

# Memo

To: Mayor & City Council

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

CC: Tracey Douglas, City Administrator

Lesley Riddle, Director, Public Works

Hal Metzler, Deputy Director, Public Works

Taylor Robey, City Planner, Community & Economic Development

Date: October 10, 2022

Re: Church Place Redesign

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The purpose of this memorandum is to provide the City Council with a brief overview for the redesign of Church Place, Hyattsville.

## **Project Summary**

Since March 2021, the City has actively engaged with property owners and business owners along Church Place, between Farragut Street and Gallatin Street regarding the various demand for uses of the alley. Church Alley has traditionally been a dormant service alley, supporting a minimal number of active commercial storefronts along the west side of Baltimore Avenue.

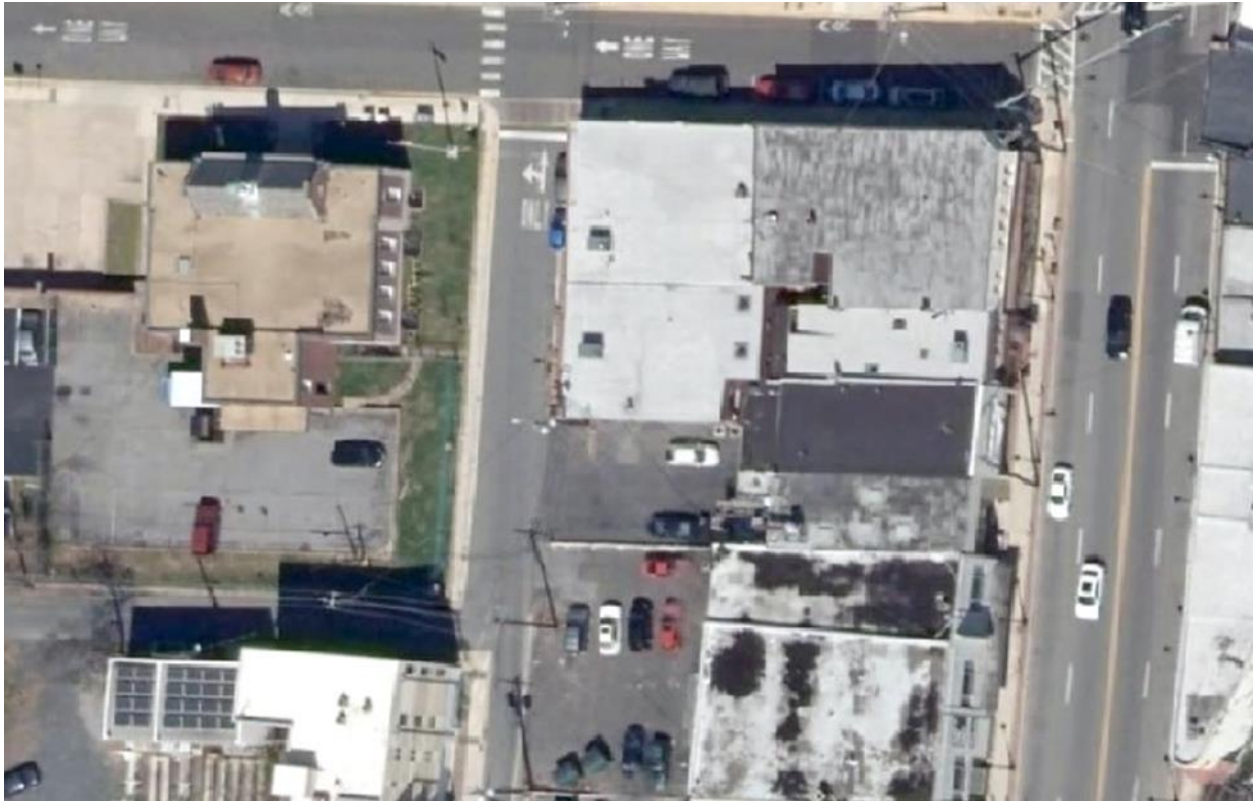
In recent years, as the vacant properties have filled with sought after commercial and restaurant uses, the alley has become active with many different stakeholders, including but not limited to (1) service/inventory delivery vehicle, (2) customer vehicles/parking, (2) pedestrians & bicyclists.

Based on stakeholder discussions and informal site surveys completed by City staff, a series of specific issues have been identified:

1. The alley does not provide clear street markings and regulatory signage for stakeholders, specifically whom is granted use of specific sections;
2. There is a demonstrated need for service/inventory delivery vehicles as large as commercial tractor trailers. These deliveries are typically are not scheduled for a specific day and time;

3. Single-occupancy motorized vehicles consistently fail to obey posted signage specifying 'One-way' traffic flow;
4. Single-occupancy motorized vehicle parking and idling occurs most mornings with Saturday and Sunday being particularly higher demand. The parking/idling issue becomes most problematic when 'stacking' of 4-6 vehicles blocks access to the driveways of adjacent commercial properties;
5. Pedestrian and bicycle access to the site is one of the primary means for accessing several of the commercial businesses along this commercial section.
6. The alley has become a communal 'third place' for community members to gather.

#### Exhibit A: Existing Conditions



The City engaged Toole Design Group, the transportation engineering firm on retainer, for a conceptual redesign of the alley and minor revisions along Gallatin Street to address the various stakeholder concerns.

The following modifications are proposed for Church Place

1. Introduction of a dedicated 80'x10' service delivery area. This area will be restricted to commercial delivery vehicles. Any non-commercial vehicles parked or idling in this dedicated area would be subject to a fine;
2. Dedicated 11' vehicular travel lane. The lane will be designed with a **Horizontal deflection**, which hinders the ability for a motorist to drive in a straight line by creating a horizontal shift in the roadway. This shift forces a motorist to slow the vehicle in order to comfortably navigate the measure.

3. Introduction of additional dedicated parking along Gallatin Street. The intent of this additional on-street parking is to provide commercial patrons with additional opportunities to park adjacent to commercial destinations. The City will initial mark these spaces with 15-30 minute parking sessions and based on users adherence to these time restrictions, we will determine at what point it may be necessary to meter these public spaces.
4. Introduce a communal buffer area between the private commercial property and the 11' vehicular travel lane. This area is intended to provide a visual que for motorists and an additional safety measure for pedestrians.
5. Bump outs along Gallatin Street to define parking opportunities and create reduced exposure for pedestrian crossings. These will primarily be painted bump outs, but may include one (1) or two (2) concrete bump-outs, that do not impact vehicular turning radius for busses and single-occupancy vehicles. Staff will evaluate whether one of the concrete bump-outs could accommodate bicycle parking and/or a repair station.

**Exhibit B: Proposed Redesign**



**RECOMMENDED CONCEPT // CHURCH PLACE ALLEY**

APRIL 20, 2022



**Staff Recommendations**

Staff is recommending proceeding with authorizations necessary to move forward with this improvement project. Funding for the project, estimated between \$50,000 - \$75,000, is included in the City’s current Capital Improvement Plan (CIP) Budget.

Project could be completed in 6-8 weeks, and no later than March/April 2023 (weather dependent). Staff will be preparing a funding authorization request for City Council’s consideration in November 2022.