

# Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

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

Date: May 13, 2021

Re: DSP-19020-01 (Landy Property Phase 2)

Attachments: ARCP\_DSP-19020-01  
SOJ\_DSP\_19020-01  
CIVP\_DSP\_19020-01  
Highly Visible End Units Exhibit  
LSLP\_DSP\_19020-01  
SWML\_DSP\_19020-01  
TCP2\_DSP-19020-01  
DSP-19020-01 Parking Exhibit  
Landy Dwelling Products - Renderings

---

The purpose of this memorandum is to provide the City Council with information regarding the Detailed Site Plan (DSP) application for the second phase of the proposed townhouse community development on the Landy Property in advance of Council's discussion.

## Project Summary

- The applicant is proposing the infrastructure for lotting pattern 200 townhouses in the second phase of the Landy Property Community.
- The property is located within the "Neighborhood Edge" character area of the Prince George's Plaza Transit District Overlay Zone.
- The Phase 1 DSP for this project has previously been approved. Phase 2 of the project will occur west of Phase 1 and will share similar architecture.

## Existing Site Conditions

The subject property is approximately 24.58 acres and located in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road, north of the existing Plaza Towers and Seville multifamily buildings and south of Northwestern High School. The Landy Property is currently undeveloped and was recently annexed into the City of Hyattsville. The site is zoned R-20 (“One-Family Triple-Attached Residential”) and located within the “Neighborhood Edge” character area of the Prince George’s Plaza Transit District Overlay (T-D-O) Zone.

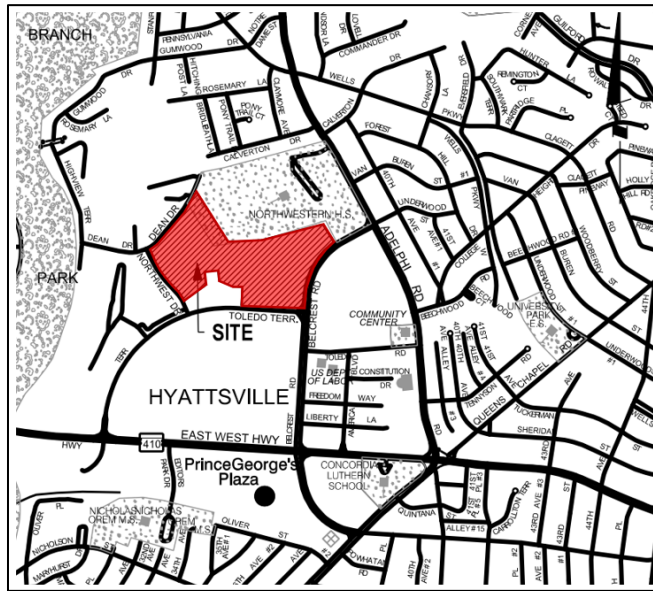


Figure 1. Site Location

## Project Details

The applicant is proposing the infrastructure for lotting pattern 200 townhouses in the second phase of the Landy Property Community. The locations of Phase 1 and Phase 2 within the Landy Property can be seen in Figure 2, below.

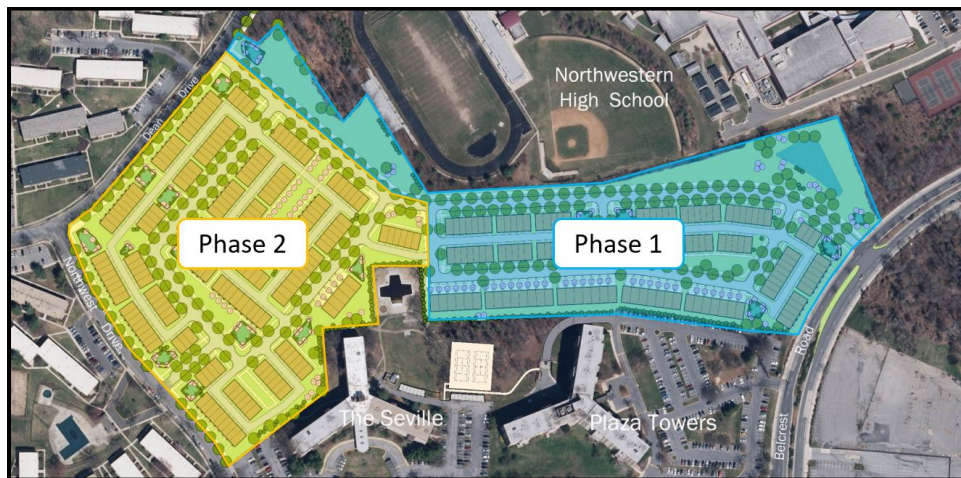


Figure 2. Location of Phase 1 and Phase 2

In 2018, the applicant submitted DSP-18003 for approval of the infrastructure for Phase 1. In early 2019, the District Council approved the Order of Approval for DSP-18003. The Planning Board approved the Resolution of Approval for DSP-18003 on November 8, 2019 subject to conditions.

The subject Detailed Site Plan proposes the remaining 200 units of the 331 which were approved by Preliminary Plan of Subdivision 4-17007. Unit count and location can be seen in Figure 3.

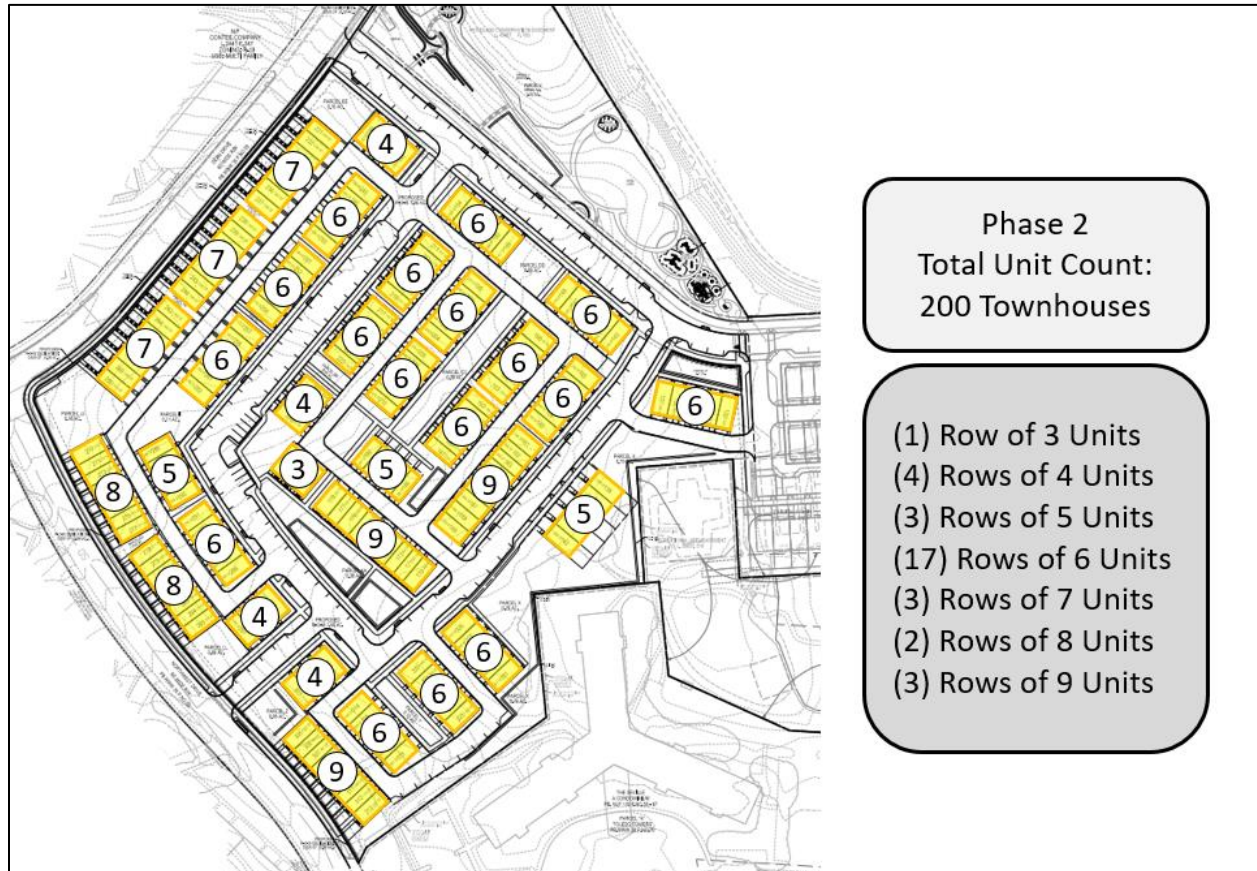


Figure 3. Unit Count and Location

### Architecture

DSP-19020, an umbrella architecture DSP for townhouse architecture on the Property and community signage for townhouses, was approved by the Planning Board on May 28, 2020. The additional townhouses in Phase 2 will carry forth the same architecture for the 131 previously approved townhouses in Phase 1.

The same three types of units which were approved in the first phase by DSP-19020 are also proposed for Phase 2:

- Five 22'-wide, front-loaded garage units with two-car garages;
- Ninety-two 20'-wide, alley-loaded garage units with two-car garages; and
- One hundred and three 16'-wide, alley-loaded garage units (The 16'-wide units have options for either a single-car garage, or a two-car tandem-loaded garage).

Renderings of these three different unit types can be seen below.

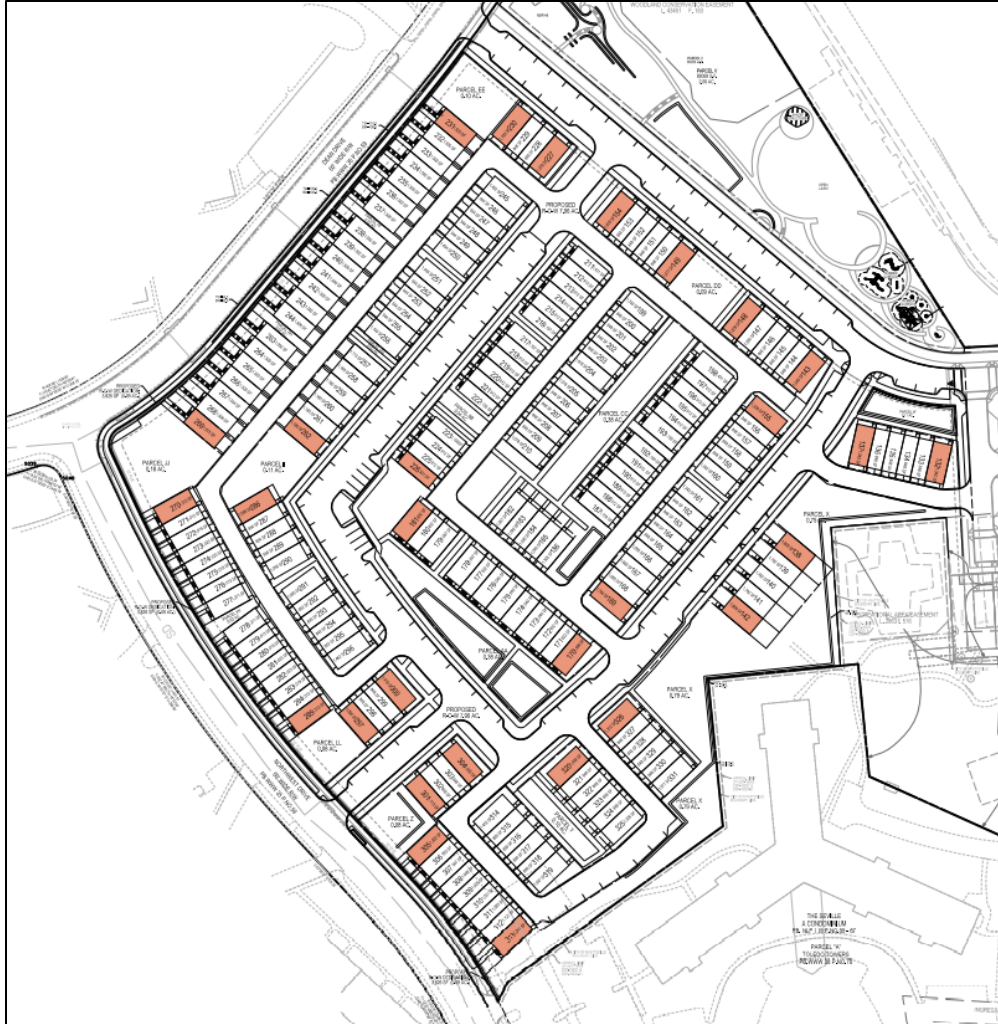


*Figure 4. Landy Unit Types*

To provide visual interest, the proposed architecture incorporates dormers, covered entries, repetitive window openings, gables, bays, and precast lintels over windows and doors. 2' offsets are provided between units to provide façade articulation. Balconies/decks are proposed on the rears of the proposed units. Bays, cornices, and stoops will not extend beyond the minimum build-to line.

All townhouses will be of uniform height, though they may vary in the number of occupiable levels. The maximum building height proposed is three stories with a fourth level available for buyers as an add-on option in the units. The fourth level is not defined as a "story" under the Transit District Standards, as it would occur behind the sloping roof of the front facades.

Highly visible end units, highlighted in orange in Figure 5, will have, at the minimum, a first floor finished with brick or other masonry and three architectural features in a balanced and harmonious composition.



*Figure 5. Highly Visible End Units*

Additionally, two monument signs are proposed for the site. 3' wide brick columns with attached precast black metal are proposed at the Northwest Drive and Dean Drive entrances of the community. The applicant is working with the Hyattsville Community Development to commission public art at the entrance to the development in Phase 1 on Belcrest Road.

### **Streetscapes**

All proposed interior Streets are "B Streets" in the Neighborhood Edge. All new streets within the community will be publicly dedicated with sidewalks on both sides. Sidewalks will be constructed to the Urban Street Standards, which provide for a 6' Sidewalk Clear Zone. Northwest Drive and Dean Drive will be improved with sidewalks as well. No residential driveways will front on Northwest Drive or Dean Drive.

Public streetlights will be LED light fixtures, 14' in height, acorn style, and installed at regular intervals. Benches, waste receptacles, and picnic areas have been proposed on Homeowners' Association Open Space parcels in the Phase 1 and Phase 2 areas rather than in the Tree and Furnishing Zone.

Street trees (shade trees) will be located in the Tree and Furnishing Zone. No tree boxes or tree grates are being proposed.

On-street parking will be provided on one or both sides of all proposed public streets. On-street parking locations can be seen in Figure 6 below.

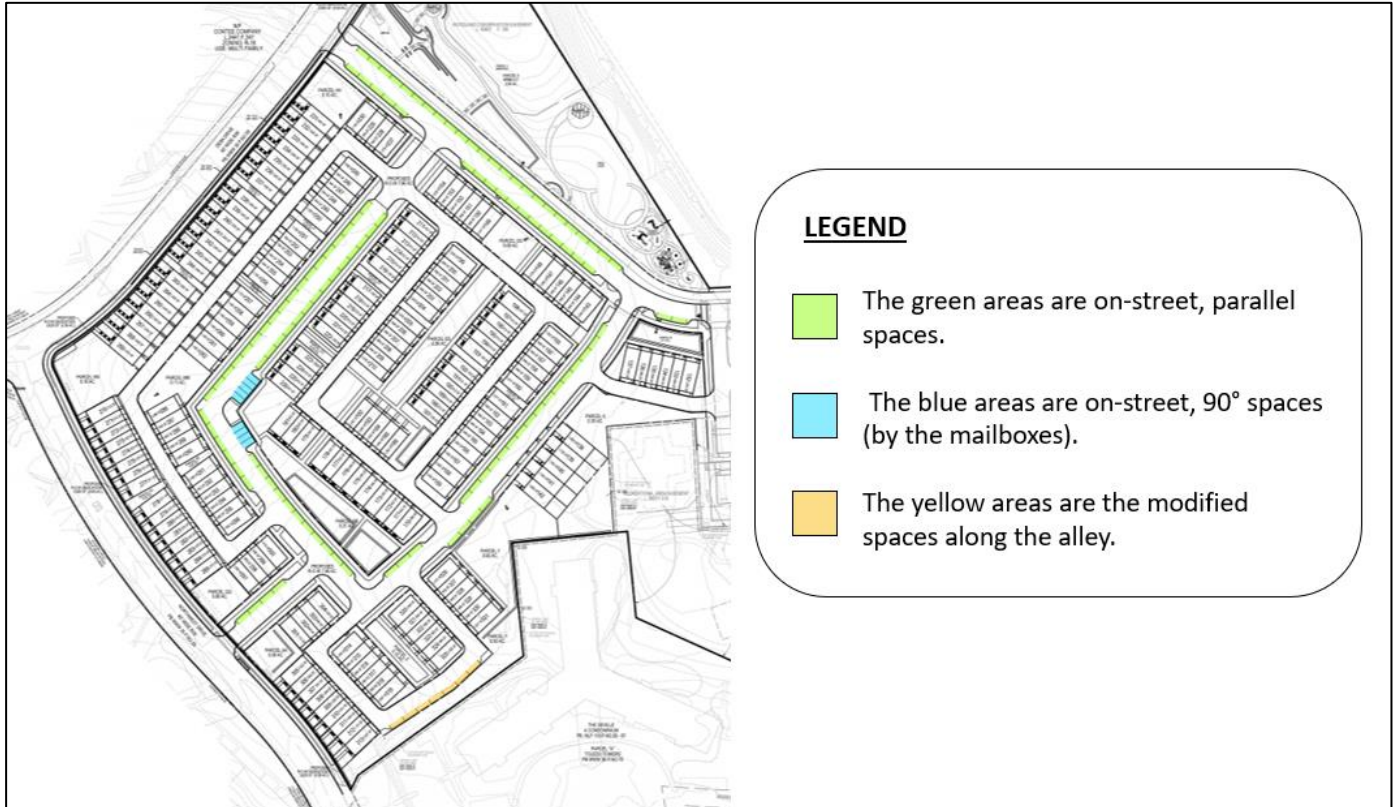


Figure 6. On-Street Parking Locations

Preliminary Plan 4-17007 was accompanied by a Traffic Impact Study that indicated that public transportation facilities are adequate to serve the proposed development.

### **Mechanical Equipment**

All proposed distribution lines will be below ground while small transformers distributed throughout the development will be located above ground.

Public utilities will be underground, except for electric transformers. Electric transformers will be located above-ground in the alleys or behind structures.

Mechanical equipment will either be in rear alleys or will be in the back yards of Lots 138-142 and screened by dividing fences. Gas meters will be in the back yards of Lots 138-142 and will be screened by the dividing fences. Gas meters on the front elevations of the rear-loaded garage units will be screened by shrub planting.

Additionally, the applicant is proposing fences enclosing a portion of the rear yards of Lots 138-142 and along the (rear) property line with the Seville condominium.

## Landscaping

Non-lot, non-public street areas will be open space and owned and maintained by a Homeowner's Association, except for the community park approved by DSP-18003; that park will be dedicated to the City of Hyattsville after the sale of the last lot in the overall development. Almost all the Homeowner's Association open spaces will be permeable surfaces, apart from the path network.

In terms of tree cover, the Prince George's Plaza TDDP/TDOZ Landscape Standards for the Neighborhood Edge calls for the following:

*Plant a minimum of one and one-half major shade trees and one ornamental or evergreen tree every two dwelling units located on individual lots and/or common open space. Trees planted in the street tree and furnishing zone shall count toward this requirement.*

With 200 total lots, 150 shade trees and 100 ornamental or evergreen trees are required. The applicant is proposing 191 shade trees and 135 ornamental / evergreen trees. The Landy Property (Phase 1 and Phase 2) will include a total of 324 shade trees and 245 ornamental / evergreen trees.

Along with street trees in the Tree and Furnishing Zone, additional trees will be provided along the perimeter of the existing swimming pool serving the adjacent apartment buildings and along the Seville boundary.

There were 33 existing specimen, champion, and/or historic trees located on the property. 24 of these trees have been removed to accommodate the development per Forest Harvest permit #38451-2016.

Additionally, micro-bioretenion facilities are proposed throughout the development for storage and infiltration of groundwater.

## Variiances

The applicant is proposing two modifications to the TDDP Standards.

1. Standard: The street network shall define blocks of up to 500 linear feet on each side. Each side of a block shall not be more than 500 linear feet from right-of-way to right-of-way.  
Request: Modify block length to 513 linear feet.
2. Standard: The minimum frontage zone depth/minimum build-to line on Northwest Drive and Dean Drive is 18' and the maximum frontage depth requirement/minimum build-to line is 28' with a 10' variation permitted.  
Request: The minimum curb setback along Northwest Drive is 29' and the maximum curb setback proposed is 42'. Setbacks along Dean Drive are a minimum of 36' except where a curve exists in Dean Drive near its intersection with Northwest Drive where for six units the maximum is 47'.

## Planning Committee Review

The Hyattsville Planning Committee reviewed the Landy Phase 2 Detailed Site Plan at their February 23, 2021 meeting. The Committee discussed the parking availability on site, public right-of-way, and general streetscape.

The Planning Committee passed the following language unanimously:

*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.*

*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.*

*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.*

### **Recommendations**

- Staff recommends all mechanical equipment (above ground transformers, gas meters, etc.) be screened in an aesthetically pleasing manner.
- Staff recommends roadways dedication occur concurrently with dedication of parkland at the time of construction completion.
- Staff recommends 90-degree parking spaces remain private and not be subject to public dedication.
- Staff recommends City Council support the applicant's block standard modification as the 13' extension has been requested to accommodate additional green space.
- Staff recommends City Council support the applicant's setback modification as the requested setback allows for the front facades of attached townhouses to be flush to one another as opposed to being aligned with the curved roadway.

### **Next Steps**

This project will be a discussion item on the agenda for the May 17, 2021 City Council meeting and will be an action item on the agenda for the June 7, 2021 City Council meeting.

The Planning Board date for the project has not yet been scheduled.