Envisioning a destination anchor and gateway to the Hyattsville Arts District

**Hyattsville Justice Center**

**SITE ASSETS**
- Located on Route 1 with 25,000 cars passing per day
- 600 space garage already built
- Existing buildings except courthouse can be demolished
- Stakeholders are supportive
- Market has demonstrated strong residential absorption at Pallette
- Located within the successful Arts District
- Nearby recent development flourishing

**OPPORTUNITIES**
- Gateway feature that announces “You are in the Hyattsville Arts District”
- Flexible, small scale, performance arts venue
- Market-rate apartments and townhomes
- Use of the existing garage on a shared basis (courthouse by day, music venue by night)
- Large site allows ample green space
- Engagement of the community in a design process that enhances buy-in and community pride

**PREFERRED PROGRAM**
- Multi-family residential
- Townhouses
- Iconic Music Venue @ 10,000 SF
- Signature Open space
- Artist, Maker and Small Entrepreneur space
- Future retail (flexible)
- University anchor
- Government tenant
- Public Art

**DESIGN CONSIDERATIONS**
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**DEVELOPMENT & COST ASSUMPTIONS**
- Apartments
  - Four Story; 171,000 gsf
  - 201 Apartments averaging 680 sf
  - $33,204,000 Hard Cost
- Townhomes
  - Three Story; 2,100 sf per unit
  - 39 total units with 2 car garage
  - $6,100,000 Hard Cost
- Flexible Music Venue
  - Two story enclosed with retractable façade
  - 10,000 gsf
  - $3,000,000 Hard Cost
- Adaptable Office Space
  - Portion of county building may remain as future commercial use
  - No costs included
- Retail/Flex Space on Route 1
  - Costs included in apartment costs above
  - 4-8 units @ 1,000-2,000 sq. ft. (potentially increase on additional frontage)

Tracy Gabriel DC Office of Planning
John Malone Lennar Homes
Joseph Magnotta Clark Construction
Matt Hoffman Enterprise Community Partners
Carlos Heard BF Saul Company
Lindsey Willke HKS Architects

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