

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JANUARY 19, 2022

Register in advance for this webinar:

<https://us06web.zoom.us/meeting/register/tZltf-6hqTlrG9V38cPr-Hn9VTv4LmR9xO8F>

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee member
- Yohannes Bennehoff, Committee member
- Greg Barnes, Committee member
- Marshall, Committee member
- Sam Denes, Council Liaison
- Ben Simasek, Committee Liaison
- Jim Chandler, Staff Liaison
- Taylor Robey, Support Staff
- Tom Haller, Presenter
- Ken Dunn, Presenter
- Chris Reynolds, Presenter
- Martin Howle, Presenter
- Jeff Goins, Presenter
- Zak Elyasi, Presenter
- Phillip Hughes, Presenter
- Arthur Horne, Presenter

2. Avalon Bay at MPG – Preliminary Plan of Subdivision (PPS 4-21032)

- Presentation
 - Martin Howle, Avalon Bay
 - Chris Reynolds, Avalon Bay
 - Ken Dunn, Soltesz
 - Tom Haller, Applicant's Representation
- Project Background
 - Infill multifamily development involving some demolition on the MPG Site
 - Improvements to Toledo Rd
- Clarifying Questions
 - Greg: when should we expect the detailed site plan?
 1. Ken: in design effort, not too much longer (another month?). Wanted feedback before entitlement documents before submittal
 2. Comment: no comment supportive of subdivision

- Todd: can you expand removal of impervious surface?
 1. Ken: parking will be removed and replace with a mix of surfaces including landscaping
 2. Todd: plans to demolish old JCP?
 3. Applicant: yes, a portion of it.
 4. Comment: no comment supportive of this subdivision
- Will: How does access to the site work?
 1. Applicant: Priet will still own majority of mall, Avalon will own this portion
 2. Will: what is the status of the self-storage proposal and how does it relate to this proposal
 3. Comment: Echoes other comments.
- Yohannes: Will the drive aisle be a public?
 1. Yes, will be a public street in the final condition but won't be dedicated until full road is upgraded
 2. Y: Is the design up to code and able to be turned over to the city?
 3. Applicant: Yes, they will be built to public standard
 4. Y: what is the distance between the mall and the new building?
 5. A: vehicular and pedestrian will be able to move between.
 6. Y: ADA sidewalks?
 7. A: Yes
 8. Y: Are there variations between existing code and new zoning?
 9. They are working under the TDDP which was
 10. Comment: no issue with subdivision. Echo Cliff's comments to maintain safe traffic in the area.
- Marshall: JCP building will be demolished?
 1. Applicant: Only a portion of it and capping the wall. Most of it will still exist
 2. Marshall: will there be two travel lanes and two parking lane
 3. Applicant: two travel lane in both directions
 4. Marshall: so what you're building does not include parking or a bike lane?
 5. Applicant: not in the interim condition
 6. Marshall: what are you seeking from Planning Committee at this point?
 7. Applicant: this is a preliminary plan of subdivision
 8. Marshall: ownership will be separate from the mall?
 9. Applicant: yes the multifamily property will be owned by Avalon, the remainder preit
 10. Comment: Hates the term traffic calming. Concerned about lane width conversation based on supply. Tractor trailers service the mall and need to access this area. Wants more information on the remains of the JCP property.
- Cliff: Concern about lane width, is it 11ft in its final form?
 1. A: 12 feet in the interim for wiggle room

2. C: Would lane width be addressed in the detailed site plan?
 3. A: Ideally if you have suggestions you would share them now. We can work out with detailed site plan. Welcome comments
 4. C: Nervous about lane width for pedestrian safety. Wants to slow traffic.
 5. A: TDDP references 11' travel lanes
 6. Comment: Supports going ahead with
- Committee Comments for Adoption
 - The committee recommends approval of the preliminary plan of subdivision but has concerns about pedestrian safety on Toledo Rd while allowing adequate service vehicle access. Unanimous approval

3. 5402 Jamestown Road – Conceptual Site Plan (CPS-20004)

- Presentation
 - Jeff Goins, PGN Architects
 - Zak Elyasi, Raz Development
 - Phillip Hughes, CPJA
 - Arthor Horne, Applicant's Representation
- Project Background
 - The property is .9 acres in MXT zone adjacent to the West Hyattsville metro.
 - Potential features include a coffee shop, a bike shop abutting the bike path, a green roof, 55 permanent bike spaces, 54 parking spaces
 - Goal to activate that corner
 - Is within the floodplain
- Clarifying Questions and Comments
 - Cliff: no clarifying questions
 1. Comment: Echoes Marshall's point about making the building stand out. Concerns about façade. There's no reason to try to hide the size of the building. Echoes concerns about podium construction. Let's try for something different than more of the same. Concerns regarding looking in on parking on the first floor. It is in contrast to the frontage along the bike trail. Excited for the spot to develop and density. Would like temporary parking situation to be accounted for.
 - Marshall: Why given the number of units the parking spaces is so low?
 1. Applicant: Given that they are in the floodplain going lower is not possible. There is a parking maximum zone here this close to the metro.
 2. Marshall: what are you to do if visitors and folks show up with cars where do they put them? What is the life expectancy of this project given the materials used?
 3. Applicant: podium with stick lasts approximately 100 years given the materials. Exploring finished split block system to extend life expectancy, quicker assembly, and fireproof.
 4. Marshall: do you already own this property? Or any surrounding properties

5. Applicant: they have owned this site since 2017. Close friends with laundromat owners and other property owners in the area.
 6. Comment: Thinks parking number is too low. Understand proximity to metro and transit-oriented development. Transit does not run 24/7 and if you work non-traditional hours you will need to drive. Avoid parking nightmare. Concerns about building materials. A lot of the same is being built with new systems and materials. I hope to see something iconic, opportunity for art, colors and materials that pop.
- Yohannes: With parks and trails who owns that land
 1. Applicant: It is park land. They have seen proposed ideas.
 2. Yohannes: No transfer of ownership of that park land
 3. Nope we will potential develop but not own
 4. Please continue to seek parking maximum
 5. Comment: Appreciate you all developing this property. Orientation towards the bike path is a great addition on this side of town. Not a fan of the techniques used on these larger buildings. Level of parking may need more mixing for variety of users but does not think the site needs a lot more parking. Recommends bike rack and rooms design involves a team that knows what they are doing. Think about electric vehicle charging or capability to retrofit for this use.
 - Will: What of the development is in the floodplain?
 1. Applicant: We will have to build with materials that can get wet such as concrete. It is something we have taken into account
 2. Will: Will it be lifted out of the floodplain
 3. Applicant: Raising it as high as they can while maintaining ADA requirements. Floodplain plans still need approval.
 4. Will: ADA concern is with ramping slope?
 5. Applicant: yes
 6. Will: what is underlying zone? MXD and TDOZ
 7. Comment: No concerns about parking given proximity to metro and size of retail. Concerns with the form of the building, longevity and aesthetics related to podium style building. It results in a lot of ugly building. It does not encourage walkability and human scale. Parking taking up the ground floor and visibility is a concern. It does not lend itself to a pleasant pedestrian experience. Major improvements are needed.
 - Todd: can you elaborate on how financing will impact affordability?
 1. Applicant: 30-60% AMI is what we are aiming for. Elaborating any further is premature at this point.
 2. Comment: Echo affordability and three bedroom comments. Appreciates the pictures but finds them to be inconsistent in terms of the design. Hopes for local retail rather than big box. Believes parking is on track and thinks it will struggle before more density comes to the area.

- Greg: Entrance and exit of property is all coming from right on Jamestown Rd? Are folks crossing traffic?
 1. Applicant: unsure, waiting for traffic study.
 2. Greg: Is there a plan to allocate any of the spots for visitor or retail uses?
 3. Applicant: there's only 2700sqft of retail, and with proximity to metro and trail and other plans for parking it is not something they anticipate being an issue.
 4. Greg: how will residential parking be allocated?
 5. Applicant: the management company will be responsible for allocating the parking spaces.
 6. Greg: Why are there no three-bedroom units?
 7. Applicant: It is not out of the question. Once they are through conceptual, they will determine at that point if it makes sense. The corner units that are 1,100 sqft units and could easily be three bedrooms.
 8. Comments: It is an interesting project. Likes the commitment to affordability. Consider further the parking situation for visitors, and retail uses. Consider three-bedroom options to make space for smaller start up families in our community.
- Committee Comments for Adoption
 - The committee...
 1. appreciates the commitment to affordable housing and support the integration of three-bedroom units into the plans
 2. supports the orientation toward the bike path
 3. has concerns about the parking allocation especially as it relates to retail but this may be worked out in the detailed site plan. We have concerns about parking behind the veil.
 4. has concerns about the podium construction and the longevity of this building style.
 5. recommends professional consideration regarding bike rack and room design
 6. recommends the site find room for art and make this a unique building given it is the first of its kind in his area.
 7. recommends additional of vehicle charging station.
 8. asks in the DSP that more attention be paid to the building scale and it pertains to pedestrian and cyclist.
 - Seven in support, voted in one go.

4. Development Update

- Suffrage Point South
 - Letter sent 1/14 to MDE regarding non-tidal wetlands permit
 - Requested additional 30 days for public comment
- KFC at Queens Chapel Town Center
 - Zoning Hearing Examiner, no decision yet

- Hyattsville Justice Center Solicitation
- Hyattsville Business Roundtable – February 2, 2022
 - Discussion on implementing a Business Continuity Plan
 - Registration:
 - https://us06web.zoom.us/webinar/register/WN_xOLz1OBCQ0my7hrOzBlk7g

5. Committee Business

- Approve October 2021 minutes
- Adoption of Annual Meeting Calendar
 - January 19, 2022
 - February 16, 2022
 - March 15, 2022
 - April 19, 2022
 - May 17, 2022
 - June 21, 2022
 - July 19, 2022
 - September 20, 2022
 - October 18, 2022
 - November 15, 2022
- Election of Officers
 - Chair (Co-Chair/Vice-Chair)
 1. Todd nominates Maureen to be chair
 2. Marshall nominates Maureen to be chair
 3. Maureen will be Chair
 4. No decision on Co-Chair
 - Secretary
 1. No decision at this time.

6. Additional Questions & Discussion

- Give us your feedback! Committee Survey: <https://forms.gle/myGEjWtyfKiVAUMd8>

7. Adjourn (9:00 PM)