

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
APRIL 20, 2021

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_PUk8kybpRy6aOBsLV3whsg

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Member
- Marshall, Committee Member
- Nkosi Yearwood, Committee Member
- Bart Lawrence, Council Liaison
- Jim Chandler, Staff Liaison
- Kate Powers, City Planner
- Al Arnold
- Lydia Kimball
- Michael Scarani
- Michael Ricketts
- Jason Washington
- Greg Barnes
- Scott Wilson
- William Seath
- Yohannes Bennehoff
- Rebecca Marx
- Stuart Eisenberg

2. Hyattsville Middle School, MR-2038F

- Presentation
 - Jason Washington, Director of Public-Private Partnerships Program, Prince George's County Public Schools
- Overview of Project
 - Michael Rickets, Project Executive, The Gilbane Company
 - Al Arnold and Michael Scarani, Design Build Team, Stantec
 - Lydia Kimball, Landscape Architect
 - Hyattsville Middle School is part of the Blueprint School Program, where the school design, construction, financing, and maintenance are part of the same program. It is one of six new schools to be built over the next two years.
 - It will occur under an accelerated delivery model with a 30-year maintenance program.
 - The School will be built on the same site but reoriented.

- The project team has hosted townhall meetings every other month related to the design and construction of Hyattsville Middle School.
- We will host another townhall in June to talk about specifics.
- We consistently receive updates and design guidance from our project planning committees.
- The project team has made a commitment to inclusion and has participated in community investment meetings.
- Project overview timeline
 1. Mobilization - July 2021
 2. Abatement - July-August 2021
 3. Rough grading – August 2021
 4. Building demo - late August-October
 5. Foundations start September 2021
 6. Completion - July 2023
- This is a fast delivery model for the school system.
- The new school will be built on the existing school site.
- The site is bound by Oliver Street, a one-way roadway to the north.
- The proposed site plan places the building layout to the north with vehicle access on Oglethorpe Street to the south.
- The bus lot allows enough space for all buses to fit at one time with no need to back up.
- The number of parking spaces is dictated by the county based on what is needed on the site.
- The building is placed on the north end of the site as its size and layout could not fit elsewhere on the site.
- A parking lot entrance off 42nd avenue has been studied already and is not feasible as the vertical grade is too steep (12-14 ft).
- The existing parking lots would never have been built today based on the grade of the site.
- The car lot has a separate entrance with a long parent drop-off/pick-up lane.
- There is significant stacking/storage integrated into the parking lot to avoid people dropping off along the street.
- All access from Oglethorpe Street will be ADA compliant.
- The proposal includes steps midblock on 42nd Avenue for pedestrians.
- Water quality will be treated through stormwater environmental site design areas while underground pipelines will control water quantity with water being discharged to existing stormdrains.
- It is a tight site with limited space. The site will include a multipurpose field, which is smaller than a standard field.
- The back of the school will include a service entrance and delivery area for food and kitchen deliveries.
- Oliver Street will be widened from 15' to 20'.
- The landscape plan includes 120 new trees planted and limited shrub plantings except in stormwater areas. The landscape plan aims to maintain visibility and reduce maintenance.

- The plan includes mostly native trees.
 - There will be a buffer between the school and 42nd Place (grading). Stormwater plantings will be used to create the buffer.
 - The Oliver Street entrance will include an outdoor gathering/dining/learning area (multipurpose).
 - The service area will include buffer plantings.
 - The outdoor gathering area will have its own fence in addition to the perimeter fence.
 - The ground level plan of the building includes 4 basic building blocks. One side of the building will be one story. The 4 blocks will be joined by a common space. The academic spaces will be on the 2nd through 4th floors on the other side of the building.
 - The front elevation of building will include a canopied entrance.
 - 4 stories towards west, short side towards east
 - The exterior colors are up in the air.
- Clarifying Questions
 - Todd: Is the perimeter fence adjacent to the building on the west side?
 1. The fence will be at the base of slope along 42nd Avenue with pedestrian access at the midblock stairs.
 2. How high is the fence?
 3. 6' currently.
 4. Materials used?
 5. Black chain link.
 6. Will a traffic light be installed on Oglethorpe Street or 42nd Avenue?
 7. No.
 8. With traffic going in and out, especially during rush hour, are there any plans to include a traffic light? Is there a traffic control plan?
 9. There is currently little traffic on Oliver Street. We are anticipating mid-day deliveries occurring on Oliver Street. There is no traffic signal proposed at Oglethorpe Street and 42nd Avenue. The intent is to get congestion off 42nd Avenue.
 10. With people traveling to the school via bus, car, and by foot, are there plans for crossing guards or traffic calming? Is there a plan in place to manage traffic on Oglethorpe Street?
 11. Jason: The proposal calls for crossing guards and traffic cops, who will be retained by PGCPs to direct traffic on and off site.
 - Marshall: I have no questions.
 - Nkosi: Regarding Oliver Street, with the expansion will a sidewalk also be installed?
 1. No
 2. Why?
 3. Oliver Street is not intended for pedestrian use and access. Additionally, there is limited ROW and a steep slope.
 4. Was a transportation study done for the new school site?

5. Yes, a traffic report was submitted to Park and Planning.
 6. What there any major insights?
 7. With every school, peak traffic periods occur daily for about 15-20 minutes. The very high peaks are difficult to manage and done with traffic direction by guards. Outside peak periods, the traffic study found that all intersections had a good level of service.
 8. Will the building be constructed to a LEED or green globe standard?
 9. It will be designed to a LEED silver equivalent.
- Maureen: Does the project team plan on using native plants?
 1. Lydia: 80% of the shade trees are native. 77% of the evergreen trees are native. 63% of the flowering trees are native. 90% of the shrubs are native.
 2. How does the project team plan to deal with the elevation increase on Oliver Street, where the right of way becomes very steep?
 3. The service entrance for the school is further east on Oliver Street and will be closer to on-grade than the western areas of Oliver Street.
 4. Will trash and recycling services occur on Oliver Street in addition to kitchen deliveries?
 5. Yes.
 6. Will the Oliver Street access be sufficient for fire/emergency vehicles?
 7. Yes, Oliver Street will be wide enough to accommodate emergency vehicles. We have already met with the fire marshal to discuss these issues.
 - Will the ditch parallel the Oliver Street be removed and paved?
 1. It will be removed and replaced with a new curb and gutter.
 2. Will the houses on Oliver Street be shielded in some way from the back of the school building? Maybe some sort of masonry wall to block the trucks and transformers.
 3. We will examine everything. Shielding will be determined by decibel levels. The site will follow all noise regulations. We will investigate a mixture of things including masonry walls. There is no decision yet.
 - Scott: Will the back gate on Oliver Street be closed?
 1. Gate opening will be on a schedule according to trash and recycling services as well as kitchen deliveries. We will ensure the gates are locked at the beginning and end of the day.
 2. Will there be 120 new trees or 120 trees total?
 3. 120 new trees.
 4. Will you be changing the location of the existing capital bikeshare location?
 5. No, there is no reason to move or disturb the existing bikeshare station.

- Committee Comments

- Maureen: I think we should start off by reviewing City Staff's current recommendations.
- Nkosi: I do not find the fence necessary. I will depart on that recommendation. Regarding the overall design, I have issues from an access perspective. All access is funneled to Oglethorpe Street. The team should explore alternative access routes and figure out a way to increase the number of access points even if the grades are challenging. I would consider dispersing movements. Having all access off one narrow roadway is a red flag and a concern. There should be alternative routes. I regularly review Montgomery County plans and always recommend there be multiple ways to get into the site.
- Marshall: I have no comments.
- Todd: The City Staff's recommendations address my concerns.

Recommendation: The Planning Committee has concerns about traffic backing up on Oglethorpe, as there is only one proposed entrance/exit point to each parking lot. The Committee concurs with City Staff's recommendations with the exception of fencing the property along 42nd Avenue. (Passed – 3 yes, 1 abstention)

3. Committee Business

- Approve February 2021 minutes
 - Passed unanimously with edits
 - Pg 2, clarifying questions, 2nd question from marshall,
- Volunteers for delayed reappointment
 - Sequence appointments, not all appointed at same time
 - Offset timing
 - Spring vs. fall
 - Maureen and todd – reappoint now
 - Send reappointment into to Nkosi and Marshall

4. Development Update

- Dewey Development
 - *Parking issue in arbitration*
 - *DSP appeal filed (Circuit Court Hearing - May 7)*
- UIP Canvas/Armory Development – *Plat Signing*
 - Recently city council approved dedication of plat
 - Driveway off jefferson services city owned property renaissance square and church, dedicate as public use for project to move forward, approved by council
 - June/July site demolition and grading
 - Development is anyone's guest
 - Not advised for tenanting retail

- Mf building
- Hamilton Manor – *County Right of First Refusal Program*
 - PGC DHCD
 - Tool available – not been used in pst
 - Clause in county code, intercede acquisition of mf buildings
 - County has not successfully been able to use this program
 - Along QCR north of Hamilton street
 - Mf development site
 - Property's owner, response, county notice of sale, invoked right of first refusal, sent to pool of affordable developers, 2 responses.
 - NHT contract with the seller for acquisition of the site, and Washington conservatory
 - Need support of local jurisdiction, city council presentation from buyer
 - Discuss terms of affordability and longterm affordability
 - Clarifying questions from council
 - Back to council may for consideration of resolution
 - Most significant preservation of affordable housing in the city
 - Unexpected potential win for city
 - Hamilton manor near metro, real estate target!
 - Have not yet had the opportunity to
 - Marshall – don't support?
 - SEND INFO out to council
- WMATA Platform Improvement Project
 - *Weekend Closures: April 17-18 and May 1-2*
 - *Station Closure: May 29 - September 6*
 - Platform improvement projects
 - Green line improvement scheduled this summer
 - ADA accessibility, signage, pedestrian access require shut down of stations
 - Transit rely on bus shuttles
 - Communicate with greenbelt hvl and college park
 - positive – better time, metro slower in summer, but also a pandemic
 - WMATA communications
- Affordable Housing Strategy – *Plan Adoption expected May 3, 2021.*
 - Presentation of final document to city council
 - Participants in development
 - Intended to operate in realities of where we're at, extreme market pressure and absence of afford requirements in the county
 - County housing plan (ROFR) – city hired same firm

- Prioritize city goals, align with county plan, complement.
- Toolkit reflected council prioritization
- New units and preservation of existing
- End of may! Coming back to council
- City's 10 year plan

5. Additional Questions & Discussion

- Suffrage Pointe/Magruder – no updates
- SW on lower lot
- Old pipes
- Court decision? Appealed by city, appeal is pending
- Judge who heard the case had no land use background, floating zones in PGC
- Share decision with PC
- KFC on Ager? New Century not funded in restaurant funds
 - KFC closed, did not renew business license
 - New Century – open fund for restaurants, accepted first batch, second round to be submitted... denied? Funding through original fund round
- Jefferson Street
 - Ager road saw as a committee
 - Jefferson street improvements
 - DPW public meeting a few weeks ago
 - Not aware of any
 - Come to may or June meeting
- Sacred Heart
 - Updates?
 - UPDATE CITY WEBSITE

6. Adjourn (8:45 PM)