

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
FEBRUARY 23, 2021

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_GjC2Q9vARVy3GVvDkRQB5g

1. Introduction of Committee & Guest Members (7:00 PM)
 - Maureen Foster
 - D. Marshall
 - Todd Dengel
 - Nkosi Yearwood
 - Ben Simasek
 - Bart Lawrence
 - Jim Chandler
 - Kate Powers
 - Brandon Gurney
 - Chris Hatcher
 - Mark Ferguson
 - EJ Evans
 - Joe Luebke
 - Sam Denes
 - Shawn Day
 - Vince Biase
 - Jim Menasian
 - Scott Wilson
 - Rebecca Marx
 - Scott Wilson
2. Committee Business (7:05 PM)
 - Approve November 2020 minutes
 - Edit from Marshall: Page 4, change “I do not look” to “I do not like the look.”
 - Minutes approved with suggested edit, passed unanimously.
3. Landy Development, Phase 2
 - Presentation
 - Chris Hatcher, Lerch, Early & Brewer, Chtd., Representative for the Applicant
 - Overview of Project
 - Groundbreaking on Phase 1 of the Landy Property is imminent, likely within the month depending on review by the soil district.
 - Most of the summer, we will be moving dirt from the Phase 2 site to the Site 1 site and installing drainage, water, sewer, and electrical.
 - Phase 1 is on the east side of the site. The Planning Committee saw a presentation of Phase 1 in the past – including the lotting and community park. The park on the property will remain an HOA park while the site is under development. Once the last unit is sold, the park will be transferred to the City and added to the park network.
 - There will be stairs installed leading up to a viewing platform, utilizing the sledding hill and preserved woodlands.
 - The Planning Committee has seen the architecture before. The approved architecture for Phase 1 will be carried into Phase 2.

- The applicant integrated your comments including extra windows, entry windows, and additional brick on the facades with vinyl in lesser visible areas. These conditions will be carried over to Phase 2.
 - The project will include 16', 20', and 22' front loaded units.
 - The division point between the two phases is the natural watershed line. The eastern portion (Phase 1) flows to Wells Run through Nine Ponds on Dewey and University Park. The western portion (Phase 2) flows into Northwest Branch of the Anacostia.
 - All of streets and alleys will be publicly owned and maintained. The neighborhood will have public road maintenance, trash pick-up, and plowing because the roadways are incorporated into the City.
 - As for the street network, the continuation of Canaby Street off Belcrest will go through to Dean Drive.
 - Dense plantings will be placed on the side of the property against the Seville Apartment.
 - For Phase 1, there are no modifications to the TDDP. For Phase 2, the applicant is requesting two minor modifications:
 1. BTL variation along Dean Drive
 2. On-street parking in alleys
 - There will be no mail delivered to front doors. Instead, there will be one central mail location per development. For this property, the delivery area will be interior to Phase 2 and accompanied by 10 parking spaces (90 degrees) for those to pick up mail.
 - The applicant has put together enhanced side elevations. In the exhibit, pink lots indicate gateway area with brick all the way up to peak of the gables. Blue lots will include additional brick on the side.
 - 16' and 20' units will have 5 windows on the side, while the 22' units will have 6 windows.
 - There will be a limited number of 22' units throughout the development.
 - A typically line of units include 20' units on the end and 16' units through the middle.
- Clarifying Questions
 - Marshall: What does "a little bit" of parking mean? What is the exact number of parking spaces?
 1. 7 spaces in the alley near the Seville and 4 spaces off the alley by the Muse. There has been some discussion about including spaces near the southwest corner, but we will need stormwater mitigation there. We may add extra on-street spaces near the 22' units.
 - Marshall: What about visitor parking?
 1. There will be on street parking plus garage and driveway spaces. The property will have approximately 170 on-street parking spaces. The idea is that residents of the neighborhood will park in their garage and driveway and the on-street parking is "extra" space for visitors.

- Marshall: When did the post office stop delivery directly to certain homes? Is this a requirement? Is there a process one can go through to change this?
 - 1. Yes, it is a requirement. This is not a popular policy with citizens. It seems to only be popular with the post office itself.

- Todd: Just to clarify, there are no “reserved” parking for any of the units on the street level? 100% of residents are expected to park inside their garage? Would the HOA have the authority to institute a permit policy for street parking?
 - 1. These will be public streets and will not have reserve parking. The HOA will maintain landscaping and stormwater features. They will not develop parking policies.

- Nkosi: Where is the public right-of-way for these streets? Is Dean Drive a County or City road?
 - 1. Dean Drive is on the eastern edge of the right-of-way. Dean and the streets to the northwest are County streets. Streets will be constructed to the urban street standards. Some streets will have parking on one side and some streets will have parking on both sides. Streets going east to west will have one sided parking.
- Nkosi: The last time we saw this project, we discussed the homogeneity of unit type and the notion of exploring other unit types.
 - 1. We cannot change the unit type at this point in the process. What was approved in the PPS is locked in.
- Nkosi: Is there any affordable housing aspect to this project?
 - 1. No, all units are market rate.

- Ben: What about parking along the main street abutting the park?
 - 1. Both sides of the street will have parking. In Phase 1, there is only parking on the unit side of the street.
- Ben: What about street crossings? Are you open to including a cross walk from the park to the open green space area to the south?
 - 1. We are open to adding a crosswalk there.
- Ben: Behind the Seville Apartments, there is a tennis court and pool. Is there an opportunity to include a pocket park nearby?
 - 1. There is a fair amount of grade change along the site, so it may not be possible.

- Sam Denes: How long are the front load driveways and where do the sidewalks cross on those? what length of vehicle will fit in front of the garage without blocking the sidewalk?
 - 1. 19’ from garage to sidewalk.

- Scott Wilson: Will parking in alleys cause a fire hazard?
 1. The Fire Marshall will review these plans and determine if fire equipment can travel through the site using the current circulation pattern. We used turning template studies with the City trash trucks to ensure that the alleys are wide enough.

- Jim Menasian: Are there any plans by the County or City to have some of these units subsidized for "affordable housing?" Why doesn't this project, which is so close to Metro, have subsidized housing?
 1. The County does not have an affordable housing requirement.

- Committee Comments
 - Nkosi: I am generally supportive of this project. The open space within the project is better than what we have seen in the past. Essentially all the streets in the plan accommodate parking, either on one or both sides. I would recommend petitioning the City to integrate Northwest Drive and Dean Drive fronting this development into the City street network.

 - Todd: We have gone back and forth with this group and seen that the integrated modifications get better each time. I agree with Nkosi that the City should look at opportunities for parking around the development including Dean Drive and Northwest Drive.

 - Marshall – You are going to need more visitor parking within this development.

Recommendations:

The Planning Committee is generally supportive of the improved plan presented for the Landy Phase 2 development, especially the open space and street parking accommodations.

(Passes unanimously)

The Planning recommends the City work with the County to ensure Dean Drive and northwest Drive, fronting the Landy development, be serviced and owned by the city and integrated into the city road network.

(Passes unanimously)

The Planning Committee supports the two requested modifications: (1) allowing the 11 parking spaces illustrated on the DSP in the alleys and (2) allowing the applicant to exceed the maximum build-to line along the southern end of Dean Drive.
(Passes unanimously)

4. Council Procedures

- Discussion regarding recent revisions
 - These updated procedures have not yet been adopted. They will go before the City Council in the late summer or early fall.
 - One suggestion has been rotating the chair position within Committees and only allowing an individual to chair one committee at a time.
 - We are soliciting feedback from Committee members.
 - Another procedural item being considered is a 60% minimum attendance rate for committee members to ensure committee's regularly meet their quorum.
 - Conducting meet and greets with Committee members as part of the nomination process.
 - Submit an annual committee report using Google Forms.
 - At our June or July meeting, we will go through the suggested procedures and the Planning Committee can adopt specific recommendations for the document.
 - Nkosi: What was the source of or rationale behind the proposed modifications to committee procedures?
 1. Problems with attendance, committee records, and appointing new members.
 - Marshall: Will there be a discussion about requiring interested members to attend at least one meeting before their appointment?
 1. Currently, there is no requirement, but it is recommended that interested individuals attend at least one meeting before their appointment.

5. Development Update

- Prince George's County-wide Map Amendment Process
 - There is some uncertainty on the County's end of when the CMA will be adopted so developers are acting accordingly. Requesting rezoning through a Conceptual Site Plan has more certainty than requesting it through the CMA process. The issues behind the zoning rewrite are unresolved at this point.
- University Town Center, Parcel N – *Potential Residential Project*
 - Parcel N is located on the surface parking lot adjacent to the Safeway, along the west side of the property.

- Owner has sold the property conditional on site plan approval.
 - The site plan will include a multifamily residential product with accessory commercial along East-West Highway, with the density and use consistent with the TDDP.
 - We do not have site details yet but expect the application to be submitted this spring.
- Rhode Island Avenue Trolley Trail – *Final Design Review scheduled for February 25th*
 - The semi-final review for this project is on Thursday. There are no substantive changes in the design since it was presented to the Planning Committee.
 - All federal and state funding for the project have been released and the team is ready to proceed with solicitation.
 - City funds from next fiscal year will go towards pedestrian lighting.
 - We will have a more definite construction schedule in the fall.
 - Hyattsville Middle School – *Completion scheduled for July 2023*
 - Educational Facilities Task Force recently hosted the project representative to speak about the site.
 - The new school building will sit on the northern end of the site.
 - The team is still developing the circulation model. The applicant is proposing the widening of Oliver Street, as it will be a necessary point of entry for deliveries.
 - We are awaiting road specifications.
 - AvalonBay Development – *Residential Project located at the Mall at Prince George's*
 - Affordable Housing Strategy – *Final Deliverable expected April 30, 2021*
 - City COVID-19 Relief Fund – *New restaurant grants available in early March*

6. Additional Questions & Discussion

7. Adjourn (9:00 PM)