailed Site Plan, and has been  
18 constructed. The proposed building will occupy the  
19 remainder of Parcel 2 outside of the stormwater facility,  
20 and a pedestrian promenade between, that is existing will be  
21 between the existing and proposed buildings in the middle at  
22 an angle there. This promenade connects to the Metro  
23 station via a tunnel under the tracks, and will include  
24 amenities, if revised, as condition to encourage activation  
25 of the space, such as benches, trash cans and an art

1 feature. The main residential entrance to the building is  
2 located in the middle of the length, fronting on Little  
3 Branch Run, which also includes the access to the proposed  
4 parking garage and internal loading and trash area. The  
5 proposed parking garage sits in the middle eastern portion  
6 of the building, and is surrounded on three sides by the  
7 residential building. Two internal courtyards will provide  
8 private recreational facilities for the residents. Next  
9 slide please.

10           The West Hyattsville TDOZ identifies a conceptual  
11 block layout and preferred land use categories for all  
12 properties within the TDOZ. As part of this Detailed Site  
13 Plan, the Applicant requests an amendment to the preferred  
14 Land Use Plan category for Parcel 2 from being partially  
15 within the structured parking and townhouse two to four-  
16 story categories, to being fully within the condominium four  
17 to six-story category. Additionally, the Applicant requests  
18 20 amendments to the applicable Transit District Development  
19 Standards within the West Hyattsville TDOZ. Staff  
20 recommends approval of the preferred land use category  
21 change and amendments to the standards as discussed on pages  
22 9 through 20 of the Staff Report. The preferred land use  
23 category then controls the permitted uses on the subject  
24 property in the TDOZ.

25           For the condominium four to six-story land use

1 category, multi-family dwellings are only permitted with  
2 ground floor retail uses. The submitted application  
3 requested a change to the list of permitted uses to allow  
4 multi-family dwellings with no ground floor retail for the  
5 proposed building, and the Staff Report recommends the  
6 Planning Board recommend disapproval of this request to the  
7 district counsel as discussed on pages 10 through 11 of the  
8 Staff Report. However, the submitted Applicant's Exhibit 1  
9 requests a modification to this request, the recommendation  
10 and Condition 1(n), which then would agree to provide no  
11 less than 1,000 square feet of ground floor retail, or other  
12 non-residential use within the building. I'll discuss this  
13 further at the end of the presentation here with the  
14 exhibits. Next slide please.

15           The Landscape Plan shows landscaping throughout  
16 the site. The Applicant has requested alternative  
17 compliance from sections, from Section 4.7, buffering  
18 incompatible uses along the eastern property line adjacent  
19 to the Metro station. The Applicant does not meet the  
20 required buffer yard width or planting requirements. Staff  
21 recommends disapproval of the alternative compliance and the  
22 Applicant filed depart, the departure DPT-2025-0003, which  
23 Staff recommends approval of.

24           Additionally, the Applicant requested a waiver of  
25 the tree canopy coverage requirements, which Staff

1 recommends approval of, as discussed on pages 41 through 43  
2 of the Staff Report. Next slide please.

3           This slide shows the elevations for the west and  
4 south sides of the building, facing the adjacent townhouse  
5 community and the stormwater facility. The building  
6 articulation includes vertical divisions of the massing, a  
7 selection of a color scheme that matches surrounding  
8 buildings, and a combination of brick, vertical and  
9 horizontal siding and cementitious panels. Visual interest  
10 is provided by facade variations, balconies, and colored  
11 accents. Art will be incorporated around the main building  
12 entrance on the west and on the east side of the parking  
13 garage, which we'll see on the next slide, please.

14           This is the north and east sides of the building.  
15 On the bottom image you can see the parking garage, which  
16 will face the east side, again, the West Hyattsville Metro  
17 station side. The image, the portion of the image shaded in  
18 purple will be where a proposed art feature will be placed.  
19 Next slide please.

20           The Applicant provided a section of the site  
21 showing the relationship of the proposed building to the  
22 townhouses to the west, on the left side of the top image,  
23 and the Metro station to the east. Additionally, a photo is  
24 included on this slide from a Staff site visit showing the  
25 site's relationship to the Metro station if one is looking

1 north from the Northwest Branch Trail, which is at the south  
2 side of the site. Next slide please.

3           These images show the existing developed  
4 pedestrian promenade looking west towards the townhouses  
5 from the Metro station area, with the site for the proposed  
6 building on the left of the image, and the existing mixed  
7 use building on the right. The second image shows the mural  
8 on the existing parking garage on Parcel 1 on the existing  
9 building. Again, a similar treatment is proposed on the  
10 parking garage that is part of this Detailed Site Plan.  
11 Next slide please.

12           Prior to the noon deadline on February 17, the  
13 Applicant submitted one multi-exhibit document. The City of  
14 Hyattsville submitted one exhibit, and five exhibits were  
15 submitted from citizens. The Applicant's exhibits include  
16 revisions to Parts A and C of Staff's recommendation and  
17 Condition 1(n) relative to providing retail on the ground  
18 floor of the building, with flexibility to allow other non-  
19 residential uses. Staff is in general agreement with the  
20 Applicant's proposal; however, for Recommendation A, a  
21 clarification is needed that the use includes multi-family  
22 dwellings, and the Applicant should address prioritization  
23 for a retail tenant above other non-residential uses.

24           The other Applicant exhibits include photographs  
25 of the existing mixed use building on Parcel 1, various

1 images relative to the proposed development within the  
2 context of the existing area, a 2022 retail market study,  
3 and resumes of the Applicant team experts. The submitted  
4 City of Hyattsville exhibit, dated February 13, includes  
5 recommendations that are revised from the original December  
6 30 document, which was included in the backup. The City  
7 Council did vote in support of both the Detailed Site Plan  
8 and Departure, subject to conditions as discussed on pages  
9 45 through 46 of the Staff Report. Some of the conditions  
10 have been included in Staff's recommendation, and others  
11 were not included, as they involve issues that are not  
12 relevant to this Detailed Site Plan, such as financing  
13 programs and a traffic impact analysis, which were part of  
14 the prior approved Preliminary Plan of Subdivision.

15           The February 13 memo includes four new conditions,  
16 which involve issues that are not applicable to this  
17 Detailed Site Plan, having to do with the pricing of parking  
18 spaces within the proposed parking garage and roadway  
19 improvements within the adjacent Riverfront at West  
20 Hyattsville townhouse community, which is not part of this  
21 Detailed Site Plan.

22           Citizen exhibits discuss concerns relative to  
23 density, parking access, and roadway connections,  
24 specifically Nicholson Street, and the removal of the  
25 provision of retail uses. The proposed development falls

1 within the density limitations of both the prior MXT, TDO  
2 Zones and the current LTOC Core Zone. Additionally, the  
3 site has a prior approved Preliminary Plan of Subdivision,  
4 which also included The Riverfront at West Hyattsville  
5 townhouse community, and the proposed Detailed Site Plan is  
6 in conformance with the Preliminary Plan relative to the  
7 amount and type of development, and access and roadway  
8 connections. At the time of Preliminary Plan of  
9 Subdivision, it was determined that the Applicant would  
10 construct Nicholson Street and Kirkwood Place to the  
11 property line within the townhouse community, but that the  
12 timing and opening of the, and ultimate construction of the  
13 two road connections would be determined by DPIE and the  
14 City of Hyattsville, who are the operating agencies of those  
15 rights of way. The applicable zoning regulations in this  
16 DSP have no minimum parking requirement, only a maximum, due  
17 to the site's proximity to a Metro station. The proposed  
18 development conforms to the parking regulations, and issues  
19 relative to the pricing structure for the parking garage are  
20 operational and not subject to the Detailed Site Plan. The  
21 provision of retail uses was discussed in the Staff Report  
22 and has been further modified by Applicant's exhibit, which  
23 does now propose to provide non-residential uses on the  
24 ground floor.

25           With that, the Urban Design Staff recommend the

1 Planning Board adopt the findings of this report; disapprove  
2 alternative compliance ACL-2025-0008, and approve Detailed  
3 Site Plan DSP-20053-02, departure DPT-2025-0003, and one  
4 item that was not put on this slide is the Type 2 Tree  
5 Conservation Plan, TCP2-2025-0074, subject to the  
6 recommended conditions of approval within the Technical  
7 Staff Report, as revised by Applicant's Exhibit 1, except to  
8 include amendments as identified by Staff. Staff will make  
9 associated changes to findings within the final resolution.  
10 This concludes Staff's presentation. Thank you.

11 CHAIRMAN: Thank you so much and great job. Are  
12 there any questions from the Planning Board?

13 VICE CHAIRMAN: I have none.

14 CHAIRMAN: Seeing none, we will now hear from the  
15 Applicant's attorney, Mr. Haller.

16 MR. HALLER: Good morning, Mr. Chairman, members  
17 of the Planning Board. I believe we have to be sworn in,  
18 all witnesses be sworn in?

19 THE CLERK: If at this time, if we could have all  
20 witnesses and our persons intending to give testimony on  
21 this item to stand and raise their right hand? Do you swear  
22 or affirm that the testimony that you're about to give is  
23 the truth?

24 MR. HALLER: Thank you and good morning, Mr.  
25 Chairman, members of the Planning Board, Thomas Haller,

1 attorney with offices here in Largo, on behalf of the  
2 Applicant, which is an affiliate of the Gilbane Development  
3 Company. We have several representatives of the team  
4 present here today, as well as present online, prepared to  
5 answer any questions or provide additional information at  
6 your pleasure.

7           With me today is Mr. Matt Michetti with Gilbane  
8 Developmentl; Mr. David Bickel with our engineering team,  
9 Soltesz; Mr. Bill Dickinson, with the Rappaport Company, who  
10 is our retail broker; and then online we have Mr. Mike  
11 Lenhart with Lenhart Traffic Consulting; Mr. Doug Carter  
12 with our architect, Davis, Carter and Scott; and Mr. Bob  
13 Brooks with our landscape architect, Kimley-Horn, should  
14 there be any questions.

15           I do want to, I agree with the Chairman that the  
16 Staff did an excellent job in their presentation; and I want  
17 to thank Staff for their assistance in working with us on  
18 this. We did invite Staff out for a site visit to be able  
19 to walk through the project and the existing Phase 1 multi-  
20 family building to give them a sense of, of, of the  
21 community that is in, in the process of being developed.  
22 And, but as Staff noted, when we first filed this  
23 application for this second phase of the multi-family, we  
24 did not propose any ground floor retail or commercial use in  
25 the building. And I'll explain the evolution of the

1 development and, and why we did that. But we have, after  
2 speaking with Staff and the City of Hyattsville, we have  
3 proposed an amendment to the conditions to provide for  
4 ground floor retail with the request that we have a little  
5 bit more use flexibility; in other words, that the space not  
6 be limited solely to a retail-type tenant. And we'll  
7 explain that a little bit more detail in a minute.

8           But I think with that change, we're in unison with  
9 Staff with regard to the proposed development; but I do want  
10 to, because this is a project that, quite frankly, commenced  
11 around 2015, and it has been under development for a long  
12 time, and I think it would be helpful to the Board to hear  
13 the, the history of the project and the transition of the  
14 project to how we got to where we are today, because this is  
15 not just about this one Detailed Site Plan. It is really  
16 the culmination of many, many years of effort. And none of  
17 it would have been possible without the cooperation and the  
18 assistance of the City of Hyattsville, with your Staff at  
19 the Maryland National Capital Park and Planning Commission  
20 over several Staff members who we've worked with over the  
21 years, as well as the Department of Permitting, Inspections  
22 and Enforcement and, quite frankly, the Department of Parks  
23 and Recreation. This has really been a partnership and a  
24 and a long-term effort to get to where we are today.

25           And I would also like to say to the Board that

1 Gilbane Development Company is one of the few companies that  
2 could have brought this project to fruition. When they were  
3 introduced to this project in 2015, it consisted of a  
4 245,000 square foot vacant paper warehouse that was  
5 completely within the floodplain. It had been built in the  
6 floodplain, and it was in the floodplain. It was valued by  
7 SDAT at that time at \$5 million, even though it was in the  
8 floodplain.

9           When this project is completed, this Phase 2  
10 residential project is completed, the property will have an  
11 assessed value of over \$175 million. They have built a  
12 tremendous amount of value, which benefits not only the  
13 County, but also the City of Hyattsville. And it took  
14 extraordinary efforts to get there.

15           If the Board is not fully familiar with Gilbane  
16 Development Company, they are an incredibly strong and  
17 experienced real estate development company and construction  
18 company. The firm has existed for over 150 years and it is  
19 family-owned. Six generations of the Gilbane family have  
20 worked on, on, in the company; and it remains family-owned  
21 today. And even though Gilbane is now a global development  
22 company, they have 45 offices worldwide, they have made  
23 significant and meaningful commitments to Prince George's  
24 County, specifically.

25           You may not be aware of it, but Gilbane

1 Construction renovated and expanded the old Cole Field house  
2 at the University of Maryland into the Jones Hill House that  
3 exists today. It's an absolutely state-of-the-art sports  
4 facility. Gilbane Development Company and Construction also  
5 partnered with Prince George's County Public School System  
6 on Phase 1 of the blueprint for schools. The six new  
7 schools, housing 8,000 new students, were developed and  
8 built by Gilbane.

9           Gilbane has also been involved in, in, in  
10 individual development projects in this area. You may be  
11 familiar with Atworth, which is a mixed use development  
12 constructed at the College Park Metro station and the Purple  
13 Line station that is under construction there now. And they  
14 also constructed a student housing project called Tempo,  
15 which is located on Route 1 in College Park, which is an  
16 award-winning student housing project. All of these  
17 projects have been one-of-a-kind, transformative projects  
18 that accompany with Gilbane's expertise and, and vision  
19 could construct. And The Riverfront at West Hyattsville  
20 project is no, no different. Even though this is called  
21 Phase 2 on the, on the Site Plan, because it is the second  
22 phase of the multi-family component of the project, it's  
23 really four separate phases.

24           The first phase of the project, which you can see  
25 on the image in front of you, was 183 townhouses that were

1 constructed to the west of, of this proposed project. The  
2 second phase was the construction of the Kaiser Permanente  
3 Medical office building on Ager Road. That was an amazing  
4 opportunity allowed Kaiser Permanente to remain in the  
5 community. It's a 45,000-square-foot office building  
6 providing medical services to the community. Phase 3 is  
7 called the Sovereign, and it is 293 units with 3,000-plus  
8 square feet of commercial on the ground floor. Sovereign  
9 was constructed using funds acquired from Amazon. And fifty  
10 percent of those units are permanently affordable.

11 If I could ask for the, to pull up Applicant  
12 Exhibit 3, I would like to go through the first four slides  
13 in that exhibit?

14 CHAIRMAN: Do you guys need a minute? We're going  
15 to take a five-minute recess.

16 (Recess)

17 Now is 11:49. We will get back to Items 6 and 7,  
18 Mr. Haller.

19 MR. HALLER: Thank you, again; And thank you for  
20 your indulgence in working out these technical issues. As I  
21 was saying, I was just going through the overall project,  
22 The Riverfront at West Hyattsville, and I wanted the Board  
23 to have a better feel for how this project sits within the  
24 context of the overall development.

25 So, you can see on the slide that's in front of

1 you what's labeled as phase two, which is 342 units. That's  
2 this project that's before you today, and where it sits in  
3 relationship to the Metro station, which is at the top of  
4 the screen. And those who are familiar with West  
5 Hyattsville know that as you leave the station going toward  
6 Prince George's Plaza, the, the, the line goes underground.  
7 It goes underground at this property behind the medical  
8 office building that is built for Kaiser Permanente. The  
9 driveway that, or the roadway that enters into the site from  
10 Ager Road literally goes over top of the, the, the track.  
11 In fact, one of the things Gilbane had to do was to evaluate  
12 for WMATA the structural integrity of that tunnel to make  
13 sure that it was adequate to put this road over top of it.

14           And if we go to the next slide? I mentioned that  
15 the site was impacted by the 100-Year Floodplain. As this  
16 project has progressed through its development, the sections  
17 that have been developed have been filled and removed from  
18 the floodplain. In order to do that, we had to provide  
19 compensatory storage, which is basically a stormwater  
20 management facility. You can see the devices that have been  
21 constructed behind the townhouses. And in this particular  
22 property, which is the total area of 4.98 acres, a portion  
23 of the site will be raised, which is the building area that  
24 you see on the slide; and then the compensatory storage will  
25 be extended from behind the townhouses, behind this

1 property, to create a consistent area.

2           Now that, the area to the left there behind the,  
3 those ponds, is the Northwest Stream Valley Park. When,  
4 when this project first started, there was a trail that ran  
5 through the woods and led to the Metro station, a part of  
6 the, the Northwest Stream Valley trail system. However,  
7 that trail was buried in the woods and not lit. It was, it  
8 was not considered to be a safe trail. There were a lot of  
9 incidents that had been reported along the trail because of,  
10 through the park police. And so, what Gilbane did as part  
11 of the development of the first phase was they removed that  
12 trail and reconstructed it, and lit it along the back of  
13 this development and to the Metro station to provide  
14 incredible connectivity.

15           And the other thing that they did was that when  
16 WMATA built the station in 1992, they constructed a trail  
17 that ran along Ager Road that connected the Kirkwood  
18 Apartments, next to this development, and allowed access to  
19 the trail, I mean, to the Metro station. That trail was  
20 probably about four-feet wide, and the lighting was, was  
21 every bit of 30 years old. It was not, it was not safe, and  
22 it was not adequate. And so, one of the things that Gilbane  
23 proposed as part of this development was to reconstruct that  
24 trail and relight that trail, and that those improvements  
25 were all done as part of the development of the first three

1 phases of this development.

2           Needless to say, the, a project of this scope,  
3 with this many issues between the floodplain and the trails,  
4 and, and everything, required a company with the vision of a  
5 Gilbane Development Company to be able to literally pull it  
6 off. And, and the development that's occurring now, the  
7 second phase of this residential project, is something that  
8 Gilbane has a lot of experience in. Gilbane has built or is  
9 developing over 25,000 residential units; and, and so their  
10 experience in developing multi-family buildings, many of  
11 which are mixed use and have ground floor commercial, so  
12 they have a lot of experience in doing this type of  
13 development.

14           So, I'd like to, to, to, but I, before I go into  
15 that, I would like to ask if we could go to Exhibit 2,  
16 Applicant's Exhibit 2? And Applicant's Exhibit 2 is just an  
17 overview of the Sovereign, which is an, is the first phase  
18 of the development. And what I'm, what I wanted to show  
19 you, I wanted to show you some, some images of that. And I  
20 think what's important is these are not artist renderings.  
21 These are actual photographs of what they built. This is  
22 the entrance. You can see an art component incorporated to  
23 the right side of the entrance into the building and the  
24 lobby. If you go to the next slide?

25           There's another image of the entrance and the, you

1 know, the, the, the attention to detail, the use of mix of  
2 colors and materials that really provides a vibrant look.  
3 It's very consistent with the architecture of the townhouses  
4 that were constructed. And I would note that the townhouses  
5 were not constructed by Gilbane, they were constructed by  
6 Stanley Martin Homes; but the design of the apartment  
7 buildings was intended to complement and to accentuate the  
8 existing design there. If you would go to the next slide?

9           And the Staff showed you another image of this,  
10 but this is the artwork that was placed on the garage which  
11 faces the Metro station. It's not very often that a multi-  
12 family, or a mixed use project, when it's written-up in  
13 publications, shows the rear elevation of a project, as  
14 opposed to the front elevation of the project. Gilbane  
15 contracted with a local artist from Hyattsville to do this  
16 mural. I encourage you to see the time image video of how  
17 this was done. It's an amazing piece of art, and the same  
18 thing is going to be done on this second phase of the  
19 residential project. But it just shows you the attention to  
20 detail that they have, they have put into every aspect of  
21 this building. If I can go to the next slide?

22           This is the existing pool on the, on the Phase 1  
23 of the Sovereign; and, and again, what you're seeing are not  
24 artist renderings. These are actual photographs of what  
25 they constructed. Go to the next slide.

1           The outside area outside of the pool with the fire  
2 pit, the outdoor kitchen, seating areas, this is just to the  
3 north of what will be Phase 2. If I could go to the next  
4 slide?

5           And then I just have a couple of images of the  
6 actual interior of the building that's now complete. And  
7 you can see, again, the attention to detail. I might remind  
8 Commissioner Giraldo when we presented this to the Planning  
9 Board originally, you said this is the kind of multi-family  
10 development this County deserves and needs to get. And, and  
11 I would say that Gilbane totally delivered on its promise.  
12 And in terms of the level of commitment, the level of  
13 detail, and, and the intentionality with every single thing  
14 that they do with regard to, to the projects that they  
15 invest in. Just go to the next couple of slides just to  
16 show the remaining interior images.

17           And the community space is, is absolutely  
18 wonderful. The, the gym, fitness center. Now, if you could  
19 go back, back to, into Exhibit 3 to the, I guess, it would  
20 be the fifth slide? There you go. Oh, next one. I'm  
21 sorry.

22           Okay. So, these are images of the proposed  
23 building. You saw in the Staff's back-up just kind of the,  
24 the, the two-dimensional drawings; but I have a couple of  
25 images of that. But I wanted to start with this image

1 because this is an image where, of, of the proposed building  
2 where the building fronts on Little Branch Run, which is the  
3 main road that comes into The Riverfront at West  
4 Hyattsville; and the building turns along the pedestrian  
5 promenade that goes to the Metro station. And, as I said,  
6 when we originally provided the plans, we did not propose  
7 any ground floor commercial space; but at Staff and the City  
8 of Hyattsville's prompting, we are proposing to add the  
9 commercial space that you see right where the promenade  
10 starts at Little Branch Run. And that's, that location was  
11 selected for a couple of reasons. If you would go to the  
12 next slide?

13           This is an image that shows the pedestrian  
14 promenade, and you can see it, it's on the right-hand side  
15 of the screen. On the far right is the, the southern end of  
16 the Sovereign, the Phase 1 development. And you will see  
17 that we had the retail portion of the Sovereign right there  
18 on Little Branch Run right at the, right at the promenade.  
19 And so, the space that we've designated for retail in the  
20 second building is directly across the promenade from the  
21 retail in the Phase 1. And, and it, and it starts on Little  
22 Branch Run and then it runs up. That space was specifically  
23 chosen because it's visible from Little Branch Run,  
24 visibility is very important; and because it's directly  
25 across from the, the Phase 1 retail. But I will also --

1           CHAIRMAN: How much square footage is that?

2           MR. HALLER: It's about, it's a little over a  
3 thousand square feet.

4           CHAIRMAN: Okay.

5           MR. HALLER: And the other thing I want to talk  
6 about a bit is the promenade. Staff recommended some  
7 additional features be added to the promenade, and I wanted  
8 to talk about the promenade a bit. The promenade is, is  
9 very important to this project, and it's a perfect example  
10 of the obey and taking an encumbrance and turning it into an  
11 asset. That promenade is actually a combination of a WSSC  
12 easement water line, a storm drain easement, as well as a  
13 fire lane, which limits what we can do with it in terms of  
14 putting in permanent structures. We can put hardscape in  
15 there, we can put landscaping in there, but we have to be  
16 somewhat careful. But what we've done is gone back and, and  
17 look at where we can add seating, where we can add art  
18 features, where we can add other things. But, but, but, but  
19 the reason that we didn't propose any permanent things in  
20 the original application is because this is an important  
21 part of the programing of these multi-family developments.  
22 Every modern multi-family development that's built provides  
23 a tenant amenities and services. If you do not provide  
24 programing for your tenants, you cannot differentiate,  
25 differentiate yourself from the market.

1           Between the Phase 1 multi-family and the Phase 2  
2 multi-family, Gilbane will be managing 635 units there. And  
3 so this promenade becomes a place to have farmers markets on  
4 Saturday mornings. They bring food trucks in for the  
5 benefit of the residents. But it won't just benefit the  
6 residents of the two multi-family buildings, it will benefit  
7 the residents that live in the townhouses; it will benefit  
8 the residents that live in Kirkwood; it will benefit the  
9 residents of the general area who ride their bikes up the  
10 Northwest Stream Valley Branch Trail and then come through  
11 this development in order to get to the Metro station,  
12 because we have, we have connected the entire community to  
13 the Metro station through the trails that we built as part  
14 of this development. And so, and so Gilbane wanted to make  
15 sure that they provided sufficient space to be able to  
16 program that area. But, but with Staff's encouragement,  
17 what we have done is we've added additional amenities in the  
18 form of seating. If you would go to the next slide, you can  
19 see some precedent images of what we're referring to in  
20 terms of the types of planters and seating that we're  
21 proposing to add to the promenade, in addition to the  
22 programing that will be done as we as we move forward.

23           And then the, the, but, but I wanted to spend a  
24 bit of time talking about the, the amount of the retail, or  
25 the commercial space, because I know that that has been one

1 of the topics of discussion. Before I get that, there's a  
2 couple of slides of other images of the building. So, let  
3 me just go ahead and get through those. If you would go to  
4 the next slide, Mr. Flanagan?

5 Again, there's the, the front of the proposed  
6 entrance. Next slide.

7 Another close-up of the entrance.

8 Now, this is another feature that's been added to  
9 this building. As you saw from the images, the southern end  
10 of this building will be overlooking the Northwest Stream  
11 Valley Branch Park, or Stream, the Stream Valley Park. And  
12 if you see, we have a fifth floor outdoor deck area, an  
13 overlook, that will be programed and used by the residents  
14 throughout the year in order to provide a tremendous vista  
15 for the Stream Valley Park. So, that's a, that's a  
16 tremendous feature to be added to this building. If you  
17 could go to the next slide? Go ahead, next slide.

18 So, as I mentioned before, Gilbane has a  
19 tremendous amount of experience in dealing with not only  
20 multi-family developments, but also mixed use developments.  
21 And so, the, the amount of retail in this proposed  
22 development is not something that they are trying to guess  
23 at or, or are, or are not seeking any guidance on.  
24 Specifically, they have been working with retail brokers  
25 from the beginning of the design of this project. This is a

1 market analysis that they have obtained in 2022, before they  
2 even constructed Phase 1, that talks about what the market  
3 is for retail at this location. And what this market  
4 analysis said was that the maximum amount of retail that  
5 this site can probably accommodate is about 2,500 square  
6 feet. Why would that be? Well, because Little Branch Run  
7 comes from Ager Road, and it dead ends into that site.  
8 There is some discussion, and, and the City of Hyattsville  
9 and the County may extend, and are, hopefully will connect  
10 Nicholson. But it does not really provide any additional  
11 outside traffic into the area. And so, there's just a  
12 limited amount of visibility. There's a limited amount of  
13 number of vehicles that go through the facility. The  
14 primary market for the retail are the townhomes, and the  
15 bikers and the hikers that come from the trail. So, there's  
16 a limited market opportunity. And so, we were told when we  
17 planned the development that that was about the maximum that  
18 we could expect; and we built that, more than that, in Phase  
19 1 of the project.

20           So, now we're coming to Phase 2, and the reason  
21 that they didn't initially propose any additional retail in  
22 Phase 2 was because they were told that there wasn't enough  
23 capacity in the market to provide more than that. And so,  
24 but yet they have proceeded to add some additional square  
25 footage here.

1           But I also wanted to ask for broker, Mr. Bill  
2 Dickinson, to talk to you a little bit about what he's been  
3 doing. Mr. Dickinson, as I mentioned before, is with  
4 Rappaport Company. If you don't know Rappaport, they're one  
5 of the premier retail brokerages in the Washington  
6 Metropolitan Region. And Mr. Dickinson has been working  
7 with Gilbane for three years on the marketing of the retail  
8 in the first phase of this development, and I wanted him to  
9 address you as to what, what efforts that he's made to do  
10 that; what response he's gotten from the market; what  
11 progress, if any, that they've made in terms of leasing that  
12 space; and then to provide you, you know, our, his  
13 understanding of, of how we'll be able to move forward with  
14 any additional retail or commercial opportunities in Phase  
15 2. So, I'm going to ask him to present to you very briefly.

16           MR. DICKINSON: Mr. Chairman, and Board members,  
17 so, yes, I'm Bill Dickinson with Rappaport. We are, lease  
18 and manage 72 shopping centers in the Mid-Atlantic. We're a  
19 hundred percent retail company, a hundred percent in this  
20 market. We have numerous projects we've worked on in Prince  
21 George's County, and will continue to. It's been a great  
22 partnership over the years.

23           We work on traditional shopping centers, but we  
24 also work on mixed use. We lease about 110 different mixed  
25 use projects, ranging from a downtown office building to,

1 you know, which has retail on the ground floor. So, what we  
2 do, is when owners, owners or developers of, with expertise  
3 upstairs need expertise on the ground floor, that's when we  
4 get the phone call. And it's, it's, it's really  
5 interesting. We had this thing you might have heard of  
6 called COVID, and everybody predicted retail was dead.  
7 Well, retail is strong. And we, we see, you know,  
8 throughout the region, we're big fans of retail and it  
9 continues to thrive and survive. And we always have thought  
10 it's a really important part of these mixed use  
11 developments. This is what we live and breathe.

12           A project like this has a few interesting  
13 challenges. We love the density. So, retail, and  
14 everybody, one of the great things about being in the retail  
15 business is everybody in this room interacts with retail  
16 every day. You might be grabbing a cup of coffee at a  
17 Starbucks; you might be buying groceries; or you may, in  
18 fact, get on the website and go to Amazon; or you may get  
19 Instacart, you know, any, there are any numbers of ways  
20 that, that are much more, or much more, much more options  
21 for consumers these days to spend the retail dollars.

22           So, as we look at a project like this, we always  
23 have to think, where is, who is the constituent that we can  
24 effectively serve with this retail; because if it doesn't  
25 work for the retailer, there's no point in doing it. You

1 know, you'll just have a continuing revolving door of people  
2 failing and going away. And that doesn't do anybody any  
3 good.

4           So, we've been working on this for three years.  
5 Our initial outreach, we do two things. We always, because  
6 of our broad relationship with retailers across a big  
7 portfolio of properties that we lease, we have the ability  
8 to reach out to them directly, which we do; and then we  
9 additionally, and that's like 7,000 retailers. So, we can  
10 literally email them, hey, got a new opportunity. You want  
11 to be there? But we also do the real, the sort of, one of  
12 my partners likes to call the blocking and tackling of  
13 retail, which is you go to the retailers that are closest to  
14 your site and you go, you guys are successful here. We've  
15 got another opportunity. Do you have another concept?  
16 Would you like to do something? And then, of course, we, we  
17 just broadly market the retail to everybody in our industry,  
18 which is, there's quite a, quite a few people that focus on  
19 this segment of the market.

20           And we did, in fact, in Sovereign, we have two  
21 pieces of space there. We have a signed a lease with a,  
22 ironically, a group that literally lives in the  
23 neighborhood, and has had this idea of opening a coffee  
24 shop, and opening -- they're doing two things. It's called  
25 Bean and Barrel. They'll have a morning coffee, pastries,

1 all those types of things. And then in the evening, it's  
2 more of a wine bar, specialty, specialty beer items, and  
3 things like that. So, again, a community gathering spot.

4           So, there are certain elements in a community like  
5 this that, that are the most likely to work. It's not going  
6 to be we can't really find a national retailer. They're not  
7 going to take this type of retail space. National retailers  
8 look for traditional parking, which is a parking field,  
9 which we don't have. They look for high visibility sites  
10 with high traffic counts. We are effectively in a dead-end  
11 environment. There's one way in and one way out. And so,  
12 what we really need to do is put together, put a retailer in  
13 that will serve the community.

14           Our goal was exactly that, and we have, in fact,  
15 found one. She's not open, she's going through the planning  
16 process, but hope to open later this year. And as we said  
17 in a community meeting with the neighborhood, as we were  
18 talking about this, you know, you need to vote with your  
19 wallet. You need to support this retailer. And this is one  
20 of the things that, that often happens. We've done a lot of  
21 work in jurisdictions where the retail is underserved, and  
22 what we really need is the community to support the retailer  
23 once we are able to get it done.

24           So, in the next phase, our goal for this, this  
25 site is to be able to add, I mean, the perfect tenant would

1 be a small convenience store, a bodega, traditional place  
2 that, that, hey, I'm making, I'm making a cake, and I  
3 realize I'm out of eggs. Where can I go? And to have  
4 somebody within walking distance of this community, both the  
5 high-rise, as well as the townhome community. And that's  
6 the goal.

7           We, it's, in this current environment with the  
8 fact that you can DoorDash a dozen eggs and get it in 15  
9 minutes, it's a little hard to predict whether or not the  
10 community will really support that. And in, in the  
11 application, we're just looking for a little flexibility on  
12 the types of uses. We have our preferred uses that we know  
13 the community will really want, but it is not a hundred  
14 percent certain that, that will work. Maybe it's an  
15 insurance agent that can serve the community. Maybe it's a  
16 sort of a quasi-retail, retail storefront, but has more  
17 flexibility in the types of uses.

18           So, we love these types of mixed use projects. We  
19 have a ton of success with them, but they are very tricky  
20 because the traditional retail drivers are visibility. We  
21 don't have that parking. We only have street parking for  
22 the retail. And, and then, additionally, you know, just the  
23 visibility from a major roadway, which obviously we don't  
24 have. So, that's why we're really trying to strike a  
25 balance with retail. We want enough to be successful, but

1 it doesn't do anybody any good to have too much retail,  
2 which effectively would sit empty; and, you know, that's an  
3 eyesore for everybody. It's bad for the community, bad for  
4 the developer.

5 CHAIRMAN: Let me ask you, sir. Your name once  
6 again, I'm sorry?

7 MR. DICKINSON: Bill Dickinson.

8 CHAIRMAN: Mr. Dickinson, explain to me your, your  
9 community outreach for retail.

10 MR. DICKINSON: It's, it's, it's literally, well,  
11 we work closely with Prince George's County in terms of  
12 their --

13 CHAIRMAN: Who within Prince George's County did  
14 you work with?

15 MR. DICKINSON: Anthony Jeffries at Economic  
16 Development.

17 CHAIRMAN: All right. So, you worked with Anthony  
18 from Economic Development Corporation? You reached out to  
19 roughly 7,000 retailers nationwide in regard --

20 MR. DICKINSON: Regionally, more, more --

21 CHAIRMAN: Reached out to Prince George's Chamber  
22 of Commerce?

23 MR. DICKINSON: I have not actually. That's --

24 CHAIRMAN: Have you reached out to the Hispanic  
25 Chamber of Commerce?

1 MR. DICKINSON: No.

2 CHAIRMAN: All right. So, dare do I say that  
3 there are pockets of opportunities that would fit within the  
4 scope of that retail in that particular community.

5 MR. DICKINSON: Great.

6 CHAIRMAN: Dare do I say that there are a number  
7 of local small business organizations that would love the  
8 opportunity to have retail in a similar situation like that.  
9 Should you need help or assistance, my team is ready to be  
10 of assistance; because at the end of the day, I believe that  
11 there is a need and a desire for that type of retail in that  
12 space that we're speaking about. Dare do I say that the  
13 organizations that I just listed would love to have a  
14 conversation with you --

15 MR. DICKINSON: I would, too.

16 CHAIRMAN: -- to, love to have you come present  
17 this space to their members to see what kind of feedback  
18 that we could get.

19 MR. DICKINSON: That's true.

20 CHAIRMAN: When I look at this space, as far as  
21 retail opportunities, I dare, do I say that I believe that  
22 there are a need and a want, and in some cases, a desire for  
23 that type of retail in West Hyattsville. We just have to do  
24 a better job of our outreach and getting the message out  
25 that businesses are open in that area, right?

1 MR. DICKINSON: Yes, sir.

2 CHAIRMAN: Fair enough.

3 MR. HALLER: Thank you. Thank you, Mr. Dickinson.  
4 I appreciate it. I appreciate those comments, Mr. Chairman.  
5 So, one of the things that, that he talked about was taking  
6 advantage of the location next to the Metro station. And,  
7 and one thing that I do want to make, make comment on is  
8 that while this is the last phase of this specific  
9 development, it really is the first phase of the  
10 redevelopment of the West Hyattsville Metro station. WMATA  
11 has, owns most of the land on the other side of the tracks.  
12 They had put out an RFP several years ago that ended up  
13 going nowhere. They are close to issuing another RFP for  
14 the development of the land right around the Metro station.  
15 We want this development to be a success. We want this  
16 development to not have empty storefronts, to not be viewed  
17 in any way, in any way of a negative light. And that's why  
18 we're very cautious about over-supplying retail  
19 opportunities at this location. While we've been fortunate  
20 enough to have a local resident in the townhomes willing to  
21 give it a go with the, with the Bean and Barrel concept, we  
22 want to make sure that we don't create a scenario where we  
23 have empty retail, especially on that promenade, because it  
24 is an important feature in this development. And so, that's  
25 really what has, has impacted our, you know, our decision in

1 terms of how much retail to provide.

2 CHAIRMAN: Mr. Haller, if I can, if I can chime  
3 in? I, listen, no one will want empty retail space in any  
4 building that they're building or any facility. It is a  
5 matter of doing the proper outreach to ensure that this, the  
6 effectiveness. So, once I can hear that the, the outreach  
7 or the net has been casted wide, that we can then determine  
8 if there's ever going to be empty space or not. From the  
9 presentation from, that I just received, the net has not  
10 been cast wide enough to even determine if there's interest  
11 in that retail space, or should there be empty space at all,  
12 or should there be some type of other concession for retail  
13 space. So, those things, as I'm listening to your  
14 presentation, I just want to make sure that, once again,  
15 it's just like any other community outreach or engagement,  
16 that we are really casting the net wide enough to ensure  
17 that we're reaching out to folks that could take advantage  
18 of these opportunities.

19 MR. HALLER: And we totally appreciate that, and  
20 we, we agree. I mean, we will continue to work, as I said.  
21 And again, the, you know, my, the, my, my comments are to  
22 convey to the Board that Gilbane does not leave any stone  
23 unturned. They will work diligently to make sure that these  
24 spaces, that every, every opportunity to lease these spaces  
25 is, is, is investigated; and that, and because it does them

1 no good to have the space not filled. And we will continue  
2 those outreach efforts to the chambers of commerce in order  
3 to make sure that this space is filled. And, and we  
4 appreciate the Chairman's comments with regard to that.

5           So, with that in mind, I had, Staff had indicated  
6 that we had proposed revisions to the conditions; and that  
7 there was one modification to the conditions that we were,  
8 we wanted to propose. Staff Exhibit Number 1, if we could  
9 go back to that, provided our proposed revision to the  
10 condition. And as Staff indicated, the West Hyattsville  
11 Transit District Development Plan is a little bit unique  
12 because it classifies properties in certain character areas;  
13 and then the uses that are permitted are based upon that  
14 character area.

15           And so, in the, in the specific character area  
16 that is applicable to this property, multi-family with  
17 ground floor retail is a permitted use. What we have  
18 requested is that the Applicant have the ability to be able  
19 to seek tenants that are not pure retail. And so, when you  
20 look at the use list in the, in the, in the West Hyattsville  
21 Transit District Development Plan, it actually does not  
22 permit any commercial uses, including retail, as a separate  
23 use. It's only in conjunction with ground floor retail.  
24 So, we wanted to make sure that the recommendation, A, gives  
25 a little bit more flexibility with regard to the uses that

1 are permitted in the, in the property. And in response to  
2 our submitting this language, Staff indicated that, well,  
3 you need to make it clear, multi-family is also a permitted  
4 use. So, I have a proposed revision to the condition, to  
5 the recommendation that you see before you that I'd like to  
6 read into the record so that the revised recommendation  
7 would state, recommend to the district council approval of  
8 the property owner's request to permit multi-family with  
9 ground floor retail and/or ground floor non-residential uses  
10 to include any type of office or financial service use,  
11 eating or drinking establishment, services and trade,  
12 barber or beauty shop, bookstore, pet grooming  
13 establishment, drugstore, hardware store, veterinary clinic,  
14 department store, dry cleaning or laundry, pickup station,  
15 food or beverage store, studio for artistic practice,  
16 community building, art gallery, or cultural center, in  
17 addition to retail, in addition to retail uses on proposed  
18 Parcel 2, provided such use is not prohibited by Section 27-  
19 29001(b)(3).

20 And, again, the purpose of that is to, while we,  
21 while we will pursue a retail use on, in that space, if we  
22 find, for example, that an art gallery wants to be there,  
23 that wants to be able to show its wares outside on the  
24 promenade, but also sell artwork, we want to be able to be  
25 able to bring that type of attendant in there as well. And

1 I think that providing a little bit of use flexibility in  
2 this space gives us the comfort that we need to be able to  
3 provide that, build out that space, and offer it to the, to  
4 the local community for, for lease. I would conclude my  
5 presentation.

6 CHAIRMAN: All right. Are there any other  
7 questions for Mr. Haller?

8 VICE CHAIRMAN: Mr. Chair, no, I, I support what  
9 you said in terms of reaching out to different business  
10 organizations, that Rappaport should look at, as opposed to  
11 the national retailers; and there are several local business  
12 enterprise or business organizations, I should say non-  
13 profits, that probably would be very interested in this.  
14 Besides that, one, one thing that I didn't see, Mr. Haller,  
15 and I think it, it helps the community keep its, keep its  
16 cleanliness is, are there any dog waste stations proposed?

17 MR. HALLER: Yes, there are.

18 VICE CHAIRMAN: Okay.

19 MR. HALLER: They actually exist. Although, when  
20 we were out there, there was some, a deposit right next to  
21 the dog waste station that somebody did not pick up when we  
22 were out there for the site visit. But, yes, they already  
23 exist. They've already been installed.

24 VICE CHAIRMAN: Okay. Thank you. I have nothing  
25 further.

1           CHAIRMAN: I believe that there were two people in  
2 opposition, Mr. or Mrs. Kauffman? Chloe Kauffman? Oh, here  
3 she is.

4           MS. KAUFFMAN: Good afternoon, Chairman Barnes and  
5 members of the Planning Board. For the record, this is  
6 Chloe Kauffman, City Planner with the City of Hyattsville.

7           CHAIRMAN: You have two minutes.

8           MS. KAUFFMAN: I'm here today representing the  
9 City of Hyattsville regarding Detailed Site Plan application  
10 DSP-20053-02, and Associated Departure from Design Standards  
11 2025-003 for West Hyattsville Phase 2. On behalf of the  
12 Hyattsville City Council, I want to express our support for  
13 the proposed multi-family development. The city identifies  
14 that this project will prioritize and promote transit-  
15 oriented, excuse me, development in a critical transit  
16 district located next to the West Hyattsville Metro station.  
17 The increased density, attention to sustainable planning  
18 initiatives, and the recent inclusion of non-residential  
19 space, and proposed public art initiatives are all added  
20 benefits to the developing community.

21           On Monday, December 15, 2025, and subsequently,  
22 February 9, 2026, Hyattsville City Council voted in support  
23 of this DSP and associated DPT with several proposed  
24 recommendations for conditions upon approval that Ms. Kosack  
25 had summarized earlier that we believe will positively

1 impact the site and surrounding neighborhood. Five city-  
2 approved recommendations are listed in the Staff Report  
3 under referral comments Section K, and the four new  
4 recommendations were submitted separately and earlier this  
5 week, and the final Hyattsville City decision letter dated  
6 February 15. They are listed under our recommendations for  
7 conditions of approval numbered six through nine.

8 Generally, our comments focus on vehicular,  
9 pedestrian and bike connectivity, equity and affordability,  
10 increased placemaking, and transit-oriented planning  
11 initiatives. I thank the Planning Board in advance for its  
12 considerations of our comments.

13 CHAIRMAN: Thank you so much. Are there any  
14 questions for Ms. Kauffman?

15 VICE CHAIRMAN: Just one. How is the City of  
16 Hyattsville with regards to what was read into the record by  
17 Mr. Haller in terms of broadening the type of businesses,  
18 that could be there?

19 MS. KAUFFMAN: Yeah. I, it's of the city's  
20 opinion that we would like to prioritize retail space in  
21 this area. And community engagement that has been  
22 conducted, the residents are looking for retail space in  
23 that area. However, we understand the difficulties in  
24 drawing and attracting a residence and other people into  
25 that space. However, we believe with added outreach, as was

1 discussed earlier, we could get those people into those  
2 spaces; and that's what the community really, truly wants to  
3 see. That's what's in conformance with the 2006 TDDP, and  
4 is also in the newly-adopted West Hyattsville, Queens  
5 Chapel, Queens Chapel Sector Plan. So, ideally, we'd like  
6 to see retail, convenience stores, barber, barbershops, as  
7 was stated earlier; however, the inclusion was, was, the  
8 incorporation of other uses in non-residential space would  
9 be beneficial, and especially ones that prioritize an art-  
10 centered initiative, or programing, would be of a special  
11 interest to the city because we are an art-centered  
12 community, and that's what we prioritize. However, again,  
13 we would like to prioritize that specific retail use.

14 VICE CHAIRMAN: Thank you. Great job. Thank you.

15 CHAIRMAN: I believe that there was one more,  
16 Dexter Ware.

17 MR. WARE: Yeah. Good afternoon, Chair, members  
18 of the Planning Board. My name is Dexter Ware. I am a  
19 resident of The Riverfront Community in West Hyattsville.  
20 I'm here to speak today about the Detailed Site Plan of  
21 Phase 2, DSP-20053-02.

22 I want to start by stating clearly I support the  
23 goals of this project. My family and I chose to live in  
24 Riverfront because we believe in the vision of a transit-  
25 oriented, dense and vibrant West Hyattsville. We know that

1 Prince George's County faces a housing shortage. We've seen  
2 the projects targeted in Plan 2035, and we agree that the  
3 homes proposed in the Phase 2 are necessary and welcome.

4           However, density without infrastructure is not  
5 development. It is danger. Today, I'm asking that the  
6 Board consider a critical safety failure that has been  
7 present since 2017. I'm asking you that, I'm asking you to  
8 condition the approval of Phase 2 in one of the specific  
9 actions, the immediate connection and opening of Nicholson  
10 Street. Right now, our entire community consists of  
11 hundreds of housing units, including Sovereign Apartments  
12 and townhomes, relies on a single point of entry and exit,  
13 Little Branch Run.

14           Now, imagine adding the heavy, during the heavy  
15 construction and traffic of Phase 2 and the eventual 300-  
16 plus or more households into a single, fragile lifeline.  
17 It's a recipe of gridlock at best, and a tragedy at worst.  
18 The frustration of our community is that the solution  
19 already exists. It's sitting there 15 feet away. The 2006  
20 Transit District Development Plan mandated a grid. It  
21 mandated that the connection of the Nicholson Street. But  
22 in 2017, during the approval of the Infrastructure Plan,  
23 DSP-16029, a condition was written that allowed the road to  
24 be built to the property line, while deferring its opening  
25 to a future administrative discussion.

1           This discussion and decision has been in limbo for  
2 nearly a decade. We are told that this is a dispute between  
3 the city and a developer about who is responsible for the  
4 final connection. Meanwhile, we stare at this 15-foot gap  
5 of pavement that separates us from a safe secondary  
6 emergency exit.

7           So, we are done waiting for the right time. Phase  
8 two is that right time. You have the authority today, or  
9 the authority to influence, to ensure that the  
10 infrastructure keeps pace with the density. We respectfully  
11 request that the Planning Board add the following binding  
12 condition to this approval. No building permits for Phase 2  
13 vertical construction shall be issued until the Nicholson  
14 Street expansion is fully paved, signed, and open for public  
15 traffic. This condition does not stop the project. It  
16 simply ensures that before we add more density, we fix the  
17 grid. It forces the development in the city to resolve the  
18 dispute and prioritize public safety over administrative  
19 delays. We also ask that you hold Applicant accountable for  
20 the unresolved drainage issues behind the Sovereign  
21 building, that the standing water remain a health hazard,  
22 another piece of unfinished business, part of Phase 1.

23           Please give us the grid we are promised, support  
24 housing, but demand safety, and open Nicholson Street.  
25 Thank you.

1           CHAIRMAN: Thank you so much. Seeing that there  
2 is no one else signed up to testify, we will now hear the  
3 rebuttal from Mr. Haller.

4           MR. HALLER: Once again, Chairman Barnes, and I  
5 would like to address Mr. Ware's comments with regard to  
6 the, to the road.

7           If you look at the image before you, so there was  
8 a lot of discussion when the project was being planned back  
9 in the 2017/18 timeframe about the roadways, what's going to  
10 be public, what's going to be private, and what's going to  
11 connect or what's not going to connect. The way the project  
12 was designed, there are four public streets that run from  
13 Little Branch Run and then dead-end into the existing  
14 Kirkwood Apartments. One of those is Nicholson, and the  
15 second one is Kirkwood, and then there are two others.

16           The, the, the, at that point in time, the desire  
17 was to provide the opportunity for future connections at the  
18 appropriate time. And, and that was a determination that  
19 was ultimately to be made between the City of Hyattsville  
20 and Prince George's County, because Nicholson is actually a  
21 County road, whereas the roads that are within this  
22 development will be city roads.

23           The roads within this development have been  
24 completed, and we've requested that the city accept the  
25 roads. They have not yet done that. They have the ability

1 to do that at any point in time. What we were required to  
2 do when we went through the Preliminary Plan of Subdivision  
3 process --

4 CHAIRMAN: I'm sorry, Mr. Haller. I got to get  
5 it, once you get my age, you start to forget certain things.  
6 So, let me, you said you spoke to the city in regards to  
7 expanding the road?

8 MR. HALLER: When we first planned the  
9 development, the discussions were, what roads, how would the  
10 roads connect, or when would the roads connect?

11 CHAIRMAN: Okay.

12 MR. HALLER: So, what we were asked to do, what we  
13 were conditioned to do by our Preliminary Plan of  
14 Subdivision in our Detailed Site Plan was, number one, we  
15 were to design the roads so that they could connect. Number  
16 two, we were to dedicate the right-of-way so that there  
17 would be continuous right-of-way along those roads, which we  
18 also did. We were required to prepare street grade  
19 construction, a street grade establishment plan to make sure  
20 that they could connect once we constructed our part of the  
21 road. And then the final thing we were required to do was  
22 we were to construct the roads to the property line. That  
23 did not allow them to connect, but that's what we were  
24 required to do, and that's exactly what we did. We have  
25 done everything we were conditioned and required to do.

1           When the Planning Board approved the subdivision,  
2 the Detailed Site Plan in 2017, the condition was, it  
3 stated that it was agreed that the right-of-way needed to  
4 connect the streets would be dedicated; the grade  
5 establishment plans would be, should be provided to show  
6 that the connection could be made; and that the Applicant  
7 would construct Nicholson and Kirkwood to the property line,  
8 but not connect the roads. So, the, the Preliminary Plan  
9 resolution notes that the ultimate construction will be  
10 determined by DPIE and the City of Hyattsville, and that's  
11 where it sits. It sits between the City of Hyattsville and  
12 DPIE.

13           There's a couple of things that the Board should  
14 be aware of. Number one is, there is a fence that is  
15 constructed along the entire northern boundary of this  
16 development that prevents any road connections. According  
17 to the resolution that was adopted in 2017, that fence was  
18 constructed in 2001 by the City of Hyattsville. There are  
19 also bollards that were installed at the end of Nicholson  
20 that prevent us from connecting it. We don't have any  
21 control over that. That's totally within the control of the  
22 City of Hyattsville and Prince George's County.

23           The other thing is that Gilbane Development  
24 prepared and submitted a raise grant with the Federal  
25 Government to seek funding for infrastructure improvements

1 at the West Hyattsville Metro station. In July 2024,  
2 \$500,000 was given to Prince George's County for roadway and  
3 infrastructure improvements in West Hyattsville Metro  
4 station. None of that money has been used for any purpose.  
5 So, the money is there to do it. It's a matter of  
6 coordination, not between us and the City of Hyattsville,  
7 between the City of Hyattsville and Prince George's County.

8 We have fulfilled every obligation and commitment  
9 that we were asked to do, and we have sought and obtained  
10 \$500,000 of funding to implement any, any roadway or  
11 infrastructure improvement that the County or the City wants  
12 to implement.

13 CHAIRMAN: Mr. Haller, you gave a presentation  
14 earlier and you spoke glowingly about Gilbane and all the  
15 wonderful things that they're doing. So, I'm just curious  
16 as to why they would not want to help broker, interfere, get  
17 involved with the City and DPIE to see how they could be  
18 amenable or accommodating with expanding the street or road.

19 MR. HALLER: We have been working with them, and  
20 we have been accommodating. But they're also, when we went  
21 to the, we had a community meeting a week ago and we were in  
22 the community meeting, and some of the people said, we want  
23 the road connected. Some of the people said, we don't want  
24 the road connected. That is not our decision to make. It's  
25 a determination for the City and the County to make.

1           Gilbane is not standing in anybody's way. Gilbane  
2 has fulfilled every commitment that it has been asked to  
3 make, and we will continue to do that. But, but we don't  
4 want to be put in the middle between the City and the  
5 County, or the, or the residents, because it's not our  
6 decision to make at this point. We've done everything we  
7 can to facilitate it, and we've, and we have secured the  
8 funds to do it.

9           CHAIRMAN: Okay. So, you're, you're telling me  
10 from an outreach standpoint, you guys have done all that you  
11 could do, or can do; and that when it comes to this  
12 particular road, street, the City and DPIE needs to get more  
13 involved?

14           MR. HALLER: That's exactly it.

15           CHAIRMAN: Okay. Thank you. Are there any other  
16 questions, comments and/or concerns for Mr. Haller? Seeing  
17 none, we have no one else here to present or speak, is there  
18 a motion?

19           VICE CHAIRMAN: Mr. Chair, I move that we adopt  
20 the findings and recommendations of Staff as modified by  
21 Applicant's Exhibit Number 1, and as further modified and as  
22 read into the record by Applicant, and approve DSP-20053-02,  
23 Detailed Site Plan for West Hyattsville Phase 2 ETOD,  
24 Departure from the Design Standards DPT-2025-003, and Type 2  
25 Tree Conservation Plan, TCP2-2025-0074, and disapprove

1 alternative compliance ACL-2025-0008.

2 COMMISSIONER OKOYE: Second.

3 CHAIRMAN: It's been properly moved and seconded.

4 I will now call the roll. Vice Chair Geraldo.

5 VICE CHAIRMAN: I vote aye.

6 CHAIRMAN: Commissioner Okoye?

7 COMMISSIONER OKOYE: I vote aye. I vote aye as  
8 well.

9 **(Whereupon, the proceedings were concluded.)**

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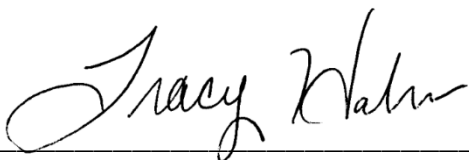
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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

DETAILED SITE PLAN AND DEPARTURE FROM SIGN DESIGN  
STANDARDS, DSP-20053-02, WEST HYATTSVILLE PHASE 2 ETOD AND  
DPT-2025-0003, WEST HYATTSVILLE PHASE 2  
Detailed Site Plan, PPS DSP-20053-02, DPT-2025-0003

By:  Date: April 7, 2026

Tracy Hahn, Transcriber