

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
NOVEMBER 15, 2022

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_A54ewZI2QGK1sPJle1KAXA

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- Yohannes Bennehoff, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Will Seath, Committee Member
- Sam Denes, Council Liason
- Ben Simasek, Council Liaison
- Jim Chandler, Staff Liaison
- Taylor Robey, Staff Liaison
- Michael Romero, Project Architect
- Norman Rivera, Applicant's Representation
- Daniel Schlegel, Project Engineer
- Karl Granzow, Applicant
- Daniel Amador, Guest

2. Greeting from City Administrator Tracey Douglas

3. Suffrage Point (lower lot), DSP-21001

- Presentation
 - Johnathan Werrlein, Werrlein Properties
 - Karl Granzow, Werrlein Properties
 - Michael Romero, Project Architect
 - Norman Rivera, Applicant's Representation
- Overview of the Project
 - 41 townhomes in groupings of 5-7 fronting Gallatin Street and Driskell Park
 - 1. All units will have a front porch and rear loaded garage accessible through an alley that connects to Gallatin Street
 - Similar typology to the townhomes on the upper lot
 - Variety will come in color and texture of facades
 - Flat roof with parapet wall

- Pedestrian paths between blocks of townhomes at various locations throughout the site to connect site to the park
- Requesting variance to DDOZ standards allow more than 20% impervious surface to accommodate deep front porches for all townhomes
- Landscaping will buffer toward the park and harmonize with the park
- Stormwater management in compensatory in Parcel B2 and smaller micro bio swales throughout the site
- Clarifying Questions
 - Maureen: 20 units that have variation to impervious surface, what is the percentage?
 1. Maximum is 22.73%
 - Todd: Stormwater management space, who is responsible for maintaining that space?
 1. County approved, county maintained
 2. Todd: Are there sidewalks between the homes?
 3. Michael: Landscaped with a path in the middle, minimum of 10 feet
 4. Todd: Will there be lighting between units?
 5. Norman: No there is not lighting currently in the detailed site plan on the field.
 - Marshall: The path between will they be paved?
 1. Michael: Standard 5-foot-wide paved path, not sure if it will be concrete or stamped concrete, whatever the standard dictates
 2. Marshall: Going down to Gallatin there are stairs? How is someone who uses a motorized scooter or wheelchair to navigate?
 3. Michael: In the site plan, there are no steps involved from Gallatin through the site along the paths between townhomes. There is discussion with Park and Planning about how to connect these pathways to the park for equal access.
 4. Marshall: So there are no steps until you get to the frontage for homes on the park?
 5. Michael: Yes.
 6. Marshall: Alley constructed to city standard? Will it be turned over?
 7. Norman: Yes. Will be built to City's standard with intention of transferring ownership. Designed as a public alley.
 8. Marshall: Regarding stormwater management and landscaping, who takes care of maintenance of shrubbery and grass?
 9. Norman: Privately maintained by the HOA.
 10. Karl: Underground stormwater facility will be maintained by County, above ground landscaping HOA.

11. Marshall: Where do guests park at for this development?
12. Karl: Each house has four parking space, two in the garage two in front of the garage in the driveway.
13. Marshall: There's no other parking?
14. Marshall: Porches are a uniform color?
15. Michael: Follows pattern found around the historic neighborhood. Typically, the body of the house has a unique color, and the trim or porches are secondary in color. Porches will follow this.
16. Marshall: Are any units to have a roof deck?
17. Michael: No.
- Yohannes: Has the County already committed to maintaining the stormwater facility?
 1. Norman: It was approved during conceptual. It will be inspected during final plat and accepted it into their system.
 2. Yohannes: Discussion with Park and Planning regarding ADA access to the park from the site?
 3. Michael: They had a comment that we are discussing with the City. It was mentioned by the County earlier this week.
 4. Yohannes: How the path ends will be discussed with the City?
 5. Norman: Yes.
 6. Yohannes: Electrical wiring for home will be solar ready if the owner were to want to add solar panels?
 7. Karl: Have the option to add on before or after settlement. It was something discussed as part of the project.
 8. Yohannes: Is it 240 level 2 charger?
 9. Karl: Yes.
- Greg: Are garages all one car garages?
 1. Michael: All two-car side by side garages.
 2. Greg: Will alleyway allow one way or two-way traffic?
 3. Karl: Will be determined by the City.
 4. Greg: How much space between the groupings of homes?
 5. Michael: There will be approximately 14 feet to 12 feet between.
 6. Greg: Will there be lighting between the park and housing that faces the park?
 7. Karl: There will not be bright lighting down there. There will be lights in the alleyway but otherwise it will be minimal.
 8. Greg: Windows on the side of end unit townhomes, will people passing through be able to see in?

9. Michael: There will not be windows at that lower level. Windows being a ½ floor up and above eye level.
- Will: What is in the front yards that is impervious surface that is part of the variance request?
 1. Karl: It is for more space for porches that are deeper and useable (8 ft). We traded a small amount of greenspace for that purpose.
 2. Will: Is the entirety of the porch impermeable?
 3. Karl: Yes, it is covered so it is considered impermeable.
 4. Will: Is any of the land being turned over to the city?
 5. Karl: The City said they were not interested.
 - CM Denes: Can you speak to the spacing of the walkway and compensatory storage?
 1. Karl: There is no plans to make walkways through the compensatory storage but we are still in conversation.
 - Attendee Question
 1. Daniel Amador: What sustainability standards are being applied to these properties?
 2. Michael: Locational sustainability, we are close to metro, we can reasonably walk to things. Architecture sustainability is embedded in the energy code, all new architecture is efficient, using windows (double hung) and deep porches to respond to climate in a historical manner. All garages will have car chargers, flat roofs mean owners could have solar panels on their roofs.
 - Committee Comments
 - Will: Immediate neighbor, grateful for what it has done to improve the streetscape and built environment. This project offers to do the same thing adjacent to the park. No issues with the variance being requested regarding the porch. Does not share Marshall's concerns about parking. It would be nice to see low voltage lighting between houses for safety for passage to and from the park. Vinyl windows are not something I support. Please improve the quality of the windows.
 - Greg: Agree with Will's comments regarding relationship between development and Driskell Park. Excited to see the development make the park more accessible. Need to take into consideration the privacy and safety concerns of the future residents if people are going to be moving through the site.
 - Yohannes: Echo low voltage path lighting comment. Overall various negotiations have made this a much better project. Look forward to this

- being built and having new neighbors in Hyattsville. Encourage the group to make sure the paths connect intuitively and accessibly to the park.
- Marshall: I agree with most of what has been said so far. It is imperative that the paths through the property allow for accessibility for all users without having to deal with stairs. Think it is important the alley is turned over to Hyattsville and DPW has control of these roadways. Happy to hear that charging units are in the garages.
 - Todd: Echoes comments shared by other committee members. Glad to hear the conversation about the paths. Has some concerns regarding HOA costs and maintenance of landscaping and planting. Has some concerns about the balancing of privacy for new residents and activity between the park and activities happening within it.
 - Committee Comments: The Planning Committee thanks the applicant for returning again. The Committee believes the development will improve the streetscape and built environment immediately adjacent to Driskell Park.
 1. The Committee supports the impervious surface variance to support the porches.
 2. The Committee recommends the City requests adequate lighting along the paths and to consider the privacy of the residents along those pathways.
 3. The Committee recommends paths are connected, accessible, and support a variety of users.
 4. The Committee recommends that development look at options other than vinyl windows that are more sustainable and longer lasting.
 5. The Committee recommends the City accepts the alleyway.
 - Unanimous approval

4. Development Updates

- Riverfront Development
 - Townhomes completed December 2022, final stormwater management will take place at conclusion of the project.
 - Construction of the first multifamily building will begin in December 2022, expected delivery November 2024.
 - DSP for the second multifamily building expected next year.
- Canvas Development
 - Excavation almost complete, concrete operation for foundation will begin after excavation, expected completion end of 2022.
 - Parking garage expected Q1 2023.
 - Project delivered Summer 2024.

- Rhode Island Trolley Trail
 - Construction is underway! Expect occasional lane closures between Charles Armentrout Drive and Farragut Street over the coming months.
 - Visit MDOT's project page to track the progress: <https://mdot-sha-us1-trolley-trail-pg8675188-maryland.hub.arcgis.com/#GraphicsandMedia>

5. Committee Business

- Approve October 2022 minutes
 - Approved unanimously

6. Additional Questions & Discussion

7. Adjourn (8:45 PM)