

Memo

To: Mayor and City Council

From: Taylor Robey, City Planner

CC: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development

Date: May 11, 2022

Re: Suffrage Point Development – Land Dedication for Preliminary Plan of Subdivision 4-21052

Attachments: PPS-4-21052- Proposed Donation of Land Area

The purpose of this memorandum is to provide the City Council with an update regarding land dedication as part of the preliminary plan of subdivision (PPS) application for the lower parcel of the Suffrage/Magruder Point property, as well as provide relevant Staff recommendations.

Project Summary

- On April 28, 2022, the M-NCPPC Planning Board hearing was postponed and rescheduled for May 19, 2022 to allow additional time for Staff review. Among the outstanding items was conditions related to dedication of land area and Fee in Lieu to M-NCPPC, as prescribed by the Zoning Ordinance.

Property Description

The subject property is located west of 40th Place and east of Driskell Park, within the Gateway Arts District Traditional Residential Neighborhood (TRN) Character Area. The property was an existing surface parking lot.

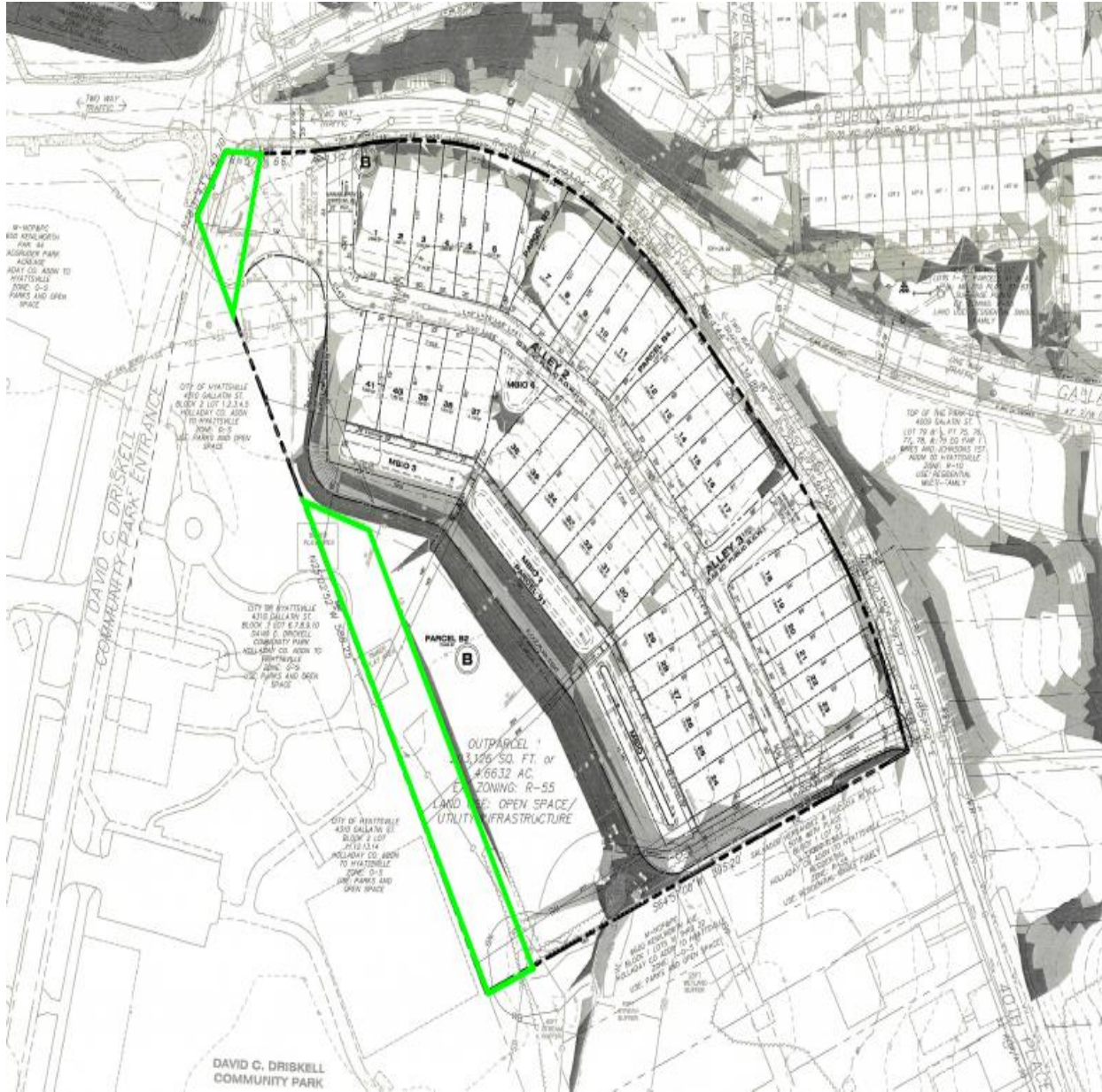
Total gross acreage of the Suffrage Pointe property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and zoned R-55 and until recently was the site of the former WSSC headquarters to the north along Hamilton Street.

The lower site is 4.66 acres and zoned R-55. Previously, this site was zoned O-S (Open Space) but was rezoned through the approval of CSP-18002.

Land Dedication

In April 2022, City Staff received an updated proposal from the applicant, whereby the applicant would donate through recording of a deed, a portion of parcel B2, to either M-NCPPC or the City, as a condition of Preliminary Plan of Subdivision (PPS) approval. The land area is shown in green in Exhibit A. The land area covers the majority of a paper street that was intended to be dedicated, and accepted by the City, as part of the original WSSC Headquarters development. This land was never accepted by the City Council and therefore was retained by the land owner.

Exhibit A: Applicant's April 2022 Suggested Parcel B2 Donation

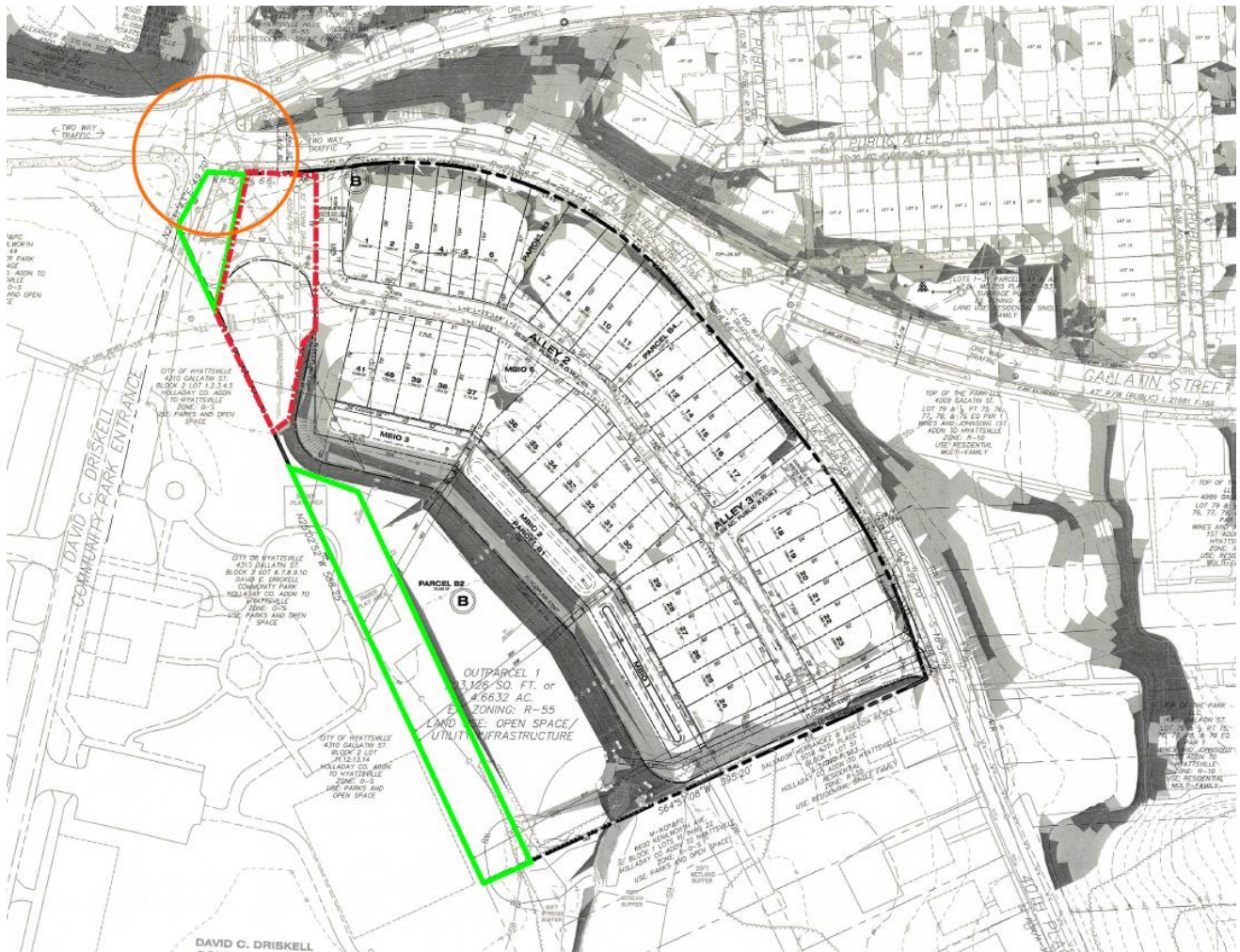


The applicant has requested that this land donation satisfy their requirements for either (1) fee in lieu or (2) mandatory land dedication. M-NCPPC has affirmed that any land donation by the applicant will not serve to satisfy either the fee in-lieu or mandatory land dedication to M-NCPPC, but rather be treated by a proffered donation of land for public use. This land could be dedicated to M-NCPPC, but given it is surrounded by City property, it would make the land ownership and future maintenance challenging.

In addition to the area shown in green, City Staff is recommending the dedication of additional land area to the applicant's proposal as shown in red in Exhibit B. The area in red includes a 30' public utility easement and tree conservation area that will be required as part of the applicant's preliminary plan of subdivision. This area in red will not be utilized for programming, rather will serve as a buffer between the private residential neighborhood and the park. This additional land area will also provide the City with area to support a reconfigured intersection, highlighted in orange.

The applicant has not consented to dedication of the area beyond the green area. M-NCPPC and the City are awaiting feedback from the applicant whether they are agreeable to additional land area dedication. If the applicant is not agreeable to the dedication of entire land area in red, the City will request a condition to include only the additional area included in the area marked in orange.

Exhibit B: City's Proposed Land Dedication Area



Recommendation

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS 4-21052 on Thursday, May 19, 2022. Previous recommendations adopted by the City Council on April 4, 2022 were conveyed to both the District Council and the Planning Board. City staff is recommending the following language be adopted regarding land dedication:

“I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission regarding land dedication for Preliminary Plan of Subdivision 4-21052. The correspondence shall include the following language as conditions for approval:

1. The applicant shall dedicate a portion of Parcel B2 to the City of Hyattsville as conditions adopted by the Planning Board. The land area shall be donated at no cost to the City and deed to be recorded in the Prince George’s County land records.
2. No portion of this dedication land shall include any compensatory storage area.”