

CITY OF HYATTSVILLE

DRAFT PLANNING COMMITTEE MINUTES (*EXCERPT*)

APRIL 21, 2020

1. Introduction of Committee & Guest Members (7:00 PM)
 - Maureen Foster, Planning Committee Co-Chair
 - Wil Maxwell, Planning Committee Co-Chair
 - Todd Dengel, Planning Committee Member
 - D. Marshall, Planning Committee Member
 - Jonathan Mueller, Planning Committee Member
 - Nkosi Yearwood, Planning Committee Member
 - Ben Simasek, City Council Liaison
 - Jim Chandler, Staff Liaison
 - Kate Powers, Staff
 - Tom Haller, Attorney for applicant (DSP-20004)
 - Philip Hughes
 - Lorena Gonzalez
 - Paul Braun
 - Stacey Silber
 - Bobby Gilbane
 - Adrian Hagerty
 - Michael Romero, Architect for Magruder Pointe
 - Karl Granzow, Project Manager for Magruder Pointe
2. Committee Business (7:05 PM)
 - Adoption of February 2020 Meeting Minutes
3. DSP-20004: Riverfront at West Hyattsville – Medical Office Building Architecture
 - Presentation
 - Tom Haller, Gibbs and Haller, Representative for the Applicant
 - Overview of Project
 - Mr. Haller displayed a rendering of the proposed medical building within the Riverfront at West Hyattsville project
 - The overall site is 18 acres and the location of the former Ginns Warehouse.
 - Phase 1 of the project will include construction of 183 townhouses. The applicant plans to begin construction in the third quarter of 2020.
 - The west side of the project is intended for residential units and potentially an opportunity for commercial elements as well.
 - Along Ager Road, the project has planned for a commercial presence.
 - This detailed site plan focuses on a 48,000 SF Kaiser Permanente medical office building. The applicant is proposing a three-story medical office

- building which will include exam rooms, a pharmacy, a medical laboratory, a café (which will be open to public) and a parking garage.
- The parking garage placement along Ager Road is angled as a WSSC easement is present on the site. The garage has been setback further from the road in order to avoid conflict with the existing easement. This setback also ensures that the garage does not dominate the frontage along Ager Road.
 - Within the garage, there is a drop-off location which will allow individuals, especially those with mobility issues, to be dropped off at the medical office building easily. From the drop-off area to the building there is a covered walkway to protect individuals from the elements.
 - The overall square footage is 48,000 SF with 44,000 as usable square feet. Mr. Haller described how the space will be divided between the different uses.
 - Mr. Haller provided the Planning Committee with different elevation views, from different sides of the property.
 - A curtainwall of glass will be included on the east side of the building along Ager Road. This will provide visibility into the building. In addition, much of the first floor will be clear glass.
 - Conference rooms on the first floor will be available for use by the public.
 - Mr. Haller indicated where the entrance to the building is located on Ager Road, as well as where the entrance to the parking garage is located.
 - The garage will include metal panels; this is an architectural finish on the structure that provides visibility into the garage.
 - The South elevation can be seen from the Metro loop; it is dominated by the garage which will be blocked by panels.
 - The North elevation can be seen from Little Branch Run.
 - The West Hyattsville Sector Plan had designated the project area as an MXT zone and further divides the area into preferred land use categories. As part of the project, the applicant requested the property on Ager Road be designated as mixed use residential. Offices and pharmacy uses are permitted on the property, but medical labs and café uses are not permitted. The applicant is requesting a modification to the list of uses to include medical lab and café use.
 - In addition, the applicant is requesting a modification to the number of permitted parking spaces. The Transit District Plan caps the amount of parking on the site to a maximum of 92 spaces. The applicant is proposing 238 spaces within the structured garage.
 - Mr. Haller explained that typically medical office buildings require 5 spaces per 1000 SF. The structured garage is an essential part of the project, as it will accommodate those with mobility issues and those unable to utilize public transportation either due to illness or contagion.
 - Kaiser has experience in estimating parking capacity with other similar facilities. They anticipate a growth in membership and will need to service those individuals.

- Employees of the medical office building will be incentivized to use mass transit, but some will still need parking spaces at the facility.
- Mr. Haller shared a night rendering of the building with a view from Ager Road, which includes the “Thrive Stair” and LED super graphic/artwork panel. This panel is perforated metal with an LED light behind it.
- Clarifying Questions
 - D. Marshall: What kind of controls will be used at the entrance of the garage? At the angled corner of the garage, what view will pedestrians have?
 - B. Gilbane: There will be secure access control at the garage entrance. Staff will utilize card readers and patrons will receive a parking pass from an automated machine with a security gate. Patrons will be able to get their parking pass validated within the office building or café.
 - B. Gilbane: The current right of way includes a 6-foot sidewalk. There will be a crosswalk at the garage entrance as well as additional hardscape and landscape features along Ager Road. Seating will be placed outside the café area.
 - J. Mueller: There is a median down the center of Ager Road. Will there be a northbound left turn into the garage, or will individuals need to make a u-turn further north?
 - T. Haller: In addition to the entrance on Ager Road, there will also be a second entrance on Little Branch Run. Individuals driving northbound on Ager Road will be able to turn left onto Little Branch Road, then take another left into the garage’s second entrance.
 - J. Mueller: Will the café be open to public?
 - T. Haller: Yes, the café will be open to the public. We plan to further emphasize its existence with outdoor seating (tables and chairs) and signage. In addition, meeting rooms on the first floor will be available for public use. To further activate the streetscape, farmers markets can be held outside the building along Ager Road.
 - J. Mueller: I like the idea of hosting a farmer’s market outside the facility. I also think its important to make it clear that a café exists within the building.
 - T. Dengel: Will the garage be accessible to emergency vehicles, like ambulances?
 - B. Gilbane: We are not anticipating having to service those needs.
 - P. Braun: The clear height in the parking garage can accommodate medical access vehicles. Oversized vehicles will be able to access the first floor of the garage as well as the back service entrance.
 - N. Yearwood: No clarifying questions at this time.
 - W. Maxwell: No clarifying questions at this time.
 - B. Simasek: Is there only one entrance to the building? In order to activate the streetscape, has the applicant thought about including a street-level entrance specifically dedicated to the café?

- T. Haller: There is another entrance to the building on the north side, but it is not open to public. The main entrance is along Ager Road. The applicant plans to make the frontage as welcoming as possible. Pedestrians will be able to see the café from the outside of the building.
 - P. Braun: the café will be close to main entrance. The applicant envisions the first floor to be a public square. The café within the medical building will be similar to a Starbucks in a hotel lobby.
 - B. Simasek: Will the pharmacy be available to the public or will it be limited to members only?
 - P. Braun: The pharmacy will be limited to members only, except some over-the-counter items will be available for purchase by the public.
 - B. Simasek: Who is responsible for administering the conference rooms?
 - P. Braun: Property managers will be available to facilitate the use of public conference rooms.
 - T. Dengel: Will the pharmacy be run by a separate vendor?
 - P. Braun: The pharmacy will be a Kaiser-owned facility.
 - N. Yearwood: Where does the applicant propose hosting Farmers Markets on the property?
 - P. Braun: Farmers Markets will be hosted outside facility, within Parcel boundary, along Ager Road. Stalls will be set up on hardscape elements, under canopies.
 - D. Marshall: How many parking spaces are available at the Landover/Largo Kaiser facility?
 - T. Haller: I am unsure of the number of parking spaces at the Largo facility, but the New Carrollton facility is 200,000 SF with 800 parking spaces. Their garage is also shared with WMATA.
 - B. Gilbane: The Largo facility has a four-story garage with 718 spaces.
 - D. Marshall: What will be the business hours for this facility? Will it be open 24 hours like Largo?
 - B. Gilbane: This facility will be open 8 AM to 5 PM, similar to the location at Prince George's Plaza.
 - P. Braun: As a primary care facility, we do not envision the need for extended care. The building may open early for pharmacy and lab uses.
- Committee Comments
 - J. Mueller: I am happy with the project presented. I like the idea of having the first floor of the building act as a public square with a café and public meeting rooms; it's something that the area needs. I like the design of the building and the artwork that's integrated into the structure.
 - T. Dengel: I agree with Jonathan. I think the project presented is an aesthetically beautiful space. I can tell a lot of thought went into its design.

One slight concern I have is regarding the nearby Lawson’s pharmacy, which has been in the community for about 100 years. I also think the conglomerate of high velocity vehicles in the area needs to be considered (emergency area, volume of residents, future site of police station, etc.). In addition, I would advise the applicant to take some time to look into gateless touchless parking equipment, especially in a facility centered on medical concerns.

- N. Yearwood: As demonstrated, the parking being proposed goes way beyond the Transit District requirements. I would like to underscore that. The applicant has not indicated how this project furthers the goals of the Transit District Plan. The West Hyattsville Plan is very specific, and it is not clear how this development is meeting the other provisions in this plan.
- W. Maxwell: I like the location of the facility presented. I am okay with the extra parking being requested – Kaiser knows the parking needs of their facilities. I appreciate the applicant’s presentation and I believe this project will be a good addition to Hyattsville.
- D. Marshall: I like the project overall, but do not like that the pharmacy is not available to the public. I do not have any concerns with the requested parking adjustment at this time.
- B. Simasek: No comments at this time.

- Recommendations

- **The Planning Committee recommends the City Council support DSP-20004, as it makes a link to the community through farmers markets, a public café, the Thrive Staircase, and other ground-level activation measures.**
 - Passes: 5 support, 1 abstention
- **The Planning Committee supports the applicant’s requested parking waiver to accommodate patrons of the medical office building.**
 - Passes: 5 support, 1 abstention

4. DSP-18005: Magruder Pointe

- Presentation

- Norman Rivera, Law Offices of Norman D. Rivera, Representative for the Applicant

- Overview of Project

- This project has been a two-and-a-half-year journey. When speaking with community members, they’ve said they wanted this project to be unique.
- Michael Romero is the project’s architect and he is a Hyattsville resident. He has worked to make this project fit well into the existing community.
- The detailed site plan is focused on the area between Hamilton Street and Gallatin Street.

- Single-family detached homes have been placed along the southside of Hamilton Street, mirroring existing single-family detached homes on the north side of Hamilton Street. The shape, massing, and scale of the units match the surrounding neighborhood character.
- Along Gallatin Street are a series of townhouses as well as green space along the front.
- There are 11 trees on the site currently. The applicant intends to add 150 new trees.
- Within the DSP, there is an architectural packet that includes the different units proposed, both attached and detached single-family houses. There are about five to six types of products, with a mix of products along each street. It will be difficult to tell if there is a repeat unit on a given street.
- The Alexandra product has a big wraparound porch that fronts the street, which is an element unique to the Hyattsville area. The applicant intends for there to be a direct relationship between the porch, the lawn, and the sidewalk.
- Some lots were difficult to configure due to the topography.
- The units are made with taller than usual windows, deep eaves, and hardie-plank siding with a complementary color palette. The design was historically inspired.
- The applicant intends for individuals to have a difficult time determining which houses are from 2020 and which are vintage homes.
- The landscaping in front of the townhouses is tiered to work best with the topography of the site.
- Park and Planning suggested brick houses be integrated into the new development which took the applicant aback. The applicant conducted an analysis and did not find brick to be all that common in the neighboring community.
- In terms of the sideyard setbacks proposed, the applicant would like for a larger sideyard to create more useable outdoor space. This would include one side with a 3-foot width and the other with a 13-foot width. There is a scarcity of outdoor space and the applicant believes this is a creative solution to maximize space.
- Units will have optional rooftop decks over the garages. The garage on Lot 21 will not have a rooftop deck, but instead will include livable space on the 2nd floor.
- Lots 20 and 22 have a shared driveway space facing the public alley.
- Clarifying Questions
 - W. Maxwell: When conducting the brick analysis, was it solely a visual analysis or did you take into account brick houses where the houses now has a new façade?
 - M. Romero: The analysis was conducted using memory and street view.
 - Todd Dengel: Of the 150 trees added, how many will be planted on the upper lot?

- K. Granzow: This DSP is for the upper lot only.
 - T. Dengel: Will the corner of the site be dedicated green space?
 - K. Granzow: There will be stormwater bioretention areas on the site.
- M. Foster: How Lot 20 and Lot 22 is configured, how is it different than EYA where the lots are across from each other?
 - K. Granzow: I'm not sure. But as part of this project, the common space creates a cool relationship between the two houses.
 - M. Romero: It will provide extra space for those households and I believe any potential conflicts will be resolved easily by the owners.
- T. Dengel: Will the rooftop decks be an add-on element? Will buyers agree to it pre-construction, or will they buy it outright?
 - K. Granzow: Some of the units will have decks, and they will be an additional cost. They will not be visible from the street.
- N. Yearwood: What is the timeline for the project?
 - K. Granzow: The Planning Board Hearing is scheduled for June 11, Then the plat will be recorded, and the infrastructure will take 45 to 60 days (water and sewer system). We will start building in late August/early September but may be delayed based on our current situation. COVID-19 may force us to adjust how we roll out development.
- Committee Comments
 - N. Yearwood: Related to Park and Planning's suggestion, corner units of townhouses would be a good place to integrate brick materials. It makes me think of older areas of the District.
 - M. Foster: On 40th Street, no unit is square on their lot. It is common for homes to have smaller size lots. It keeps with the character of Hyattsville.
 - N. Yearwood: What is the timeline for the project?
 - J. Mueller: I can tell the applicant put a lot of thought into this plan and I appreciate how it's turned out. I appreciate the porches as part of the design; these units feel like the houses in the area.
 - W. Maxwell: I think there should be a walkway off Hamilton Street connecting to Gallatin Street where people can cut through. The grade is very steep on the west side of the site so some sort of stairwell may be necessary. Also, I appreciate all the tree that will be added to the site.
 - T. Dengel: It is a rare opportunity when a developer brings a project to the neighborhood during the design process, and it has brought great benefit to the project. The products are varied but also blend in nicely. I like the juxtaposition of the properties and the rooftop decks are a fantastic idea.
- Recommendations
 - The Planning Committee believes the materials proposed by the applicant are appropriate and consistent with the neighboring single-family homes. We believe brick material can be an option but should not be a requirement for the townhouses. Passes; 5 in favor, 1 abstention.

- The Planning Committee supports the applicant's variance for a 3-foot side yard setback. Passes; 5 in favor, 1 abstention.
- The Planning Committee agrees that the configuration of Lots 20 and 22, abutting at a 90-degree angle, does not pose any issues. Passes; 5 in favor, 1 abstention.
- The Planning Committee recommends the developer offer rooftop decks on garage roofs as an amenity. Passes; 4 in favor, 1 in opposition, 1 abstention.

5. Development Update

- Rhode Island Avenue Trolley Trail – *Project Delayed (1 – 2 months)*
 - The bidding process will be delayed with a shift of 60 to 90 days.
 - SHA plans to break ground in October 2020.
- City Affordable Housing Strategy – *Completed Stakeholder Interviews*
 - Stakeholder interviews are completed.
 - Community Enterprise Partners will present Phase 1 to the City Council in June.
 - We will provide a public session for resident feedback.
- Dewey Development, Parcel 5 – *Continuance Requested*
 - A continuance has been issued for this application.
 - The project hit a delay due to a conflict with the ground lease.
- West Hyattsville/Queens Chapel Sector Plan – *Early Planning Stages*
 - Park and Planning has allocated funding towards an update to the current Sector Plan.
 - The schedule for this Sector Plan will mirror that of the Prince George's Plaza TDDP.

6. Additional Questions & Discussion

7. Adjourn (9:00 PM)