## City of Hyattsville

Hyattsville Municipal Building 4310 Gallatin Street, 3rd Floor Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org



## **Agenda Regular Meeting**

Register at the link below:

https://zoom.us/webinar/register/WN\_b8RTkzNETb2X7GvX2MVu7Q

Monday, January 4, 2021 7:00 PM

Virtual

## **City Council**

Kevin Ward, Interim Mayor, Ward 1
Carrianna Suiter, Council Vice President, Ward 3
Bart Lawrence, Ward 1
Robert S. Croslin, Ward 2
Danny Schaible, Ward 2
Ben Simasek, Ward 3
Edouard Haba, Ward 4
Daniel Peabody, Ward 4
Joseph Solomon, Ward 5
Erica Spell Wolf, Ward 5

## **ADMINISTRATION**

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, cityclerk@hyattsville.org

## WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING! Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

AMERICANS WITH DISABILITY ACT: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please submit an Audience Participation Form to the City Clerk prior to the beginning of the meeting. Matters identified during Public Comment that are not on that meeting's agenda will be referred to staff for follow-up or considered on a future agenda. Issues that require a response will be addressed publicly at the next regular Council meeting. Speakers are requested to keep their comments to no more than two (2) minutes per speaker. Written comments or supporting documents may be turned in to the City Clerk for distribution to the Mayor and Council.

WAYS TO WATCH THE MEETING LIVE: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at hyattsville-md.granicus.com/MediaPlayer.php?camera\_id=2

REPLAY SCHEDULE: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/meetings.

CITY INFORMATION: Sign up to receive text and email notifications about Hyattsville events, government, police and programs at www.hyattsville.org/list.aspx

INCLEMENT WEATHER: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

#### Meeting Notice:

As we continue to take precautions due to the COVID-19 (Coronavirus) pandemic, the Hyattsville City Council will hold its meeting on Monday, January 4, 2021 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

#### **PUBLIC PARTICIPATION:**

Public comment may be made using the e-comment feature at www.hyattsville.org/meetings or by emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 5 PM on January 4, 2021. Comments received will be read by City staff during the public comment portion of the meeting.

Members of the public who wish to attend the virtual Council meeting must register in advance using the link below.

https://zoom.us/webinar/register/WN\_b8RTkzNETb2X7GvX2MVu7Q

- 1. Call to Order and Council Roll Call
- 2. Pledge of Allegiance to the Flag
- 3. Approval of Agenda
- 4. Public Comment (7:10 p.m. 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker
- 5. City Administrator Update (7:20 p.m. 7:30 p.m.)
- 6. Treasurer Update (7:30 p.m. 7:45 p.m.)
- 7. Presentations (7:45 p.m. 8:30 p.m.)
  - 7.a) Age Friendly Action Plan Year in Review

HCC-167-FY21

**Sponsors:** City Administrator

Attachments: Presentation AFI ML 12.15.20

AF AP FY20-FY22 12.15.22

#### 7.b) Hyattsville Middle School Construction Presentation

HCC-184-FY21

**Presentation Only** 

**Sponsors:** City Administrator

**<u>Department</u>**: Community & Economic Development

<u>Attachments:</u> <u>Hyattsville Middle School Presentation - 1.4.2021</u>

## 8. Appointments (8:30 p.m. - 8:35 p.m.)

## 8.a) Re-appointments to Board of Supervisors of Elections

HCC-182-FY21

I move the Mayor, with Council approval, re-appoint Greta Mosher and Lisa Pineda to the Board of Supervisors of Elections for a term of four (4) years beginning January 12, 2021 through January 12, 2025.

**Sponsors:** Ward

**Department**: City Clerk

Attachments: Mosher BOSE Reappointment

Pineda BOSE Reappointment

## 9. Consent Items (8:35 p.m. - 8:40 p.m.)

## 9.a) Donation to Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC, Inc)

HCC-187-FY21

I move that the Mayor and Council appropriate \$10,000 as a donation to Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC, Inc) and, in conjunction with Route One Community Cares (ROCC), provide meals to those facing hunger in our local area. This motion replaces the motion passed on December 7, 2020 (HCC-113-FY21)

**Sponsors:** City Administrator

**Department:** City Clerk

**Attachments:** CKAR CDC Supporting Documentation

## 10. Discussion Items (8:40 p.m. - 9:50 p.m.)

#### 10.a) Animal Welfare and Community Safety Act

HCC-181-FY21

I move the Mayor and Council authorize the City Attorney to draft legislation to edit Chapter 52 of the City Code for the purposes of achieving the following goals as described in the supplemental documentation.

#### Goals:

- 1) Update animal welfare provisions to reflect modern standards and to be consistent with Prince George's County legislation, such as restrictions on tethering and exposure to severe weather;
- 2) Categorize animal control violations as a Public Nuisance violation (less severe) or a Public Threat violation (more severe);
- 3) Clarify enforcement procedures by:
  - a. Requiring the City to designate persons responsible for responding to Chapter
     52 municipal infractions;
  - b. Specifying when municipal infractions require a citation and/or coordination with the Prince George's County Animal Services Division;
  - Requiring the City to review and adapt Police General Orders to the requirements of Chapter 52 and applicable Prince George's County laws;
  - d. Requiring the City to develop a Standardized Response Protocol for violations;
- 4) Enhance public awareness and preparedness on animal control issues by:
  - Ensuring residents are informed of incidents that may present a threat to public safety;
  - b. Requiring the City to collect and maintain data on animal control complaints and on actions taken in response to complaints and violations;
  - c. Requiring the City to prepare an annual report on Chapter 52 complaints and actions to present to the Mayor and City Council, and to be made available to the public.

**Sponsors:** Schaible

**Department:** Legislative

**Attachments:** Animal Welfare and Community Safety Act, FINAL w responses following

Dec 7 Council Discussion

Charter and Code March 2019 Ch 52

## 10.b) Clay Property: Request for Support to Rezone through Countywide Sectional <u>HCC-183-FY21</u> Map Amendment

I move that the Mayor and Council oppose the owner's request for the upzoning of the 'Clay Property' to the new Residential Single-Family (RSF)-A category and authorize the Mayor to send correspondence to both the Prince George's County District Council and the Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board requesting denial of the owner's request, expressing that the City of Hyattsville does not support the owner's request to intensify the use of the property through the Countywide Sectional Map Amendment (CMA) process.

**Sponsors:** Simasek, Suiter, Spell Wolf and Schaible

**<u>Department</u>**: Community & Economic Development

**Attachments:** Clay Property CMA - Council Packet Materials - 1.4.2021

10.c) Federalist Pig Restaurant - Detailed Site Plan (DSP-19072) Discussion HCC-185-FY21

Discussion Only.

**Sponsors:** City Administrator

**Department:** Community & Economic Development

Attachments: Memo - Federalist Pig - 01.04.21 Final

Fed Pig PPT

Federalist Pig Reference Documents 12.21.20 (1)

11. Council Dialogue (9:50 p.m. - 10:00 p.m.)

12. Community Notices and Meetings

12.a) Main City Calendar: January 5 - January 19, 2021 HCC-188-FY21

N/A

**Sponsors:** City Administrator

Attachments: Main City Calendar Jan 5 - Jan 19, 2021 FINAL

13. Motion to Adjourn



## City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

## Agenda Item Report

**File #:** HCC-167-FY21 1/4/2021 7.a)

Submitted by: Cheri Everhart

**Submitting Department: Community Services** 

Agenda Section: Presentation

**Item Title:** 

Age Friendly Action Plan Year in Review

**Suggested Action:** 

Presentation only.

### **Summary Background:**

In 2017, the City was certified as a member of the World Health Organization (WHO)/American Association of Retired Peoples (AARP) Global Network of Age Friendly Cities and launched the Age Friendly Work Group to examine the future needs of aging residents. The workgroup, comprised of 22 members, worked for over a year on policy recommendations to support seniors and disabled residents in the City. In January 2019, the City's Action Plan to Increase Age Friendliness was adopted by the Mayor and Council. The plan includes 84 recommendations, including the hiring of an Age Friendly Coordinator to oversee work plan elements, develop policy, and collaborate with internal staff and external agencies. The attached presentation is the annual update to Council.

#### **Next Steps:**

Implementation of FY22 Priorities

**Fiscal Impact:** 

N/A

## **City Administrator Comments:**

For presentation

## **Community Engagement:**

The City's Action Plan to Increase Age Friendliness is posted on the City's Website.

## **Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

## **Legal Review Required?**

N/A



## CITY OF HYATTSVILLE

Age-Friendly Action Plan

Year in Review 2020 (FY21)

Marci LeFevre (Age-Friendly Program Lead)

# CONTENTS

FY20/21 Age-Friendly Priorities

FY20/21 Age-Friendly Highlights

City's COVID-19 Response

FY21/22 Age-Friendly Priorities





## FY20/21 AGE-FRIENDLY PRIORITIES

- Hire an Age-Friendly Program Lead to implement Age-Friendly Action Plan recommendations.
- Collaborate with staff across departments to prioritize and implement Action Plan components; ensure activities align w/ City priorities and budget.
- Establish an Age-Friendly Work Group to inform and shepherd implementation of Action Plan components; foster and grow external partnerships.
- Identify grant funding to support prioritized programs and services.
- Create an emergency contact list to reach and support seniors.



# FY20/21 PROGRAM HIGHLIGHTS



## **GRANTS AND POLICY**

- Federal Transit Administration (FTA) Enhanced Mobility Options grant submitted Nov. 4, 2019.
- National Capital Region Transportation Planning Board (TPB) notifies City of successful application January 2020; award amount approved by FTA Nov. 5, 2020.
- FTA funds (\$339,543) will be used to expand and diversify transportation options for older residents and persons with disabilities.
- TITLE VI policy developed, prohibiting discrimination on basis of race, color, or national origin within City's federally-funded programs; policy adopted by Council March 2, 2020.



## **PARTNERSHIPS**

- Partnerships with Hyattsville Aging in Place, Habitat for Humanity Metro Maryland, and County Office of Emergency Management deepened to coordinate provision of senior services and resources.
- Liaising with County's Food Equity Council provided opportunities to elevate awareness about food insecurity among seniors and strategies to address it.
- Collaboration with Greenbelt Assistance in Living leveraged to explore community-based models for providing in-home support services and assisting seniors with the use of technology.
- Ties to AARP and Age-Friendly Network offer opportunities to share and learn best practices for creating and sustaining Age-Friendly Communities.

## VULNERABLE POPULATIONS INITIATIVE

- Senior Community Needs Survey developed in response to COVID-19 pandemic; pilot phase completed in October; survey to be fielded this month.
- Emergency Assistance Voluntary Registry program initiated in Spring to identify individuals needing specialized assistance in event of a disaster or public health threat.
- Community mapping of senior, vulnerable and hard-toreach populations project implemented in Summer using Geographic Information System (GIS) technology.



## CITY'S COVID RESPONSE

- Community Services Transportation Coordinator redeployed Call-A-Bus services to deliver food boxes and meals to seniors and community partners w/ support from Emergency Operations Manager.
- Senior Services Coordinator expanded meal deliver service to seniors experiencing food insecurity via partnerships with Meals on Wheels and County Senior Nutrition Program.
- Cell phones were donated and distributed to seniors with 90-days prepaid service (Mayor's initiative); volunteers made check-in calls to seniors (Mayor's initiative).
- Age-Friendly Work Group and Senior Services staff identified programs to increase seniors' social inclusion and engagement during COVID-19.
- Hyattsville Aging in Place (HAP) awarded grant from COVID-19 Relief Fund to provide ride-hailing services to seniors.

# FY21/22 PROGRAM PRIORITIES



## FY21/22 PRIORITIES

- Launch Enhanced Mobility Options project; procure wheelchairaccessible vehicles; implement TITLE VI policy
- Collect and analyze Senior Citizen Community Needs Survey findings; identify opportunities to enhance provision of services and outreach
- Rollout Emergency Assistance Voluntary Registry
- Apply GIS mapping to identify and expand outreach to seniors, including hard-to-reach and vulnerable community members
- Collaborate with Senior Services staff to expand program offerings (e.g., nutrition, caregiving, falls prevention, elder abuse)

# FY21/22 PRIORITIES (CONTINUED)

- Explore additional sources for discounted home repair and maintenance services; continue to promote CAPABLE home modification program
- Collaborate with Senior Services to print and distribute updated Directory of Services for Senior Residents
- Explore and identify resources/options for in-home care support
- Continue to grow outreach to diverse community groups;
   diversify representation among Wards within Age-Friendly Work
   Group



| INITIATIVES  | OUTCOMES/IMPACT  | DATES               | TEAM MEMBERS  | COMMENTS   | PROGRESS TO DATE  |
|--|--|---------------------|---|--|---|
| GOAL ONE: EXPAND   | RANGE OF OPTIONS FOR   | R AFFORDABLE & ACCE | SSIBLE HOUSING FOR OLDE                                 | R ADULTS AT ALL INCOM  | ME LEVELS   |
| 1.1 Advocate for<br>County laws and<br>zoning that reflect<br>the need for<br>affordable and | 1.1.1 Join Prince George's County Comprehensive Housing Strategy Committee                     | FY20 <sup>1</sup>   | Community & Economic Development                        | Prince George's County published its Comprehensive Housing Strategy in 2019                            | Ongoing   |
| accessible housing options   | 1.1.2 Form committee to explore housing issues (affordability, ADUs, co-housing)               | FY20                | Mayor & Council;<br>Community & Economic<br>Development | Collaboration with<br>Enterprise<br>Community Partners<br>kicked-off Jan. '20                          | On track; Phase 1<br>completed; Phase 2<br>to be completed in<br>early FY21 |
|  | 1.1.3 Research ways<br>to allow Accessory<br>Dwelling Units<br>(ADUs), including<br>tiny homes | FY21                | Community & Economic Development                        | County does not currently permit ADUs by-right.  |   |
|  | 1.1.4 Advocate for<br>County to adopt<br>inclusionary zoning<br>that allows ADUs               | FY21                | Mayor & Council   | April is Housing<br>Affordability Month  |   |
|  | 1.1.5 Conduct outreach to affordable housing developers and organizations                      | FY21                | Community & Economic Development *                      | *Housing actions will be guided by the City's Affordable Housing Strategy once adopted by City Council |   |
| 1.2 Incentivize developers to build affordable and accessible units                          | 1.2.1 Develop and adopt suite of recommendations for affordable and                            | FY20*               | Mayor & Council   | This action to be moved to FY21 to follow-on and align w/ 1.1.2; liaise w/                             |   |

<sup>-</sup>

<sup>&</sup>lt;sup>1</sup> Note: The City of Hyattsville's fiscal year is July 1 through June 30; we are currently in FY21 (July 1, 2020 – June 30, 2021).

|  | accessible housing that target maintaining diversity in the City  1.2.2 Adopt affordable housing toolbox to positively impact affordable and accessible | FY22               | Mayor & Council    | Race and Equity Task Force  See 1.1.2 progress section  |  |
|--|---|--------------------|--------------------|---|--|
| 1.3 Encourage<br>home-sharing, co-<br>housing, and other<br>options; support if<br>warranted | housing 1.3.1 Determine interest among older adults to home share   | FY20               | Community Services | Exploration of topic initiated; model programs identified   | Action item postponed due to COVID-19; timeline for proceeding TBD |
|  | 1.3.2 Research what communities have done to facilitate home sharing  | FY21               | Community Services | Research initiated;<br>attended webinars<br>featuring model<br>programs   | Ongoing  |
|  | 1.3.3 Pending interest, create plan to support homesharing  | FY22               | Community Services | Explore use of stipends as incentive to foster homesharing  |  |
| GOAL TWO: HELP RES   | SIDENTS MAKE THEIR HO   | OMES MORE AGE-FRIE | NDLY AND SAFE      | · · ·   |  |
| 2.1 Provide<br>resources and<br>information to help<br>residents modify<br>their homes       | 2.1.1 Publicize state, county, and city loan and grant programs for home modifications, including partnering to offer annual workshop                   | FY20               | Community Services | June is National Home Safety Month CAPABLE home modification program partnership w/ HHMM and HAP widely promoted; MOU extended through May '21; | Ongoing  |

|                    |  |      |                    | workshop discussed for FY21  |  |
|--------------------|--|------|--------------------|--|--|
|                    | 2.1.2 Seek funding from state, county, and private sources to support a home modification program              | FY21 | Community Services | Partnership MOU<br>extended through<br>May '21   | Potential funding<br>sources identified;<br>Grantmakers in<br>Aging (GIA) funding<br>leads contacted |
| GOAL THREE EVRANI  | 2.1.3 Pursue opportunities to support or create a sliding scale home improvement program  D ASSISTANCE FOR HON | FY22 | Community Services |  |  |
| 3.1 Help residents | 3.1.1 Expand   | FY20 | Community Services | Programs   | Options to be  |
| maintain their     | programs to support  | FTZU | Community Services | (volunteer-based)  | reassessed; timeline   |
| homes and yards    | older adults in need of yard maintenance   |      |                    | suspended due to   | TBD  |
|                    | 3.1.2 Publicize county yard cleanup program  | FY20 | Community Services |  | Curbside collection<br>of yard waste<br>promoted   |
|                    | 3.1.3 Seek grants to supplement support for home maintenance programs and provide free or discounted services  | FY21 | Community Services | AARP Foundation Home Maintenance Resource Tool provides information on area programs and funding resources | AARP Foundation Home Maintenance Resource Tool promoted; additional resources to be explored         |
|                    | 3.1.4 Pursue opportunities to support or create a sliding scale home   | FY22 | Community Services |  |  |

|                     | maintenance   |                      |                      |   |  |
|---------------------|---|----------------------|----------------------|---|--|
|                     | program   |                      |                      |   |  |
| GOAL FOUR: ENHANC   |   | R RESIDENTS IN THEIR | HOMES AND THE COMMUN | ITY   |  |
| 4.1 Create          | 4.1.1 Conduct   | FY20                 | Community Services   | Initiated w/  | On track; Emergency  |
| Emergency           | regular outreach to   |                      |                      | CodeRED promotion   | Assistance Voluntary   |
| Preparedness        | publicize existence   |                      |                      | in Oct. '19 and   | Registry program   |
| Contact List for    | and purpose of  |                      |                      | review of City's draft  | materials  |
| conducting outreach | Emergency   |                      |                      | Emergency   | developed; database  |
| to older adults and | Preparedness  |                      |                      | Operations Plan   | in development;  |
| persons with        | Contact List  |                      |                      | (EOP)   | rollout planned for  |
| disabilities        |   |                      |                      |   | early 2021   |
|                     | 4.1.2 Contact residents to assess need for food, medicine, snow removal, courtesy wellness checks and other supports; refer residents to appropriate support services w/ their permission | FY21                 | Community Services   | In response to COVID-19 Senior Community Needs Survey developed and piloted in Fall 2020; survey to be fielded Dec. 2020 – Jan. 2021; survey available on City website and in print | Action items moved<br>up; survey to be<br>fielded Dec. 2020 –<br>Jan. 2021 |
|                     | 4.1.3 Establish and publicize shelters in the City to be used in emergency situations   | FY22                 | Community Services   | Sept. is National Preparedness Month Options being assessed following fire at Friendship Arms fire and emergency use of Hyattsville Middle School                                   |  |
| 4.2 Provide support | 4.2.1 Research elder  | FY20                 | Community Services   | Initiated exploration   | On track   |
| to residents who    | abuse and   |                      |                      | of resources and  |  |

| experience elder<br>abuse, develop<br>standards to address<br>abuse, and work to<br>prevent it   | determine best practices for preventing and addressing it  4.2.2 Educate public about elder abuse, including how to address/prevent it | FY21 | Community Services | possible workshop<br>presenters in Oct.<br>'19  June is National<br>Elder Abuse<br>Awareness Month;<br>June 15 | On track  |
|--|--|------|--------------------|--|---|
|  | 4.2.3 Advocate to County to implement best practices on investigating elder abuse  | FY21 | Mayor & Council    | County Executive<br>prioritized for 2020<br>establishing a<br>County Elder Abuse<br>Registry                   |   |
| 4.3 Provide resources and support to residents caring for family members, including respite care | 4.3.1 Sponsor annual self-care workshop for caregivers   | FY20 | Community Services | November is National Family Caregivers Month Resources and possible presenters identified                      | Workshops pushed<br>to 2021 due to<br>COVID-19, with<br>possible use of<br>Zoom webinar<br>format |
|  | 4.3.2 Participate in<br>annual National Falls<br>Awareness<br>Prevention Day   | FY20 | Community Services | Identified resources<br>and possible<br>presenters for Nov.<br>2020 workshop                                   | Workshops pushed<br>to 2021 due to<br>COVID-19, with<br>possible use of<br>Zoom webinar<br>format |
|  | 4.3.3 Publicize resources for caregivers, including respite care   | FY21 | Community Services | Caregiving resources identified  | On Track  |
|  | 4.3.4 Publicize importance of falls prevention   | FY21 | Community Services | Falls prevention resources identified  | On Track  |

| GOAL FIVE: EXPAND   | AND PROMOTE OPPORT  | TUNITIES TO ENI | HANCE HEALTH AND WELL-BEING | <u> </u>   |  |
|---|---|-----------------|-----------------------------|--|--|
| 5.1 Enhance food<br>security by ensuring<br>access to healthy,<br>affordable and<br>readily available<br>food | 5.1.1 Compile and distribute list of free and low-cost food options for residents   | FY20            | Community Services          | Initiated audit of area food banks, pantries, and food assistance programs in Dec. '19 | Resources updated<br>and promoted on<br>ongoing basis;<br>resources also listed<br>on City's website as<br>part of COVID-19<br>Resources |
|   | 5.1.2 Encourage growth of City's farmers market   | FY21            | Community Services          |  |  |
|   | 5.1.3 Determine gaps in food provision and pursue opportunities to address them   | FY22            | Community Services          |  |  |
| 5.2 Expand and promote opportunities to residents for enhancing physical and mental health                    | 5.2.1 Partner w/ Hyattsville Aging in Place <sup>2</sup> to expand its annual Aging Fair, including offering health screenings and related services | FY20            | Community Services          | Action item explored in January and February 2020                                      | Partnership<br>opportunity<br>postponed due to<br>COVID-19   |
|   | 5.2.2 Co-sponsor<br>Monthly Memory<br>Cafes w/ Hyattsville<br>Aging in Place  | FY20            | Community Services          |  | Partnership<br>opportunity not<br>explored due to<br>COVID-19  |
|   | 5.2.3 Explore opportunities to expand health screenings and   | FY21            | Community Services          |  |  |

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<sup>&</sup>lt;sup>2</sup> Hyattsville Aging in Place is a local nonprofit that helps members live in their homes and the City of Hyattsville through volunteer-provided services such as rides to medical appointments and shopping, and assistance with home repairs and yard maintenance.

|                    | services at                                  |      |                           |                              |                      |
|--------------------|--|------|---------------------------|------------------------------|----------------------|
|                    | appropriate                                  |      |                           |                              |                      |
|                    | community venues                             |      |                           |                              |                      |
|                    | 5.2.4 Regularly                              | FY21 | Community Services        |                              | Most programs        |
|                    | publicize health and                         |      |                           |                              | suspended due to     |
|                    | wellness programs                            |      |                           |                              | COVID-19; virtual    |
|                    | and events offered                           |      |                           |                              | programs to be       |
|                    | by PGC Parks and                             |      |                           |                              | explored in FY21     |
|                    | Planning and PG                              |      |                           |                              |                      |
|                    | Community College                            |      |                           |                              |                      |
|                    | 5.2.5 Partner w/                             | FY21 | Community Services        | Explore outdoor              |                      |
|                    | local fitness                                |      |                           | activities suitable for      |                      |
|                    | businesses to                                |      |                           | older adults May –           |                      |
|                    | implement monthly                            |      |                           | Oct.                         |                      |
|                    | outdoor activities                           |      |                           | _                            |                      |
|                    |  | 1    | ITY OPTIONS FOR RESIDENTS |                              | <u> </u>             |
| 6.1 Increase and   | 6.1.1 Regularly                              | FY20 | Community Services        | Call-A-Bus and other         | Promotion curtailed  |
| enhance public     | publicize availability                       |      |                           | area services                | due to suspension of |
| transportation     | of all public                                |      |                           | promoted prior to            | services             |
| options for older  | transportation                               |      |                           | COVID-19 service             |                      |
| adults and persons | options                                      |      |                           | suspensions                  |                      |
| w/ disabilities    | 64.25  | EVO4 | 10 "                      |                              |                      |
|                    | 6.1.2 Encourage                              | FY21 | Mayor and Council         |                              |                      |
|                    | County to increase                           |      |                           |                              |                      |
|                    | Call-A-Bus hours of                          |      |                           |                              |                      |
|                    | operation to include                         |      |                           |                              |                      |
|                    | weekends and                                 |      |                           |                              |                      |
|                    | evenings                                     | EV24 | Community Constitution    | Fadaval Turrel               | On two als           |
|                    | 6.1.3 Extend Call-A-<br>Bus hours to include | FY21 | Community Services        | Federal Transit              | On track             |
|                    | weekends and                                 |      |                           | Administration (FTA)         |                      |
|                    |  |      |                           | Enhanced Mobility            |                      |
|                    | evenings                                     |      |                           | Options grant submitted Nov. |                      |
|                    |  |      |                           |                              |                      |
|                    |  |      |                           | 2020; awarded                |                      |

|                          |                        |                |                            | funds will expand      |                      |
|--------------------------|------------------------|----------------|----------------------------|------------------------|----------------------|
| 6.2 Implement and        | 6.2.1 Educate          | FY20           | Community Services         | help options           | Ongoing              |
| advocate for best        | residents how to       | 0              |                            |                        |                      |
| practices for            | address street         |                |                            |                        |                      |
| pedestrian safety        | lighting concerns      |                |                            |                        |                      |
| ,                        | 6.2.2 Publicize driver | FY20           | Community Services         | Explored AARP in-      | Area workshops       |
|                          | safety classes for     |                | ·                          | person and virtual     | suspended due to     |
|                          | older adults           |                |                            | course offerings       | COVID-19; virtual    |
|                          |                        |                |                            |                        | programs TBD FY21    |
|                          | 6.2.3 Install call     | FY21           | Police Department          |                        | In progress (verify) |
|                          | boxes in all medium    |                |                            |                        |                      |
|                          | to large parks and     |                |                            |                        |                      |
|                          | high crime areas       |                |                            |                        |                      |
|                          | 6.2.4 Assess need for  | FY21           | Public Works               | Feasibility/costs of   | In progress          |
|                          | traffic calming        |                |                            | crosswalk beacons      |                      |
|                          | measures near          |                |                            | being explored         |                      |
|                          | Friendship Arms        |                |                            |                        |                      |
|                          | 6.2.5 Provide          | FY21           | Community Services         |                        |                      |
|                          | medical ID bracelets   |                |                            |                        |                      |
|                          | for residents w/       |                |                            |                        |                      |
|                          | dementia               |                |                            |                        |                      |
| 6.3 Increase             | 6.3.1 Continue to      | FY20           | Public Works               | Upgrades made; will    | Ongoing              |
| wheelchair-              | address findings in    |                |                            | continue to be made    |                      |
| accessibility in         | City's ADA Transition  |                |                            | in FY21                |                      |
| public places            | Plan                   |                |                            |                        |                      |
|                          | 6.3.2 Ensure           | FY20           | Public Works               | Additional benches     | Ongoing              |
|                          | availability of        |                |                            | to be added to parks   |                      |
|                          | reserved spaces and    |                |                            | in FY21                |                      |
|                          | accessible pathways    |                |                            |                        |                      |
|                          | for wheelchairs in     |                |                            |                        |                      |
|                          | City-owned parks       |                |                            |                        |                      |
| <b>GOAL SEVEN: EXPAN</b> | ID OPTIONS FOR AFFORD  | DABLE, IN-HOME | PERSONAL CARE SERVICES FOR | RESIDENTS AT ALL INCOM | ME LEVELS            |

| in-home services 7.1 in-ser res   | -home personal<br>rvice providers for<br>sidents and their  | FY20       | Community Services                     | in Washington Consumer's Checkbook (WCC) and AARP's website tool Promoted resources publicized in Washington Consumer's | Ongoing |
|-----------------------------------|---|------------|--|---|---------|
| 7.1 sou for  7.1 opi sup slic     | urces of assistance<br>r home services  | FY20  FY21 | Community Services  Community Services | Checkbook Promoted resources publicized in Washington Consumer's Checkbook  | Ongoing |
| car 7.1 opi car wo no vol bas 7.1 | re services  1.5 Explore other otions for in-home re, including orking w/onprofits, student olunteers, faitheased communities | FY20       | Community Services  Mayor & Council    | Topic explored with<br>Greenbelt<br>Assistance in Living<br>(GAIL)  | Ongoing |

|                      | program to assist     |                      |                        |                      |                     |
|----------------------|-----------------------|----------------------|------------------------|----------------------|---------------------|
|                      | residents in          |                      |                        |                      |                     |
|                      | obtaining in-home     |                      |                        |                      |                     |
|                      | •                     |                      |                        |                      |                     |
|                      | respite care and      |                      |                        |                      |                     |
| COAL FIGUR. EVDAND   | support               | ITC TO BAAINTAIN THE |                        | NAT AND CONANALINITY | DACED CEDVICEC      |
|                      | 8.1.1 Pursue          |                      | R HEALTH THROUGH IN-HO |                      | BASED SERVICES      |
| 8.1 Support or       |                       | FY21                 | Community Services     |                      |                     |
| create partnership   | opportunities to      |                      |                        |                      |                     |
| w/ area medical      | support or create a   |                      |                        |                      |                     |
| providers to provide | program for medical   |                      |                        |                      |                     |
| in-home care         | (nurses) personnel    |                      |                        |                      |                     |
|                      | to provide in-home    |                      |                        |                      |                     |
|                      | care                  |                      |                        |                      |                     |
|                      | 8.1.2 Pursue          | FY21                 | Community Services     | Explore in tandem    |                     |
|                      | opportunities to      |                      |                        | w/ Habitat for       |                     |
|                      | support or create in- |                      |                        | Humanity as part of  |                     |
|                      | home support          |                      |                        | CAPAPBLE Program     |                     |
|                      | services working w/   |                      |                        |                      |                     |
|                      | hospital discharge    |                      |                        |                      |                     |
|                      | planners and area in- |                      |                        |                      |                     |
|                      | home care providers   |                      |                        |                      |                     |
|                      | w/ resident opt-in    |                      |                        |                      |                     |
|                      | SOCIAL ISOLATION AND  | BUILD COMMUNITY A    | CROSS AGES             | T                    |                     |
| 9.1 Develop          | 9.1.1 Pursue          | FY20                 | Community Services     |                      | Ideas discussed and |
| programs at          | opportunities to      |                      |                        |                      | identified;         |
| reasonable costs to  | support or create     |                      |                        |                      | implementation      |
| reduce social        | expanded activities   |                      |                        |                      | postponed due to    |
| isolation and foster | and trips for         |                      |                        |                      | COVID-19; program   |
| community            | residents, especially |                      |                        |                      | planning will be a  |
| connectivity         | for more isolated     |                      |                        |                      | focus in FY21       |
|                      | residents, and a      |                      |                        |                      |                     |
|                      | wider range of        |                      |                        |                      |                     |
|                      | activities            |                      |                        |                      |                     |

|  | 9.1.2 Pursue opportunities to support or create a program that provides adequate friendly visiting to isolated residents                                 | FY21                      | Community Services                          | Exploring program<br>options with Age-<br>Friendly Work<br>Group, HAP, Senior<br>Services and HCPD | Friendly visits<br>suspended due to<br>COVID-19; check-in<br>calls ongoing |
|--|--|---------------------------|---|--|--|
| GOAL TEN: FXPAND   | 9.1.3 Pursue opportunities to support or create a low-cost adult day care or respite care program  | FY21  FNDLY COMMUNICATION | Community Services  ON WITH RESIDENTS REGAR | DLESS OF USE OF FLECT  | RONINIC MEDIA  |
| 10.1 Create and distribute printed materials that summarize key services in critical areas | 10.1.1 Obtain printed brochures from County and other agencies and place in key areas and City bulletin boards   | FY20                      | Community Services                          |  | Ongoing; broad community distribution limited due to COVID-19              |
|  | 10.1.2 Place City<br>brochures, notices<br>and flyers at<br>libraries, tiny<br>libraries, community<br>information boards,<br>faith-based<br>communities | FY20                      | Community Services                          | Provide materials<br>available in Spanish  | Ongoing; broad<br>community<br>distribution limited<br>due to COVID-19     |
|  | 10.1.3 Pursue opportunities to support or create a program that tracks satisfaction with   | FY20                      | Community Services                          | Action item pended as activity may be outside scope of City's provided services                    |  |

|   | service providers<br>and shares findings<br>with residents                                     |      |                    |  |   |
|---|--|------|--------------------|--|---|
|   | 10.1.4 Make<br>materials available<br>to City Council and<br>staff                             | FY21 | Community Services |  | Ongoing   |
|   | 10.1.5 Ensure residents' calls to City are returned within one business day                    | FY21 | Community Services |  | Ongoing; Hyattsville<br>Helps line initiated<br>to provide<br>assistance to<br>residents during<br>COVID-19 |
|   | 10.1.6 Publish information on City website and cable channel and create electronic archive     | FY21 | Community Services |  | Ongoing   |
|   | 10.1.7 Create brochures for critical areas where information gaps exist or isn't comprehensive | FY22 | Community Services |  |   |
|   | 10.1.8 Research use of technology among older adults   | FY22 | Community Services | Initiated in FY20;<br>use to be probed in<br>Senior Citizen<br>Community Needs<br>Survey | In progress   |
| 11.1 Help residents and their caregivers connect with | 11.1.1 Publicize<br>services provided by<br>City's Senior and                                  | FY20 | Community Services | Creating brochure describing services discussed in Feb.                                  | Ongoing; broad community distribution limited due to COVID-19   |

| needed services in a | Disability Services   |       |                        | '20; project pended   |                        |
|----------------------|-----------------------|-------|------------------------|-----------------------|------------------------|
| timely manner        | Coordinator           |       |                        | due to COVID-19       |                        |
|                      | 11.1.2 Develop a      | FY20* | Community Services     | Content updated in    | Directory              |
|                      | directory of services |       |                        | FY20; printing (cost) | anticipated to be      |
|                      | for residents         |       |                        | shifted to FY21       | printed in FY21        |
|                      | 11.1.3 Create phone   | FY21  | Community Services     |                       | Hyattsville Helps line |
|                      | line w/ recorded      |       |                        |                       | initiated to provide   |
|                      | messages about City   |       |                        |                       | assistance to          |
|                      | and County services   |       |                        |                       | residents during       |
|                      | for residents         |       |                        |                       | COVID-19               |
|                      | 11.1.4 Pursue policy  | FY21  | Community Services     | City has promoted     | In progress            |
|                      | to communicate        |       |                        | services and support  |                        |
|                      | services, events and  |       |                        | offered by area       |                        |
|                      | programs of other     |       |                        | agencies to           |                        |
|                      | agencies to assist    |       |                        | residents in          |                        |
|                      | residents and foster  |       |                        | response to COVID-    |                        |
|                      | greater social        |       |                        | 19                    |                        |
|                      | inclusion             |       |                        |                       |                        |
|                      | 11.1.5 Expand         | FY22  | Community Services     | Hyattsville Reporter  | Ongoing                |
|                      | Hyattsville Reporter  |       |                        | Age-Friendly header   |                        |
|                      | to publicize critical |       |                        | and content added     |                        |
|                      | service needs of and  |       |                        | and expanded in       |                        |
|                      | available assistance  |       |                        | FY20                  |                        |
|                      | for residents         |       |                        |                       |                        |
|                      | 11.1.5 Seek           | FY22  | Community Services     | COVID-19              | Initiated; action      |
|                      | feedback from         |       |                        | Emergency             | items moved up as a    |
|                      | residents from mail-  |       |                        | Resources Postcard    | result of COVID-19     |
|                      | back postcards and    |       |                        | and Senior Citizen    |                        |
|                      | other means           |       |                        | Community Needs       |                        |
|                      |                       |       |                        | Surveys fielded       |                        |
|                      |                       | •     | VERSE COMMUNITIES ABOU | _                     | 1                      |
| 12.1 Explore         | 12.1.1 Encourage      | FY20  | Community Services     | See 11.1.5            | Ongoing                |
| availability and     | residents to share    |       |                        |                       |                        |
| accessibility of     | information           |       |                        |                       |                        |

| services to diverse populations |  |      |  |   |                                      |
|---------------------------------|--|------|--|---|--------------------------------------|
|                                 | 12.1.2 Continue to reach residents of diverse backgrounds                                    | FY20 | Community Services                           | See 11.1.5; Increase ward representation in Age-Friendly Work Group in FY21     | Ongoing                              |
|                                 | 12.1.3 Ensure website and communications meet accessibility standards                        | FY20 | Communications                               | FY21 website update to include ADA improvements; anticipated completion is FY22 | Closed captioning<br>(CC) introduced |
|                                 | 12.1.4 Maintain list of translators and interpreters; explore ways to deploy them for events | FY20 | Community<br>Services/Communications<br>Team | PT Bilingual<br>Specialist position to<br>be filled in FY21                     | Ongoing                              |



## City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

## Agenda Item Report

**File #:** HCC-184-FY21 1/4/2021 7.b)

Submitted by: At the Request of the City Administrator

Submitting Department: Community & Economic Development

Agenda Section: Presentation

**Item Title:** 

**Hyattsville Middle School Construction Presentation** 

**Suggested Action:** 

**Presentation Only** 

### **Summary Background:**

As part of Prince George's County Public Schools approved capital improvement plan, the Hyattsville Middle School site will be redeveloped as a new school through a public-private partnership between Prince George's County Education and Community Partners, LLC.

On January 4, 2021, the City Council will receive a presentation from the development team detailing the site and building construction product and schedule.

**Next Steps:** 

N/A

**Fiscal Impact:** 

N/A

### **City Administrator Comments:**

Click or tap here to enter text.

#### **Community Engagement:**

Representatives from Prince George's County Public Schools participated in the December 17, 2020 Educational Facilities Task Force (EFTF) meeting to discuss the methodology of the design and decision-making process.

## **Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

## **Legal Review Required?**

N/A

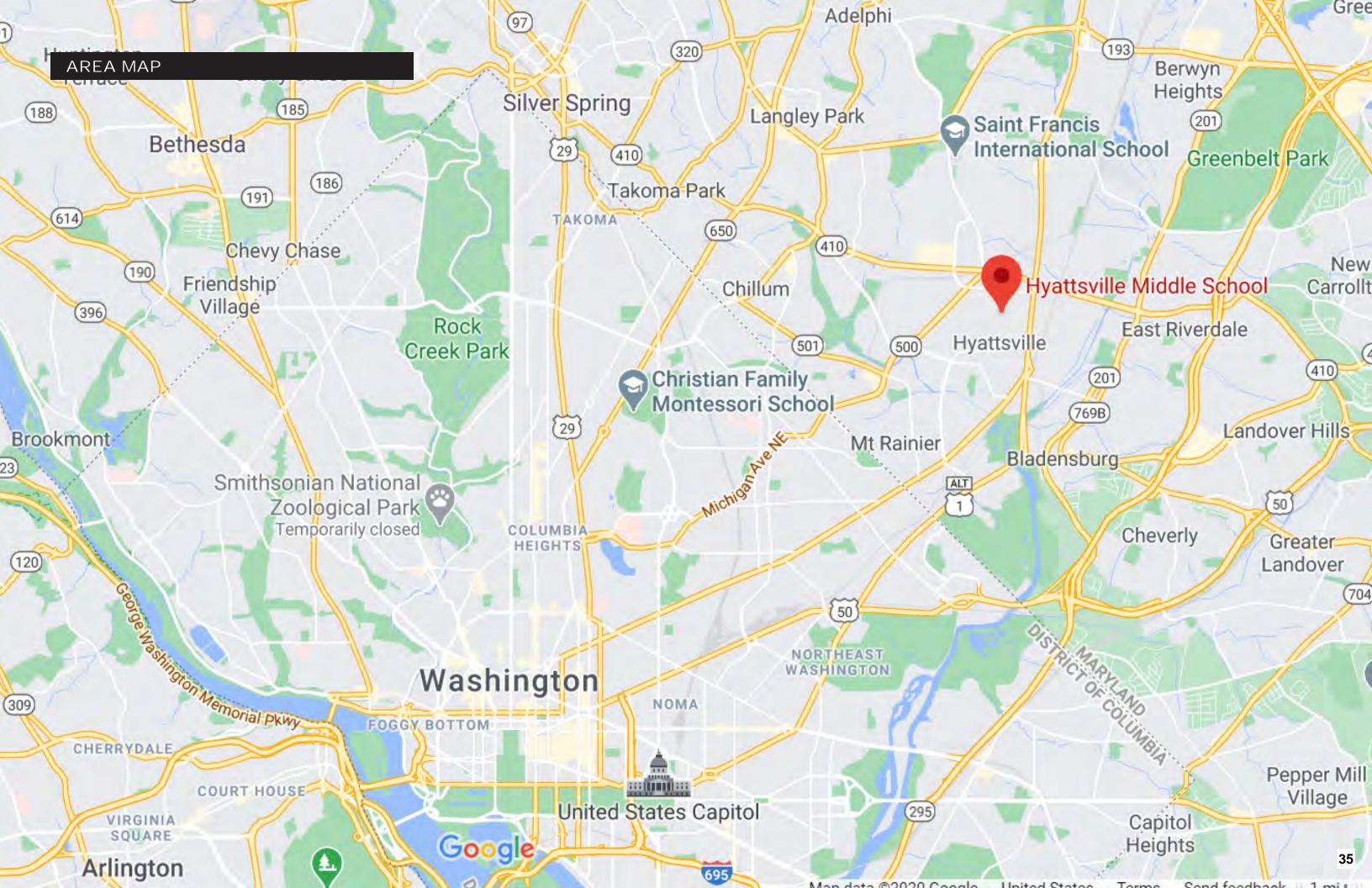
# HYATTSVILLE MIDDLE SCHOOL

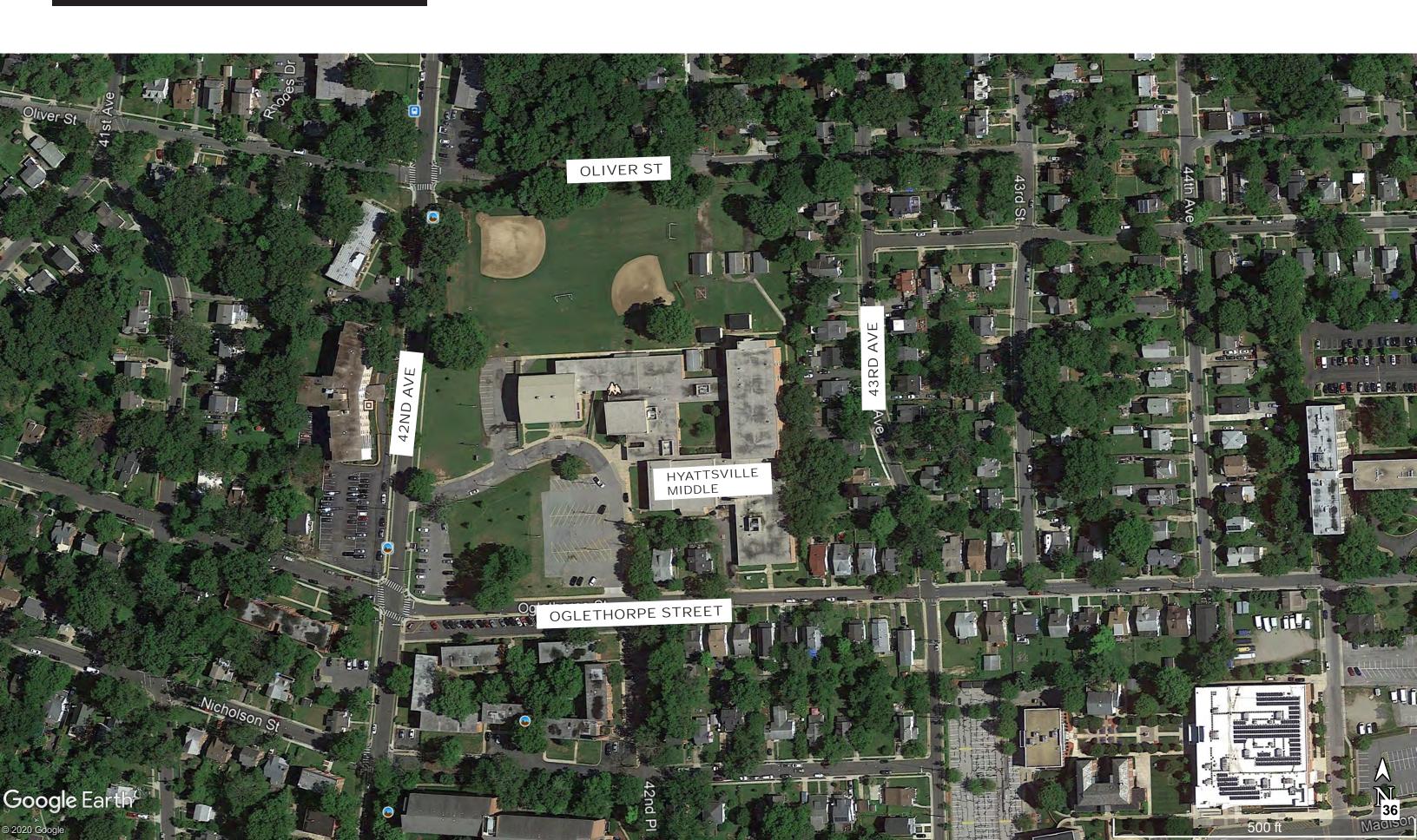




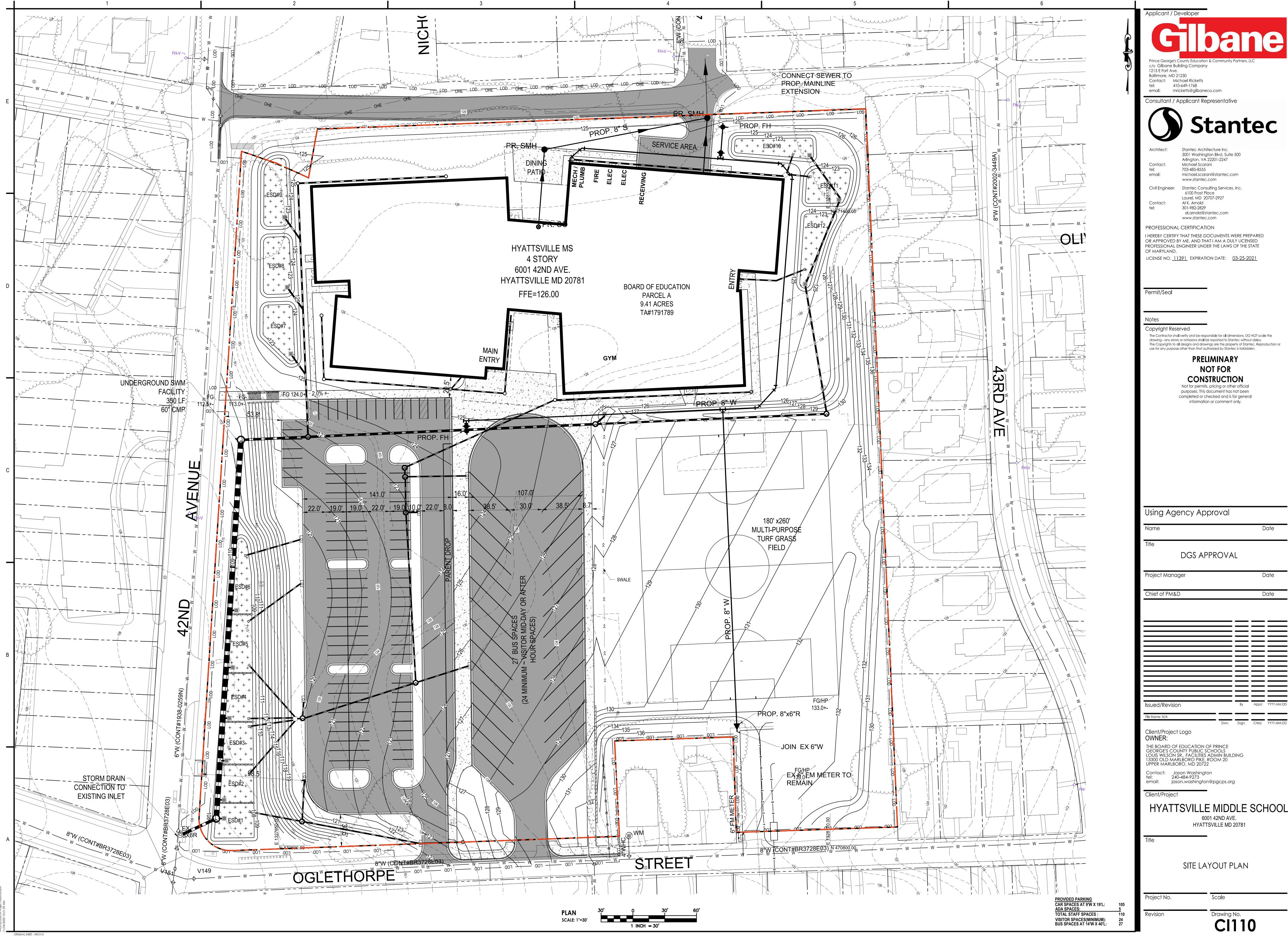




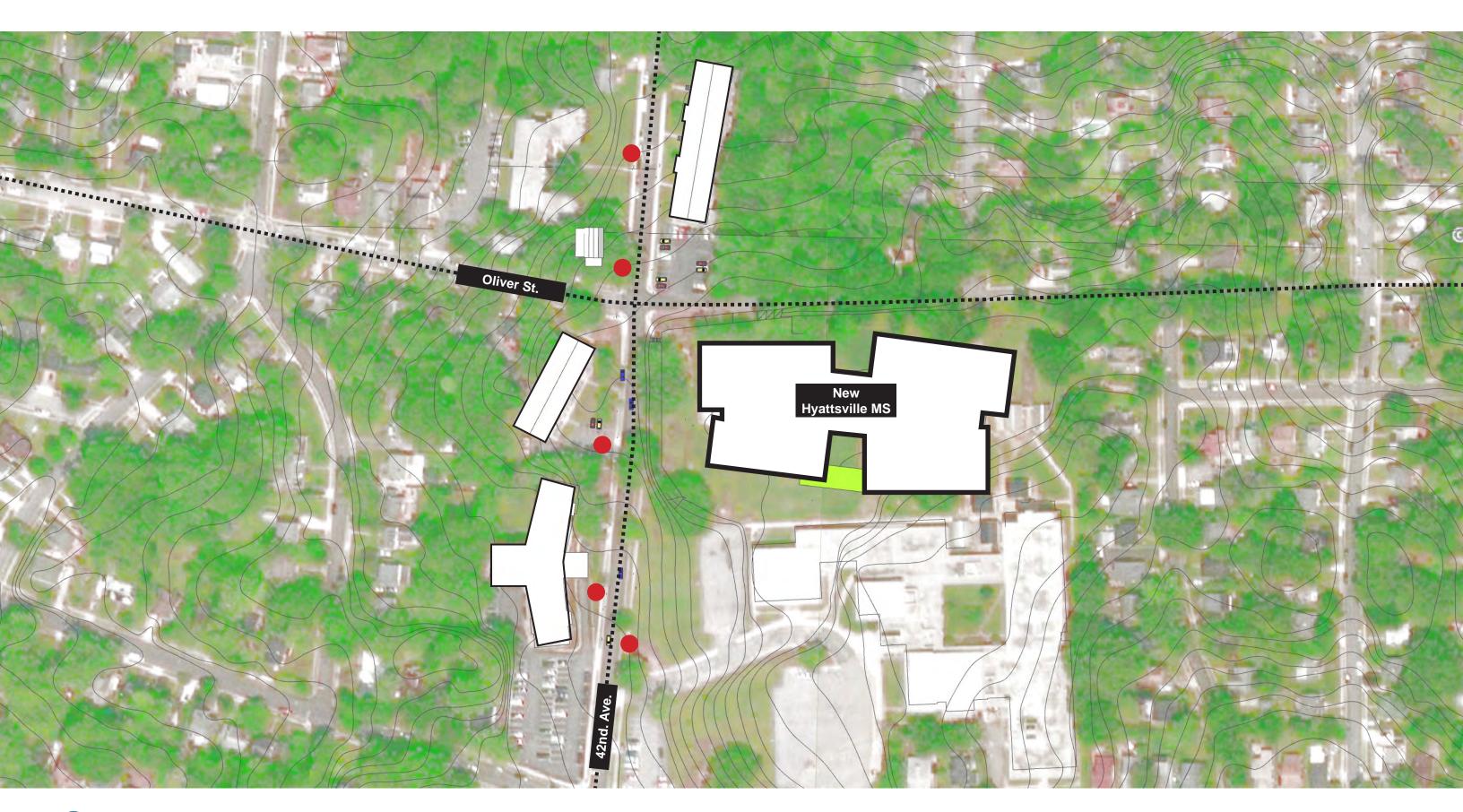




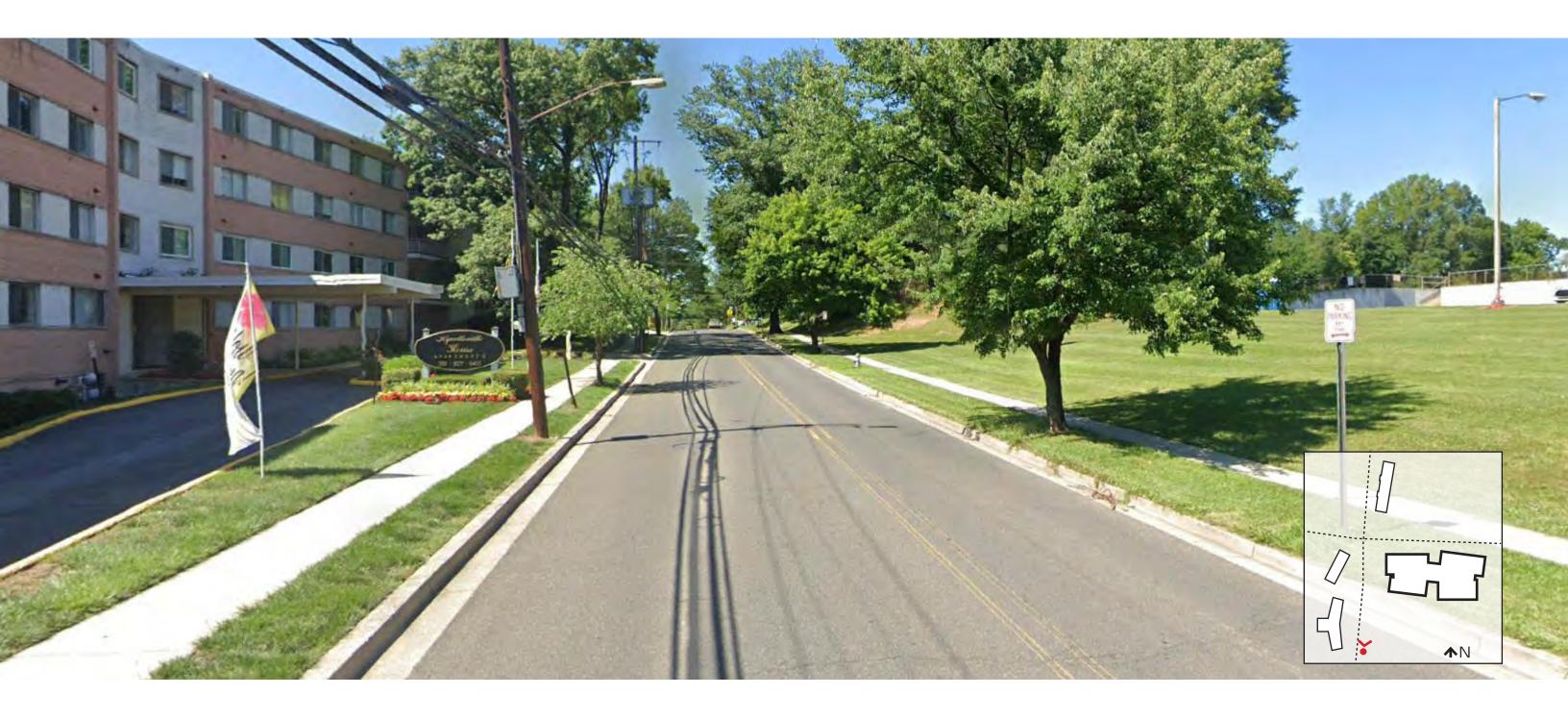




# SITE AERIAL VIEW



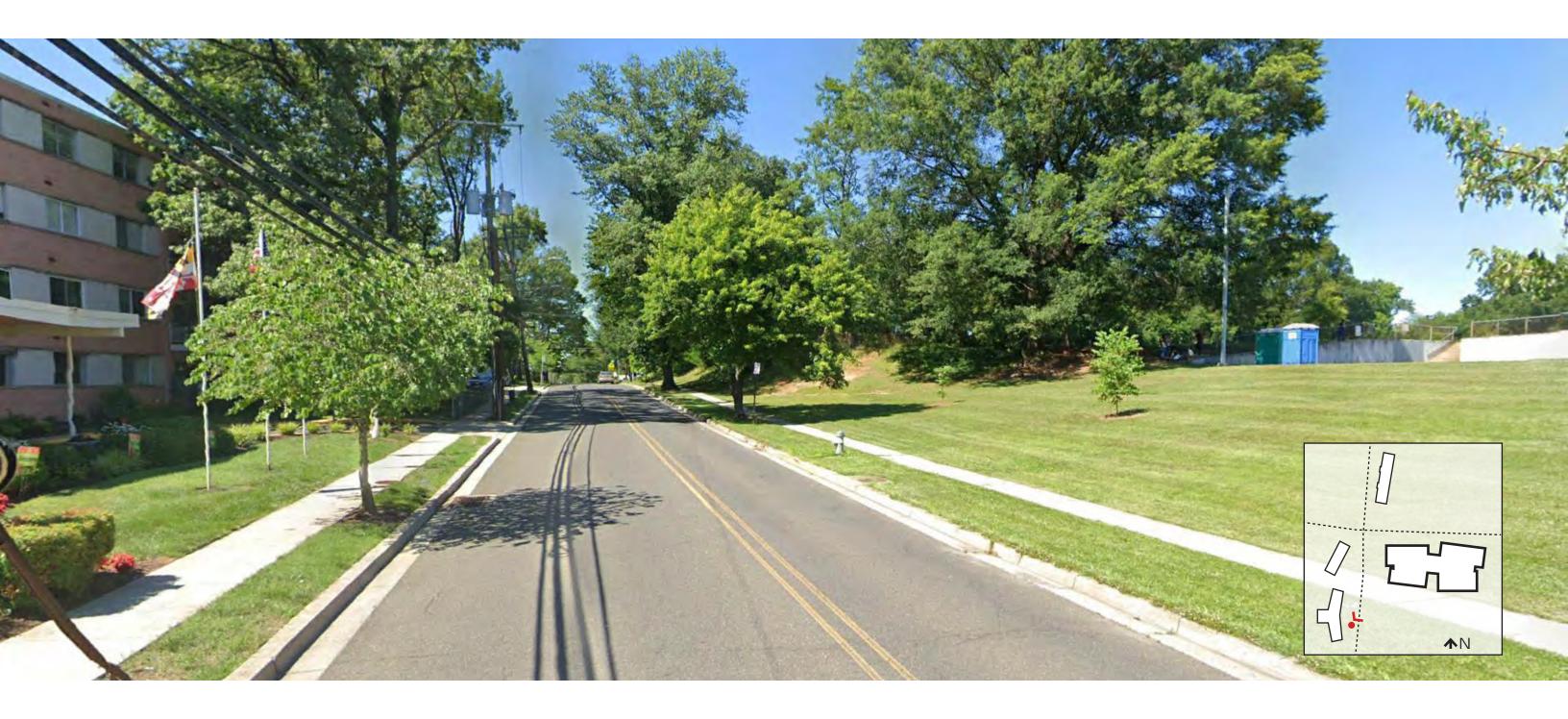
# HYATTSVILLE HOUSE APARTMENTS



# HYATTSVILLE HOUSE APARTMENTS + NEW MIDDLE SCHOOL



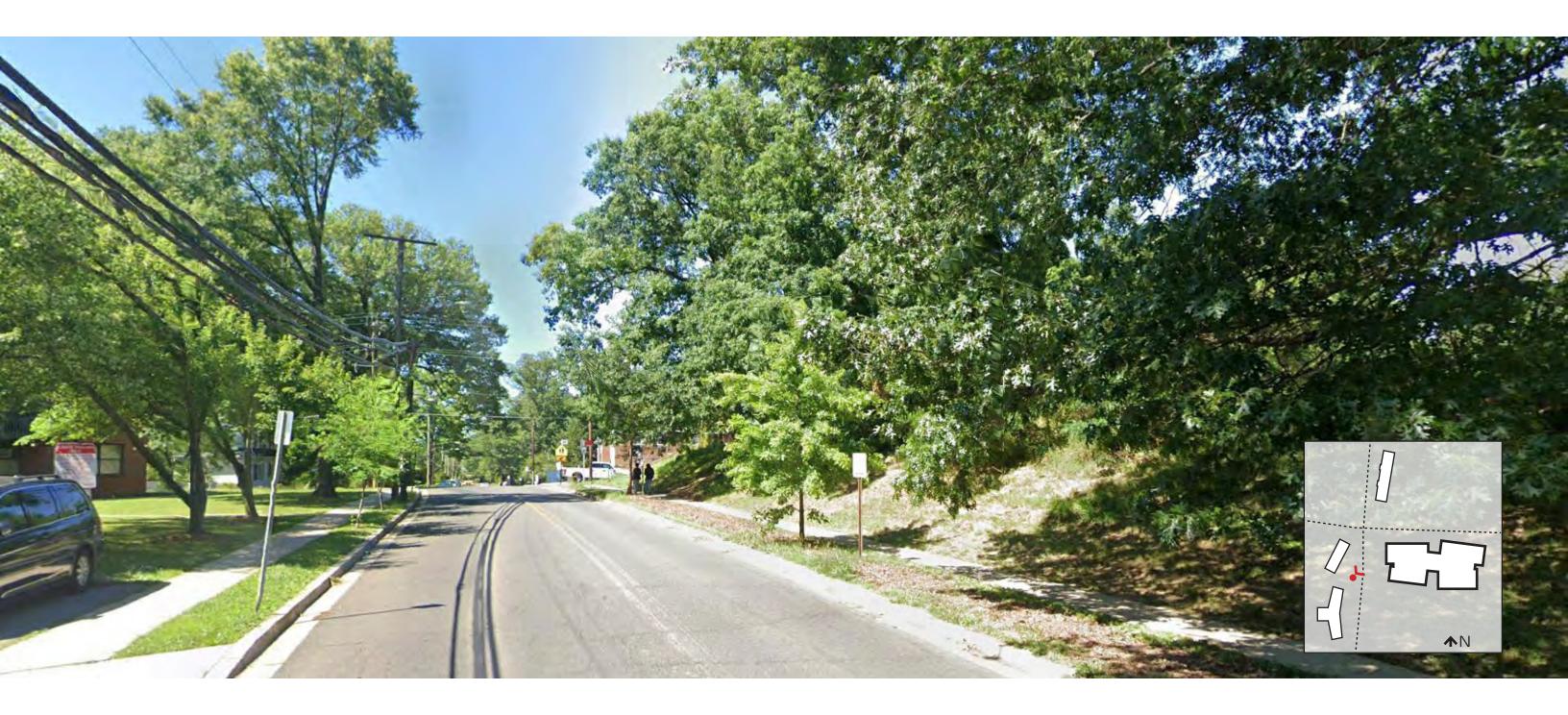
# HYATTSVILLE HOUSE APARTMENTS



# HYATTSVILLE HOUSE APARTMENTS + NEW MIDDLE SCHOOL



# 42ND AVE.



# 42ND AVE. + NEW MIDDLE SCHOOL



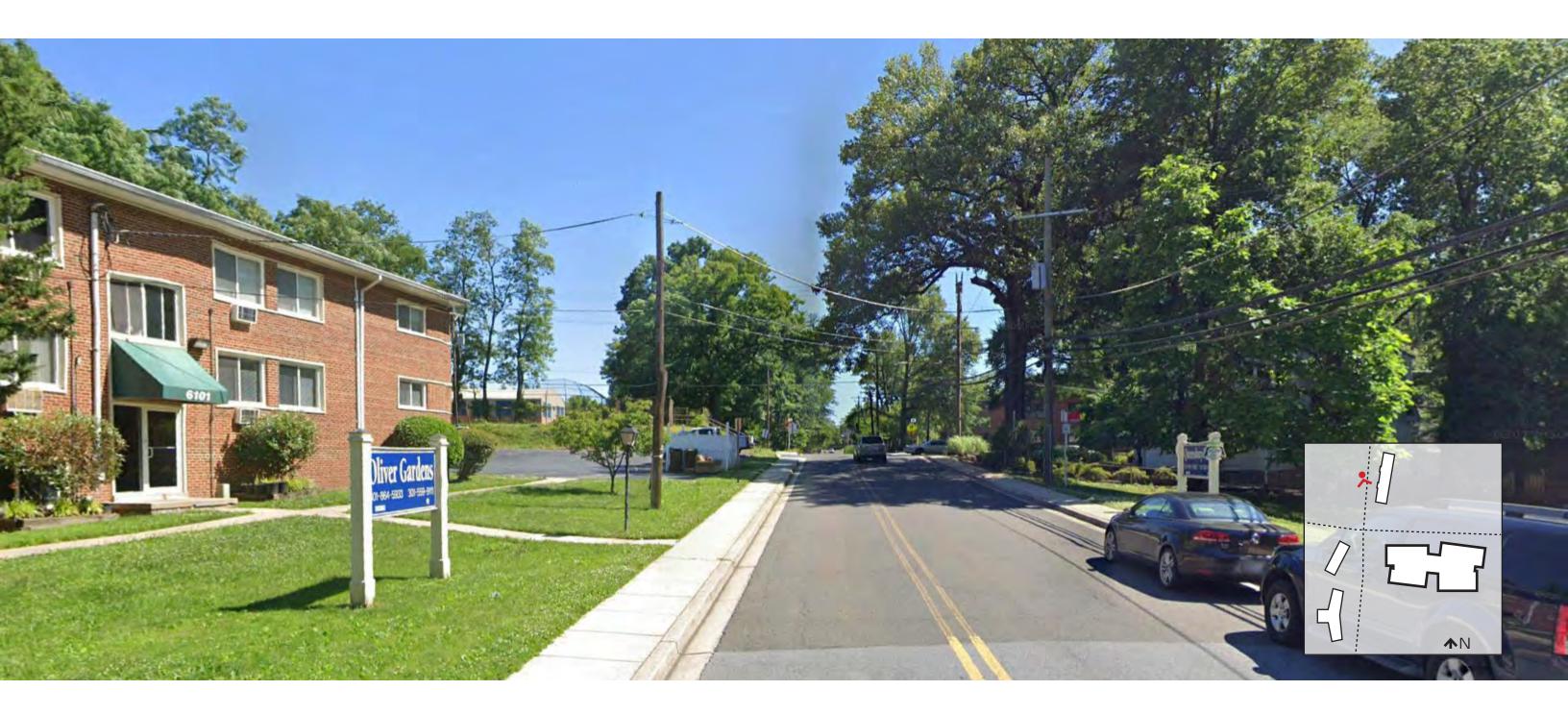
# CORNER OF 42ND AVE. AND OLIVER ST.



# CORNER OF 42ND AVE. AND OLIVER ST. + NEW MIDDLE SCHOOL



# OLIVER GARDEN APARTMENTS



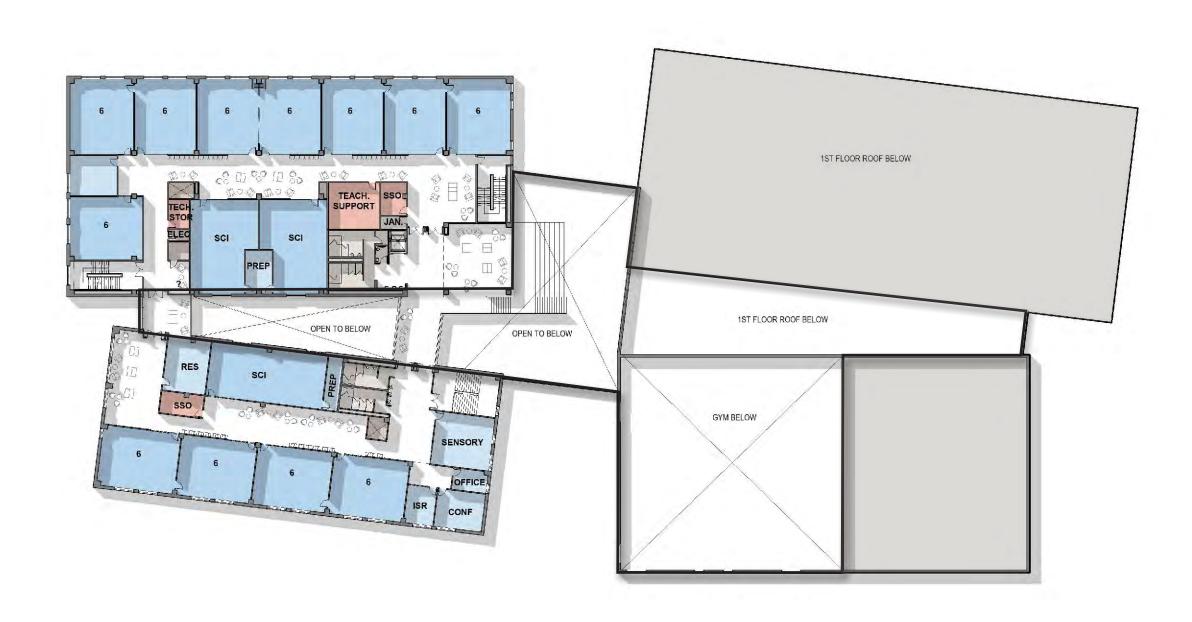
# OLIVER GARDEN APARTMENTS + NEW MIDDLE SCHOOL







FIRST FLOOR PLAN



SECOND FLOOR PLAN

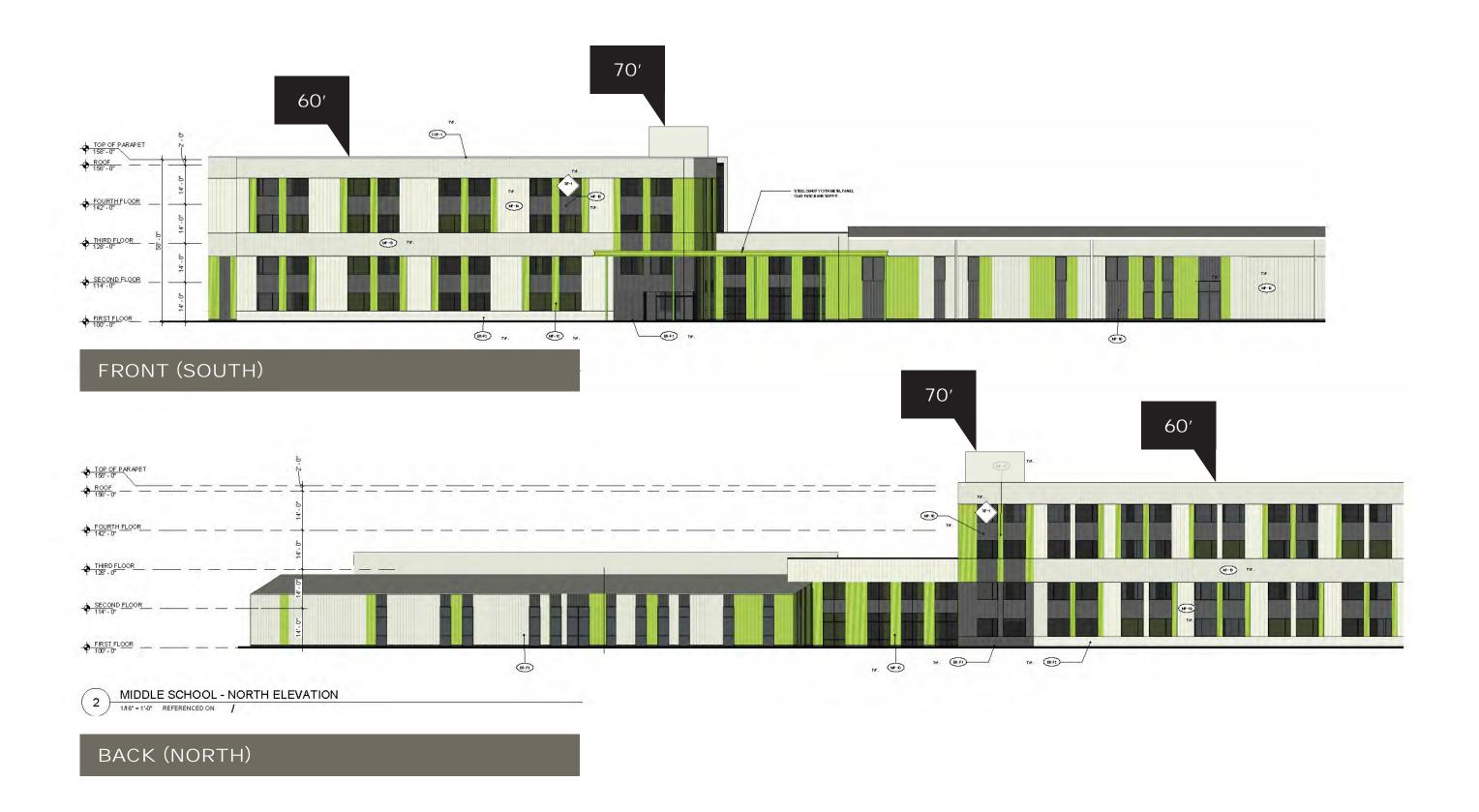
# THIRD AND FOURTH FLOOR PLANS



THIRD FLOOR PLAN



FOURTH FLOOR PLAN







# City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

# Agenda Item Report

**File #:** HCC-182-FY21 1/4/2021 8.a)

Submitted by: Laura Reams

Submitting Department: City Clerk

Agenda Section: Consent

#### **Item Title:**

Re-appointments to Board of Supervisors of Elections

#### **Suggested Action:**

I move the Mayor, with Council approval, re-appoint Greta Mosher and Lisa Pineda to the Board of Supervisors of Elections for a term of four (4) years beginning January 12, 2021 through January 12, 2025.

#### **Summary Background:**

The Board of Supervisors of Elections was established by City Charter to manage all conduct pertaining to City elections. The five (5) members are appointed to four (4) year terms by the Mayor and approved by the Council.

Ms. Mosher and Ms. Pineda have served on the Board for over 15 years each and provide essential expertise in election administration to the City.

#### **Next Steps:**

Appoint members.

#### **Fiscal Impact:**

Board members are paid \$750 annually, funds are included in the Elections budget.

#### **City Administrator Comments:**

Recommend support.

#### **Community Engagement:**

Meetings of the Board are open to the public. Additionally, the Board conducts various outreach events for voters and candidates throughout the year.

#### **Strategic Goals:**

Goal 4 - Foster Excellence in all City Operations

#### **Legal Review Required?**

N/A

# **Board, Committee and Commission Application**

Yes, national and local

| Profile  |  |   |                                   |
|--|--|---|-----------------------------------|
| Greta  | Mosher   |   |                                   |
| First Name   | Last Name  |   |                                   |
| Email Address  |  |   |                                   |
| Email Address  |  |   |                                   |
|  |  |   |                                   |
| Street Address   |  | Suite or Apt                            |                                   |
| City   |  | State                                   | Postal Code                       |
| To find your City Ward, click on the   | is link! http://www.hyattsville.org/5  | 38/Residency-Ver                        | ification-                        |
| <u>Page</u>  |  |   |                                   |
| *  |  |   |                                   |
| ✓ Ward 1   |  |   |                                   |
|  |  |   |                                   |
|  |  |   |                                   |
| Primary Phone  | Alternate Phone  |   |                                   |
| Which Boards would you like to   | apply for?   |   |                                   |
| Board of Supervisors of Elections: S   | ubmitted   |   |                                   |
| Referred By:   |  |   |                                   |
| Anna Frankle   |  |   |                                   |
| Please provide a brief backgrou committee. This statement may  |  |   | n a                               |
| I have served on the Board for nume we are working on at the moment ar Council (and have seen successfully advised the Council regarding non-re Board of Supervisors of Elections. | nd I would like to see through to the or pass) 16 and 17 year olds voting in | end. We had recom<br>City Elections. Cu | nmended to the<br>rrently we have |
| Question applies to Board of Supervisors of Electron Do you have experience working  |  |   |                                   |

57

Greta Mosher Page 1 of 2

Question applies to Board of Supervisors of Elections

### What specifically interests you in the election process?

I would like to work on (with the BOSE) voter education for the community and our 16-18 year old potential voters. Re-districting is coming up in a year or so, and I would like to work with that committee.

Question applies to Board of Supervisors of Elections

Are you a registered voter in the City of Hyattsville

Yes

# **Board, Committee and Commission Application**

| Profile                          |  |                            |                        |
|----------------------------------|--|----------------------------|------------------------|
| Ana                              | Pineda   |                            |                        |
| First Name                       | Last Name  |                            |                        |
|                                  |  |                            |                        |
| Email Address                    |  |                            |                        |
|                                  |  |                            |                        |
| Street Address                   |  | Suite or Apt               |                        |
| City                             |  | State                      | Postal Code            |
| To find your City Ward,          | click on this link! http://www.hyatts                              | sville.org/538/Residency-  | Verification-          |
| <u>Page</u>                      |  |                            |                        |
| *                                |  |                            |                        |
| ✓ Ward 2                         |  |                            |                        |
|                                  |  |                            |                        |
| Primary Phone                    | Alternate Phone  |                            |                        |
| Which Boards would               | vou like to apply for?   |                            |                        |
|                                  |  |                            |                        |
| Board of Supervisors of          | Elections: Reapplying  |                            |                        |
| Referred By:                     |  |                            |                        |
| Renewal                          |  |                            |                        |
| Diagon provide a brief           | f haalawayaa atatamaat inalyalia                                   | a why you wont to com      | <b></b>                |
|                                  | f background statement includin<br>ment may be posted on the City' |                            | re on a                |
| I have enjoyed the last 1        | 6 years on the board and it pleases r                              | ne to see the city grow an | d still feel like I am |
|                                  | munity where we actually know our n                                |                            | a cim roor into r arri |
|                                  |  |                            |                        |
|                                  |  |                            |                        |
| Question applies to Board of Sup | pervisors of Elections   |                            |                        |
|                                  | nce working in elections?  |                            |                        |
| Yes                              |  |                            |                        |
| Question applies to Board of Sup | nervisors of Elections   |                            |                        |
|                                  | rests you in the election process                                  | 27                         |                        |

# Are you a registered voter in the City of Hyattsville

Yes



# City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

# Agenda Item Report

**File #:** HCC-187-FY21 1/4/2021 9.a)

Submitted by: Ron Brooks

Submitting Department: Finance

Agenda Section: Consent

#### **Item Title:**

Donation to Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC, Inc)

#### **Suggested Action:**

I move that the Mayor and Council appropriate \$10,000 as a donation to Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC, Inc) and, in conjunction with Route One Community Cares (ROCC), provide meals to those facing hunger in our local area. This motion replaces the motion passed on December 7, 2020 (HCC-113-FY21)

#### **Summary Background:**

On December 7, 2020, the Council adopted motion HCC-113-FY21, authorizing a donation to Route One Community Cares (ROCC). In the administrative review process, it was determined that the donation needed to be distributed to Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC) for dispersion to ROCC.

Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR CDC) is a community non-profit CDC that provides assistance to various groups like Route One Community Cares (ROCC) to provide meals to those facing hunger in our local area. ROCC is made up of volunteer residents who have been working with the adjacent communities of Hyattsville, College Park, Riverdale, and University Park to address two issues: feeding those in need and utilizing local restaurants to provide meals. Utilizing local restaurants helps support local businesses that have been impacted due to the COVID-19 pandemic.

These funds will be transferred from a portion of the unspent funds previously appropriated for Hyattsville Pandemic Relief funding administered by Employ Prince George's.

For additional details, see the attachment.

#### **Next Steps:**

Upon the approval of funding, the City shall direct these funds to Central Kenilworth Avenue Revitalization Community Development Corporation.

#### **Fiscal Impact:**

\$10,000 increase to the FY-21 Special Revenues Budget.

#### **City Administrator Comments:**

Recommend Support.

### **Community Engagement:**

N/A

# **Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?** 

N/A

# GREATER RIVERDALE CARES (GRC)\* & ROUTE ONE COMMUNITIES CARE (ROCC)

# **FACT SHEET**

(mid-August to mid-September, 2020)

"Wow, what a great, intense experience yesterday! Super thankful, so many people messaging in expressing their gratefulness at the gift of food. "

Amy Caruso, Pastor of Hispanic Ministries, United Methodist Church of College Park (unsolicited email)

TOTAL FUNDS RAISED BY GRC AND ROCC (as of mid-September): \$102,100

TOTAL FUNDS RAISED FROM DONATIONS ON GOFUNDME AND DIRECT DONATIONS: \$53,600

GRC: \$39,204 ROCC: \$14,571

TOTAL FUNDS RAISED FROM GRANTS FOR FOOD PIPELINE: \$48,500

GRC: Care First Grant Program, \$25,000
Riverdale Park Station, \$2500
Prince George's County, \$5000
Kaiser Permanente, \$6000
ROCC: College Park City Council, \$10,000

TOTAL NUMBER OF DONORS ON GOFUNDME: close to 500

TOTAL FUNDS DISTRIBUTED FOR FOOD (mid-September, 2020): \$71,000

**LOCAL RESTAURANT MEALS PROVIDED (mid-August): 4500** 

WORLD CENTRAL KITCHEN MEALS DONATED: 89,230 (discontinued in August)

RESTAURANTS SUPPORTED TO PROVIDE MEALS: Banana Blossom Bistro, Denizens Brewing Company, Krazi Kebob, DUMM'S/2 Fifty Barbeque, Emerita's Pupuseria, Food Factory, Marathon Deli, Riviera Tapas, Shortcake Bakery DISTRIBUTION SITES (partial list): St. Mary's Catholic Church, Church of the Nazarene, United Methodist Church of College Park, St. Jerome's, Woodridge Elementary School, Beacon Heights Civic Association, Templeton, West Lanham Hills, Riverdale Heights, Oak Ridge Apartments, Parkview Gardens Apartments

### ONE WEEK'S DISTRIBUTION IN MID-SEPTEMBER, over a 3-day period

**TOTAL MEALS: 525** 

RESTAURANTS: Krazi Kabob (100); Emerita's Pupuseria (100), DUMM'S/2 Fifty Barbeque (125), Banana Blossom (125), Riviera Tapas (125)

DISTRIBUTION SITES: Beacon Heights; United Methodist Church of College Park; Woodridge Elementary School; Landover

#### **FOOD INSECURITY**

104,760: Number of people facing food insecurity in Prince George's County—the greatest number in the DC metro region (Capital Area Food Bank, Hunger Report 2020)

Up to 400%: Increase in the number of families seeking food in the DC metro region since the beginning of the pandemic (CAFB, Hunger Report 2020)

16,000: Number of unemployed in Prince George's County before pandemic 40,000: number of unemployed in Prince George's County by May 1 (Channel 4 News, Apr 22, 1920)

Almost \$10,000: The difference between Prince George's County's average median income and the median income in Route One neighborhoods served by GRC&ROCC (Census Bureau, American Community Survey, 2018)

30-36%: Number of people in College Park, Hyattsville, and Riverdale Park employed in high contact, vulnerable jobs as of 2018, well above the average for Maryland as a whole (Census Bureau, ACS, 2018)

<sup>\*</sup>Figures here are for the food pipeline only. GRC has raised substantial additional funds for bulk food distribution and other support for local communities.

Sept. 23, 2020

Dear Mayor Hollingsworth and Hyattsville Council Members,

I have been working with an organization, Route One Community Cares, and am respectfully requesting that the City Council approve a \$10,000 donation to support providing meals to those facing hunger in our local area. There is precedent for the City Council to use its financial resources in this way. It is my understanding that there are still funds left that were allocated to the COVID-19 Pandemic Relief Grants for Businesses. While we are not a business, perhaps some of the funds allocated to this Fund could be allocated for this cause.

ROCC is made up of volunteer residents who have been working with the adjacent communities of College Park, Riverdale, and University Park to address two issues; feeding those in need and utilizing local restaurants to provide meals. Utilizing local restaurants helps with the "bottom line" that has been impacted due to the current COVID-19 pandemic. To date our group has raised approximately \$11,000, mainly from private donors through the GoFundMe site linked to GreaterRiverdale Cares & Route 1 Communities Care. Riverdale's organization, which started much earlier, has raised approximately \$40,000 from both private and corporate sponsorship. College Park Town Council recently approved a \$10,000 donation and University Park is considering a \$10,000 donation as well. We are reaching out for Corporate donations as well.

In the process of determining how to meet our objective, we contacted others in the communities of College Park, University Park, Berwyn Heights, and Riverdale. We discovered that an organization in Riverdale—Central Kenilworth Avenue Revitalization CDC (CKAR)—had already developed a working model that could meet the needs of Route One Community Cares too. CKAR's program includes fund-raising, a high-quality website, four or five local restaurants that prepare meals, and various means of delivering these meals. Fortunately, given our shared goals and location, the CKAR Board agreed to a partnership between our organization with theirs. We have also been in touch with the College Park Partnership (Eric Olson) as well as the Campus Community Connection (Andy Fellows).

We have created a website called <u>www.feedrouteone.org</u> which highlights the restaurants utilized and our purpose. This site includes videos and ways to action.

#### The Need:

There is great need within Hyattsville, which is experiencing high unemployment and local restaurants struggling to keep their doors open. This need is exacerbated by the recent withdrawal of World Central Kitchen from Prince George's County. World Central Kitchen had been providing 17,000 meals weekly to Prince George's County residents. As harsh as their withdrawal seems, it was necessitated by even greater needs elsewhere.

#### Goals

Provision of 1000 meals per week (CKAR has been achieving 500 meals per week working with four or five restaurants).

#### Participating Restaurants:

Riverdale: Banana Blossom, Denizens, Dumms Pizza and Bar-B-Que, Riviera Tapas.

Route One (New): Emerita's Papuseria, Shortcake Bakery, Crazy Kabob, Food Factory, Marathon Deli.

Others: Contact has been underway with numerous other possible participants.

We are prepared to bring this cause to your attention at the next Council Meeting. Ideally, Council Members would discuss this request ahead of time, and prepare a motion to approve this transfer of funds to CKAR-ROCC for this designated purpose. Please let me know if the Council would like to have us speak to this letter and I will ensure I, as well as one or two others, are available.

Sincerely Yours, On behalf of the Members of ROCC, Jim Groves, Ward 2



# City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

# Agenda Item Report

**File #:** HCC-181-FY21 1/4/2021 10.a)

Submitted by: Schaible

Submitting Department: Legislative

Agenda Section: Discussion

**Item Title:** 

**Animal Welfare and Community Safety Act** 

#### **Suggested Action:**

I move the Mayor and Council authorize the City Attorney to draft legislation to edit Chapter 52 of the City Code for the purposes of achieving the following goals as described in the supplemental documentation.

#### Goals:

- 1) Update animal welfare provisions to reflect modern standards and to be consistent with Prince George's County legislation, such as restrictions on tethering and exposure to severe weather;
- 2) Categorize animal control violations as a Public Nuisance violation (less severe) or a Public Threat violation (more severe);
- 3) Clarify enforcement procedures by:
  - a. Requiring the City to designate persons responsible for responding to Chapter 52 municipal infractions;
  - b. Specifying when municipal infractions require a citation and/or coordination with the Prince George's County Animal Services Division;
  - c. Requiring the City to review and adapt Police General Orders to the requirements of Chapter 52 and applicable Prince George's County laws;
  - d. Requiring the City to develop a Standardized Response Protocol for violations;
- 4) Enhance public awareness and preparedness on animal control issues by:
  - a. Ensuring residents are informed of incidents that may present a threat to public safety;
  - b. Requiring the City to collect and maintain data on animal control complaints and on actions taken in response to complaints and violations;
  - c. Requiring the City to prepare an annual report on Chapter 52 complaints and actions to present to the Mayor and City Council, and to be made available to the public.

#### **Summary Background:**

Current regulations and enforcement of animal control issues in Hyattsville are unclear, haphazard, and have contributed to tragic outcomes for Hyattsville residents and companion animals. This amendment to Hyattsville Code Chapter 52 creates clear expectations for preventing and responding to animal aggression in Hyattsville and creates new protections to promote the humane treatment of companion animals.

In a meeting with Chief Rodney Taylor of the Prince George's Animal Services Division (PGCASD) on 11/13/2019, Mr. Taylor offered to provide Hyattsville with a "read only" software license for Chameleon; the software system that PGCASD uses to log its actions and record locations of confined and quarantined animals. Once obtained, this software will provide Hyattsville with valuable information regarding any confinement or quarantine orders that have been issued by PGCASD within City limits.

Much credit is owed to the Hyattsville group Residents United for Furry Friends (RUFF) for helping identify shortcomings in our existing code and researching and recommending improvements.

Council held an initial discussion on this item on December 7, 2020.

#### **Next Steps:**

The City Attorney, in consultation with Council Member Schaible, the Hyattsville Chief of Police, and the Hyattsville Director of Community and Economic Development, will review and edit (as needed) the ordinance for discussion and action by the Mayor and Council.

#### **Fiscal Impact:**

There will be additional requirements to report and follow-up with PGCASD in cases of animal aggression incidents. Hyattsville will continue to rely on PGCASD to adjudicate dog bites, as well as maintain the list of dangerous animals, quarantine orders, and confinement orders. Code enforcement responsibilities will be expanded modestly with clear expectations regarding implementation of Chapter 52, and enforcement of the new rules regarding restrictions on tethering and exposure to severe weather. Additional part-time staff support will be required. Cost to be determined.

#### **City Administrator Comments:**

Staff comments are provided in consultation with Police Department and Community & Economic Development input. There will need to be ongoing discussion and coordination on the overall modifications. The staff can provide a contact number/email for dissemination to the community to capture animal control calls. Most incidents will continue to be handled by PGC Animal Control, but we can coordinate to leverage PGC Animal Control data through GIS and create a report and mapping tool for animal control incidents. Staff will support by publishing a report on a bi-monthly schedule and an annual report, commencing in FY2022 without the need for additional resources. The captured data can include the City response to Chapter 52 incidents. Additional staffing resources will be required to oversee reports, track emails/calls, respond to residents, and follow-up with PGCASD on status/requirements.

#### **Community Engagement:**

**TBD** 

#### **Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

#### **Legal Review Required?**

**Pending** 



# **Council Agenda Form**

| MOTION #                 |                            | DRAFT # 2 |  |  |
|--------------------------|----------------------------|-----------|--|--|
| DATE SUBMITTED:          | DATE TO GO BEFORE COUNCIL: |           |  |  |
| SUBMITTED BY: D Schaible |                            |           |  |  |
| DEPARTMENT: Legislative  |                            |           |  |  |

# TITLE OF MOTION: Animal Welfare and Community Safety Act

I move that the Mayor and Council direct the City Attorney to draft an ordinance amending Chapter 52 of the Hyattsville Charter and Code to include the following:

#### **Definitions**

"Bite"

A puncture or tear of the skin.

## "City Agent"

City of Hyattsville person or persons responsible for implementing and responding to animal control regulations contained in Chapter 52.

### "Dangerous Animal"

A "Dangerous Animal" is a designation given by Prince Georges County Animal Services Division for animals who have a history of aggressive behavior. "Dangerous Animals" have restrictions placed upon them by the County, which can include a confinement order.

#### "PGCASD"

Prince George's County Animal Services Division

### "Public Nuisance Category 1"

"Public Nuisance Category 1" violations include excessive or continuous barking, howling or making of other noises, and defecating on property other than that of the owner without the defecation being cleaned up immediately.

#### "Public Nuisance Category 2"

"Public Nuisance Category 2" violations occur when a dog is off leash in public spaces or trespassing on private property.

### "Public Threat Category 1"

"Public Threat Category 1" violations occur when an animal is off leash and, without provocation, engages in threatening and menacing behaviors including charging at and snapping at humans or animals.

#### "Public Threat Category 2"

"Public Threat Category 2" violations occur when an animal without provocation (i) inflicts injury on a human on private or public property; (ii) kills, "bites", or attacks an animal.

### "Protocol" (also called "Standard Response Protocol")

Tool developed by City to guide appropriate responses in implementing and responding to animal control regulations contained in Chapter 52.

#### "Severe Weather"

Severe weather is temperatures below 40 and above 90 degrees Fahrenheit.

### "Tethering"

Attaching a dog to a stationary object or pulley run by means of a chain, rope, tether, cable, or similar restraint. Tethering does not include the use of a leash to walk a dog.

### City Code Chapter 52

## **Implementation**

Unless and until the City of Hyattsville hires a dedicated Animal Warden,

The City shall designate a City Agent or City Agents for municipal implementation of Chapter 52, including amendments to Chapter 52 specified in this Motion. Possible City Agent(s) include staff from the Hyattsville Police Department or Office of Code Enforcement.

The City shall, on its website, specify who the City Agent(s) are and how to contact them. This shall occur within 60 days of the passage of this motion.

#### **Animal Welfare**

Chapter 52 shall be amended to include:

#### \* Tethering of Dogs - Restrictions on

Animal behaviorists have warned that unattended tethered dogs are a risk to themselves and to communities. (See Definitions for "tethering.") Long-term tethered dogs can become stressed, territorial, and aggressive. They can also engage in self-harming behavior.

Unattended tethering of a dog longer than one cumulative hour in a 24-hour period is prohibited.

Tethering during severe weather (temperatures below 40 and above 90 degrees) is prohibited. (See Definitions.)

# \* Severe Weather - Restrictions on Exposure to

Many jurisdictions are recognizing the danger to companion animals by protracted exposure to severe weather and are creating laws to improve animal welfare requirements.

Severe weather restrictions shall include a prohibition on leaving an animal outdoors without human accompaniment or adequate shelter for more than 15 minutes during periods of severe weather (temperatures below 40 and above 90 degrees).

Violations of the severe weather ordinance shall receive a written warning for the first violation and require a **mandatory** citation for subsequent violations by the City to the owner, pursuant to Section 9 of Code Chapter 52.

#### **Animal Behavior**

Current Code labels as "Public Nuisance" behavior a series of behaviors that range from barking to severe damage to people. The code shall be amended to include two categories of behavior: "Public Nuisance" and "Public Threat" behaviors.

#### A. Public Nuisance

Pet owners shall provide effective care and control of their animals to prevent them from becoming a "Public Nuisance".

Depending on severity of the violation, "Public Nuisance" infractions are divided into two categories: Category 1 and Category 2.

"Public Nuisance Category 1" violations include excessive or continuous barking, howling or making of other noises, and defecating on property other than that of the owner without the defecation being cleaned up immediately.

"Public Nuisance Category 2" violations include dogs off leash in public spaces or trespassing on private property, unattended tethering violations, or severe weather exposure violations.

#### B. Public Threat

An animal control violation shall be deemed a "Public Threat" if it harms or threatens to harm humans or animals. Pet owners shall provide effective care and control of their animals to prevent them from becoming a "Public Threat".

Depending on severity of the violation, "Public Threat" infractions are divided into two categories: Category 1 and Category 2.

"Public Threat Category 1" violations occur when an animal is off leash and, without provocation, engages in threatening and menacing behaviors including charging at and snapping at humans or animals. This will not include animals that are in fenced yards (unless they escape) or animals that are on leash (again, unless they escape).

"Public Threat Category 2" violations occur when an animal without provocation (i) inflicts injury on a human on private or public property; (ii) kills, "bites", or attacks an animal.

### **Violations - Response To**

Chapter 52 shall be amended as follows:

Code violations that are a "Public Nuisance Category 1" can receive a written warning for the first violation and require a **mandatory** citation for second and subsequent violations by the City to the owner, pursuant to Section 9 of Code Chapter 52.

Code violations that are a "Public Nuisance Category 2" shall receive a written warning for the first violation and require a **mandatory** citation for subsequent violations by the City to the owner, pursuant to Section 9 of Code Chapter 52.

Code violations that are a "Public Threat Category 1" shall receive a written warning for the first violation and require a **mandatory** citation for subsequent violations by the City to the owner, pursuant to Section 9 of Code Chapter 52.

Code violations that are a "Public Threat Category 2" shall require a **mandatory** citation by the City to the owner, pursuant to Section 9 of Code Chapter 52.

A Public Safety Alert will be issued within 72 hours informing Hyattsville residents of the bite/injury incident and the address where the animal resides. Follow-up public safety alerts will be issued to keep citizens informed.

### Code Conformity, Standardization, and Training

### **Code Conformity**

Hyattsville will conduct a review of Hyattsville Police General Orders related to animal control to ensure that these General Orders (1) mirror Chapter 52 of the Hyattsville City Code as amended, and (2) align the City's obligations to the requirements of applicable Prince George's County Codes on animal control.

#### **Standard Response Protocol**

Hyattsville shall develop a "Standard Response Protocol" (Protocol) within ninety days to inform appropriate responses by all "City Agents" responsible for implementing and responding to Chapter 52 and in meeting the requirements of the Prince George's County Codes on animal control. This will include requirements to provide county reporting, issue written warning or citations, log and track data for annual reporting, and share incident in police log.

#### **Training Material**

Hyattsville will develop training material related to responding to Chapter 52. This training material will include education on City and County animal control laws and best practices, and on how to use the "Protocol." "City Agents" shall be knowledgeable about the laws and procedures covered by this training material.

### **Data Collection, Sharing, Reporting**

Chapter 52 exists to protect the safety of Hyattsville residents, companion animals, and City staff. Systematic data collection, sharing, and reporting is essential to evaluate how well our animal control regulations are working to protect public safety. Currently, little reliable data is available to evaluate the effectiveness of Chapter 52 in achieving its goal of public safety.

### **City Data**

Hyattsville will record all "Public Threat" violations and written warnings occurring within City boundaries in a prompt and timely manner.

Hyattsville will report "Public Threat" violations to the Prince George's County Animal Services Division (PGCASD) within 24 hours, which may lead PCCASD to issue a quarantine or confinement order and identify an animal as "Dangerous".

Hyattsville will make this data available to residents via the City Website and via Crime Reports, on a bi-monthly basis.

### **County Data**

Hyattsville personnel sometimes report "Public Threat" violations to PGCASD. Also, Hyattsville residents sometimes report these violations directly to PGCASD without reporting these incidents to Hyattsville personnel.

Currently, Hyattsville lacks a systematic method to become aware of actions taken by PGCASD with regard to these violations. This lack of information includes PGCASD designations of animals as "Dangerous" and PGCASD orders requiring animal quarantine or confinement.

Gaining access to PGCASD animal control software can help fill these gaps. This software will provide the City with data regarding the location of dogs identified as "Dangerous" and allow the City to comply with annual reporting requirements. As such, Hyattsville shall obtain a "read-only" license from PGCASD to their animal control software system "Chameleon" within ninety days of passage of this motion. (See "Background" for PGCASD's offer to share Chameleon software with Hyattsville.)

### **Annual Report**

By January 31st of each year, Hyattsville shall prepare an Annual Report including pertinent data from the previous calendar year. This report shall also be made available to the general public and be presented to Hyattsville's Mayor and City Council.

At the Municipal and County level, this data shall include all "Public Nuisance" incidents (e.g., at-large dog incidents) and all "Public Threat" incidents. It will also include City and PGCASD actions taken in response to the violations, including but not limited to citations, animals reported by Hyattsville to PGCASD following "Public Threat" violations, an inventory of dogs identified as "Dangerous" by the County, and any animals under quarantine or confinement orders by the County. The report shall include all "Public Threat, Category 2" Public Safety Alerts issued. The report shall include a list of all "City Agents", including the completed animal control training/orientation.

#### **BACKGROUND:**

Current regulations and enforcement of animal control issues in Hyattsville are unclear, haphazard, and have contributed to tragic outcomes for Hyattsville residents and companion animals. This amendment to Hyattsville Code Chapter 52 creates clear expectations for preventing and responding to animal aggression in Hyattsville and creates new protections to promote the humane treatment of companion animals.

In a meeting with Chief Rodney Taylor of the PGCASD on 11/13/2019, Mr. Taylor offered to provide Hyattsville with a "read only" software license for Chameleon, the software system that PGCASD uses to log its actions and record locations of confined and quarantined animals. Once obtained, this software will provide Hyattsville with valuable information in regard to any confinement or quarantine orders that have been issued by PGCASD within City limits.

Much credit is owed to the Hyattsville group Residents United for Furry Friends (RUFF) for helping identify shortcomings in our existing code, and researching and recommending improvements.

#### **NEXT STEPS:**

The City Attorney, in consultation with Council Member Schaible, the Hyattsville Chief of Police, and the Hyattsville Director of Community and Economic Development, will review and edit (as needed) the ordinance for discussion and action by the Mayor and Council.

#### ANTICIPATED STAFF RESOURCES REQUIRED TO IMPLEMENT:

Following animal aggression incidents, there will be additional expectations to report and follow-up with PGCASD, but Hyattsville will still rely on PGCASD to adjudicate dog bites, and maintain the list of dangerous animals, quarantine orders, and confinement orders. Code enforcement responsibilities will be expanded modestly with clear expectations set regarding implementation of Chapter 52, and enforcement of the new rules regarding restrictions on tethering and exposure to severe weather.

| CITY ADMINISTRATOR / DEPARTMENT DIRECTOR COMMENT: (must be approved by C | ity |
|--|-----|
| Administrator):  |     |

**Tracey Nicholson, City Administrator** 

STRATEGIC GOALS AND ACTIONS:

Goal 3 - Enhance a safe and pleasant community

SUPPORTING DOCUMENTATION:

**CURRENT YEAR BUDGET IMPACT:** 

#### Chapter 52

#### DOGS AND OTHER ANIMALS

#### [Amended 4-5-04 by HO-2004-09]

| § 52-1. | Confinement; exception.                                     |
|---------|---|
| § 52-2. | Actions considered public nuisance.                         |
| § 52-3. | Confinement of female dogs and cats in heat required.       |
| § 52-4. | Care and treatment of animals.                              |
| § 52-5. | Appointment of special Animal Warden; use of county agency. |
| § 52-6. | Impoundment.  |
| § 52-7. | Notification of owner upon animal impoundment.              |
| § 52-8. | Trapping, poisoning, or shooting animals.                   |
| § 52-9. | Violations and penalties.                                   |
| 8 52-10 | Prohibited animals  |

†Related legislation is found in Chapter 65, Article VII, Solid Pet Waste.

[HIST ORY: Adopted by the Mayor and City Council of the City of Hyattsville: Art. 1, 11-19-73; Art. II, 12-1-69. Art. II amended at time of adoption of Code; see Ch. 1, General Provisions, Art, I. Other amendments noted where applicable.]
GENERAL REFERENCES

Municipal infractions - See Ch. 20.

#### § 52-1. Confinement; exception.

Dogs, cats and other animal pets shall be confined at all times to the premises of their owners, except when under the immediate and effective control of a responsible person, specifically on a leash not to exceed six (6) feet in length.

#### § 52-2. Actions considered public nuisance. [Amended 4-5-04 by HO-2004-09]

- A. No owner shall fail to provide effective care and control of his animals to prevent them from becoming a public nuisance. Excessive, continuous or untimely barking, howling or making of other noises, molesting passersby, chasing vehicles, habitually attacking other domestic animals, trespassing upon school grounds or trespassing upon any other property in such a manner as to damage the property or excreting on property other than that of the owner shall be deemed a nuisance.
- B. No person owning, keeping or having custody of a dog or cat, except a seeing eye dog, shall allow or permit excrement of such animal to remain on public property, including streets or private property without the consent of the owner or occupant thereof. The person owning, keeping or having custody of the animal shall immediately remove and properly dispose of the excrement deposited by the animal.

#### § 52-3. Confinement of female dogs and cats in heat required.

The owner of any female dog or cat shall confine said dog or cat in heat within a building or secure enclosed kennel with a top in such a manner that such female dog or cat cannot come in contact with another animal except for planned breeding within the building or enclosure.

#### § 52-4. Care and treatment of animals. [Amended 4-5-04 by HO-2004-09]

#### HYATTSVILLE CHARTER AND CODE

It shall be a violation of this Article for the owner of any domestic or kept animal to fail to provide said animal with sufficient good and wholesome food and water, clean and sanitary surroundings and shelter and protection from the weather, veterinary care when needed to prevent suffering or the transmission of communicable disease, humane care and treatment, and it shall be a violation to abandon an animal, to beat, ill treat, torment, overload, overwork or otherwise abuse any animal or cause or permit any animal to fight or become engaged in combat between animals or between animals and humans.

# § 52-5. Appointment of special Animal Warden; use of county agency. [Amended 4-5-04 by HO-2004-09]

The Mayor and City Council shall be authorized to appoint a special Animal Warden or other City agent empowered to enforce this Code and said Animal Warden shall be under the direction of the Chief of Police or Code Enforcement Supervisor or shall call upon the Prince George's animal shelter to assist the Police Department in impounding any dog or cat found at large in violation of this chapter.

#### § 52-6. Impoundment.

A domestic pet found at large without a license tag shall, except as provided in this chapter, be impounded by the Animal Control Warden or other agent empowered to enforce this Code and taken to the animal control shelter.

#### § 52-7. Notification of owner upon animal impoundment. [Amended 4-5-04 by HO-2004-09]

Upon impounding an animal, the Animal Control Warden or other agent empowered to enforce this Code shall cause a prompt and reasonable effort to be made to locate and notify the animal's owner.

# $\S$ 52-8. Trapping, poisoning, or shooting animals. [Amended 3-3-80 by HB No. 1-80, Amended 4-5-04 by HO-2004-09]

It is prohibited to trap, poison, shoot or otherwise kill any animal, unless trapping in a humanitarian trap for the purposes of spaying, neutering, or improving the condition of a wild, homeless or injured animal.

# § 52-9. Violations and penalties. [Amended 3-3-80 by HB No. 1-80; 3-3-80 by HB No. 2-80; by HB No. 7-82, Amended 6-1-98 by HR 98-03, Amended 7-16-01 by HO-2001-03, Amended 4-5-04 by HO-2004-09]

A. Violations of this Article shall be punishable as a municipal infraction as provided in Chapter 20 of this Code. With the exception of §52-4, the fine for the first violation shall be one hundred dollars (\$100.00) and the fine for the second and subsequent violations will be two hundred dollars (\$200.00).

B. In the case of a verified cruelty or neglect charge, as pertains to § 52-4, the fine for the first violation shall be two hundred fifty dollars (\$250.00) and the fine for the second and subsequent violations will be five hundred dollars (\$500.00).

#### § 52-10. Prohibited animals. [Amended 4-5-04 by HO-2004-09]

Keeping livestock, domestic fowl and/or wild exotic rare animals is prohibited with in the City. This includes but is not limited to: cattle, horses, swine, sheep, pigs, goats, turkeys, roosters and other poultry and game birds, or wild exotic cats, monkeys, venomous snakes and any endangered species.



## City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

### Agenda Item Report

**File #:** HCC-183-FY21 1/4/2021 10.b)

Submitted by: Simasek

Submitting Department: Community & Economic Development

Agenda Section: Discussion

#### **Item Title:**

Clay Property: Request for Support to Rezone through Countywide Sectional Map Amendment

#### **Suggested Action:**

I move that the Mayor and Council oppose the owner's request for the upzoning of the 'Clay Property' to the new Residential Single-Family (RSF)-A category and authorize the Mayor to send correspondence to both the Prince George's County District Council and the Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board requesting denial of the owner's request, expressing that the City of Hyattsville does not support the owner's request to intensify the use of the property through the Countywide Sectional Map Amendment (CMA) process.

#### **Summary Background:**

The Owner of the Clay Property, through the Countywide Sectional Map Amendment (CMA), will be requesting a modification to the zoning of the subject property from RSF-95 (*Residential, Single-Family-95*) to RSF-A (*Residential, Single-Family-Attached*), which would allow for a potential townhouse development west of Bridle Path Lane.

Staff is concerned that the transit routes, including a non-motorized trail, envisioned for the area may not be sufficient in supporting increased vehicle traffic associated with denser development on the property. If the City Council is to support the owners request for an intensification of development on the subject property, staff recommend the City Council reevaluate specific connectivity policies contained within the City's 2018 Transportation Plan.

Supporting rezoning through a Conceptual Site Plan (CSP) application process, as opposed to the CMA process, would allow the City to negotiate and recommend conditions for approval connected to both the rezoning and the specific project. The CMA process does not include a mechanism requiring an applicant's fulfillment of conditions; conditions would need to be established through a separate agreement between the Owner and the City.

#### **Next Steps:**

City Staff will testify on the behalf of the City Council regarding their decision on this item at the rescheduled Joint Public Hearing, once a date for the hearing has been scheduled.

#### **Fiscal Impact:**

N/A

#### **City Administrator Comments:**

Click or tap here to enter text.

#### **Community Engagement:**

Councilmembers Suiter and Simasek hosted a public meeting via Zoom on May 28, 2020 to provide information to residents as well as create an opportunity for residents to ask questions of the applicant. Approximately 40 individuals

attended the meeting. The recorded Q&A and Zoom chat are attached for reference.

The University Hills Civic Association (UHCA) provided Council with a statement expressing opposition to the rezoning of the Clay Property due to its potential negative environmental, cultural, and historic impacts. In addition, the UHCA believes the requested zoning categorization is incompatible with the surrounding neighborhood. Their statement can be found attached for reference.

On November 17, 2020, the Planning Committee met to discuss the requested rezoning of the Clay Property and concluded that they did not have sufficient information to make a recommendation to the Council on this item.

#### **Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

#### **Legal Review Required?**

N/A

# **City of Hyattsville**



# 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: December 14, 2020

Re: Owner's Request for Support – Zoning Modification of Clay Property

Attachments: Request for Support – Letter to City Council from applicant's attorney

May 28, 2020 Public Meeting – Zoom Q&A May 28, 2020 Public Meeting – Zoom Chat

Statement of Opposition – University Hills Civic Association

Draft Motion from Council member Simasek

Relevant Sections of the Prince George's Plaza TDDP

The purpose of this memorandum is to provide the City Council with Staff's analysis of the "Clay Property" zoning modification request.

#### **Project Summary**

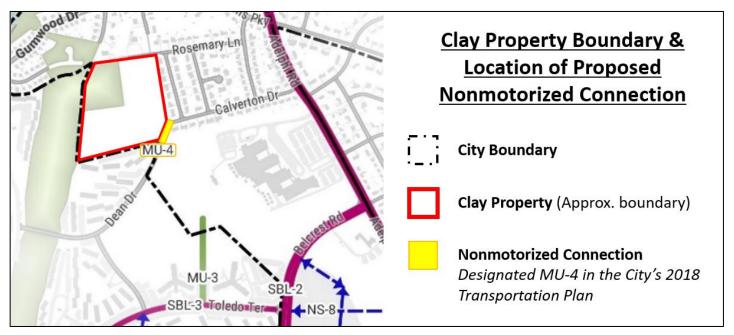
- The Owner of the Clay Property, through the Countywide Sectional Map Amendment (CMA), will
  be requesting a modification to the zoning of the subject property from RSF-95 (Residential,
  Single-Family-95) to RSF-A (Residential, Single-Family-Attached), which would allow for a
  potential townhouse development west of Bridle Path Lane.
- Staff is concerned that the transit routes, including a non-motorized trail, envisioned for the area
  may not be sufficient in supporting increased vehicle traffic associated with denser development
  on the property. If the City Council is to support the owners request for an intensification of
  development on the subject property, staff recommends the City Council re-evaluate specific
  connectivity policies contained within the City's 2018 Transportation Plan.
- Supporting rezoning through a Conceptual Site Plan (CSP) application process, as opposed to the CMA process, would allow the City to negotiate and recommend conditions for approval connected to both the rezoning and the specific project. The CMA process does not include a

- mechanism requiring an applicant's fulfillment of conditions; conditions would need to be established through a separate agreement between the Owner and the City.
- City Staff will testify on the City Council's behalf regarding their decision on this item at the rescheduled Joint Public Hearing early next year.

#### **Project Background**

The Clay Property consists of 12.87 acres of undeveloped land and is located at the northern end of Dean Drive and west of Bridle Path Lane. See Figure 1 below.

**Figure 1.** Clay Property Boundary and Location of Proposed Nonmotorized Connection



The property is currently zoned R-80 (One-Family Detached Residential), which "provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles" (Prince George's County Code of Ordinances).

M-NCPPC is currently in the process of a zoning ordinance rewrite which will apply new zones to properties in the County. The proposed zoning for the Clay Property as part of this rewrite is RSF-95 (*Residential, Single-Family-95*). This new zoning category "facilitates the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles" (*Prince George's Countywide Map Amendment*).

#### **Applicant's Zoning Modification Request**

The owner of the Clay Property intends to request a zoning modification from RSF-95 to RSF-A (*Residential, Single-Family-Attached*), which allows for single-family detached dwellings, two-family dwellings, three-family dwellings, and townhouse dwellings. A comparison between the current zoning

(R-80), the proposed zoning under the Countywide Map Amendment (RSF-95), and the zoning requested by the applicant (RSF-A) can be found in the table below.

**Table 1.** Comparison of Zoning Categories

| Current Zoning: R-80                               | New Zoning: RSF-95                    | Proposed Zoning: RSF-A                            |
|--|---------------------------------------|---|
| One-Family Detached Residential                    | Residential, Single-Family-95         | Residential, Single-Family-Attached               |
| Escilitates planning of single family              | Facilitate the planning of one-family | Provide for development in a form that supports   |
| Facilitates planning of single-family developments | residential developments with         | residential living and walkability and is well    |
|  | medium-sized lots                     | connected to surrounding lands                    |
|  | 9,500 sf minimum net lot area         | SFD: 5,000 sf min. lot area                       |
| 9,500 sf standard lot size                         |                                       | Two-family, three-family, townhouse dwellings: No |
| 9,500 Si Standard fot Size                         |                                       | requirement                                       |
|  |                                       | Other uses: 6,500 sf min. lot area                |
| 4.5 dwolling units/acro (may )                     | 4 FQ dwalling units (agra (may))      | Range of 8.70 to 16.33 dwelling units/acre (max.) |
| 4.5 dwelling units/acre (max.)                     | 4.58 dwelling units/acre (max.)       | "Other uses" have no density requirement          |

The Owner is requesting this modification in part to allow for a wider range of residential uses on the property, which include single-family detached, townhouse, three-family, and two-family units (while prohibiting multifamily units). It is the Owner's opinion that this new zoning will make the property more compatible with the applicable recommendations of the *Speak Up HVL: the 2017-2021 Community Sustainability Plan*, the *2018 Hyattsville Transportation Study*, the *Plan 2035 Prince George's*, and the Prince George's County Transit District Development Plan (TDDP).

The Owner intends to propose the development of the Clay Property with a townhouse community at a density and with a character consistent with what has been approved on the Landy Property. A site overview of the Landy project with inset dwelling unit renderings can be seen in Figure 2. This type of development would not be permitted in a RSF-95 zone.



Figure 2. Landy Development, Site Overview and Dwelling Unit Renderings

#### **Areas of Analysis**

#### 1. Neighborhood Edge Character Area: The Clay Property as a Transition Zone

The Clay Property is within the Neighborhood Edge area of the Prince George's Plaza Regional Transit District as defined by *Plan 2035 Prince George's* and the TDDP. The property's location within the Neighborhood Edge Character Area can be seen in red in Figure 3 below.

Transit District Development Plan
Character Area Map

Clay Property (Approx. boundary)

Downtown Core Character Area

Neighborhood Edge Character Area

Prince George's Plaza Transit District

Figure 3. TDDP Character Areas Map

The Neighborhood Edge is "a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types— including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other amenities" (pg. 70, TDDP).

As stated in the TDDP, the Neighborhood Edge area is be comprised of various zoning categories which supporting a mix of housing types. These zoning categories can be seen in detail on Figure 4. Zoning categories included in the transitional Neighborhood Edge Character Area include single-family, single-family attached, regional transit-oriented high intensity, reserved open space, and agricultural and preservation.

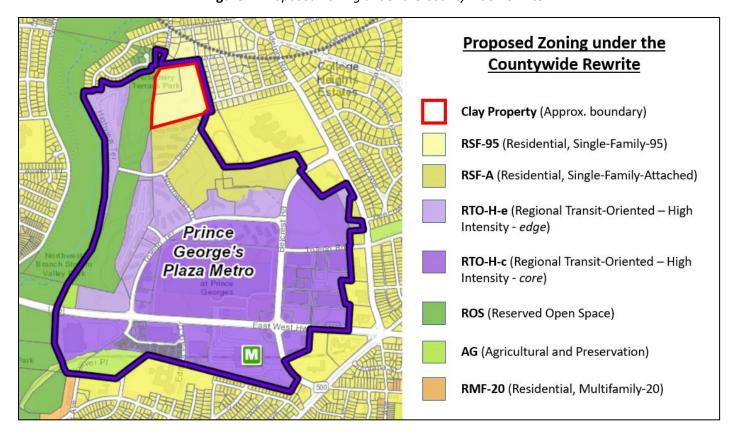


Figure 4. Proposed Zoning under the Countywide Rewrite

When transitioning to a downtown area in a transit district, it is appropriate to place townhomes adjacent to single-family homes, as single-family attached homes are only slightly more dense than single-family detached homes. Regardless of whether the Clay Property is zoned RSF-95 or RSF-A, single family homes will abut townhouses in the Transit District.

The Clay Property's southern border is adjacent to the Highview Apartments property. If the Clay Property maintains a single-family detached standard, the single-family houses on the Clay Property will abut the existing apartments to the south, or whatever residential products are constructed after its eventual redevelopment.

As a RSF-A zone, the Highview Apartments property could be redeveloped as two-family products, three-family products, or townhomes. It is also possible that the property maintains the existing apartments for an extended period of time.

In its zoning, the County placed RSF-95 and RSF-A properties next to each other, leading Staff to assume they believe it is appropriate for townhouse developments to reside adjacent to single-family detached neighborhoods.

It is staff's opinion that either RSF-95 or RSF-A would be appropriate zoning for the subject property. If the property remains RSF-95, the subject property will support a continuation of the single-family detached neighborhood to the east. If the property is rezoned to RSF-A, the subject property will likely mirror the residential redevelopment to the south, including the Landy Property.

#### 2. Environmental Concerns

Currently, the subject property is undeveloped forested land and the location of the ridgeline between the Northwest Branch and the Lower Northeast Branch of the Anacostia Watershed. The subject property as it currently exists provides various environmental benefits, including soil stabilization, runoff reduction, and wildlife habitat creation. However, as privately owned property within a Transit District, it is short-sighted to assume that this land will remain undeveloped.

Ideally, the property would include denser, quality housing products in addition to substantial dedicated green space. This would create both the benefits of smaller footprint housing while reaping the environmental and social benefits of public green space.

Compact development encourages the use of public transport, supports closer amenities, and increases efficiencies of infrastructure and land use. To further improve quality of life in compact cities, denser transport nodes should be balanced by new public green spaces.

The Owner has discussed a land swap in connection with the subject property involving land that was donated to the Parks Department by the Owner in December 2005. This land swap could result in the Parks Department's creation of two new parks on the Clay Property as recommended in the TDDP.

In the case of the Clay Property, ensuring a balance of density to green space cannot be conditioned through the CMA process.

#### 3. Transportation Impacts: Vision for the Prince George's Plaza Transit District

The 2016 Prince George's Plaza Transit District Development Plan lays out a specific transit-related vision for the area between Calverton Drive and Dean Drive. See excerpt below.

Transportation and Mobility – Areawide Off-Street Bicycle and Pedestrian Policies and Strategies

#### Policy TM7

Provide off-street bicycle and pedestrian connections between neighboring developments and surrounding communities whenever feasible. All connections should be continuously lit, patrolled regularly by police or other security personnel, and clearly visible by adjacent buildings, Connections through parks or school grounds that must be closed during the nighttime hours due to security and safety considerations should have alternative routes that are accessible 24 hours a day.

#### Strategy TM7.3

Implement exclusively nonmotorized connections between existing disconnected streets including Dean Drive and Calverton Drive and Highview Terrace and Gumwood Drive (TDDP, pg. 88).

This vision of an exclusively nonmotorized connection between Calverton Drive and Dean Drive is also reiterated in the City's 2018 Transportation Plan. See excerpt below.

**Project**: Install multi-use path connecting Calverton Drive and Dean Drive.

Calverton Drive and Dean Drive are dead-end streets that limit accessibility into the University Hills neighborhood. To be consistent with the Prince George's Plaza Transit District Development Plan, a multi-use path should be installed to connect these two streets and thereby improve connectivity and access between the University Hills neighborhood and amenities in the Prince George's Plaza area, such as the Metro Station and the Mall at Prince George's. (Transportation Plan, pg. 35)

Staff has concerns that the transit routes envisioned for the area, including the non-motorized trail, may not be sufficient in supporting increased vehicle traffic associated with an intensified use, such as a townhouse development, on the subject property. Staff would need specific project details to better understand the potential vehicle and pedestrian volume and egress associated with the development of the subject property.

If the Council believes the applicant should be granted their rezoning request, the City's 2018 Transportation Plan will need to be revisited to reconcile any inconsistencies.

#### **CMA vs. CSP: Rezoning Process**

The Clay Property can be rezoned under two processes – the current Countywide Map Amendment (CMA) zoning rewrite or the Conceptual Site Plan (CSP) process.

The CMA process will attach the rezoning to the property itself, while rezoning through the CSP process will attach the rezoning to a specific development project.

The CMA process does not include a mechanism to apply conditions to the property owner. This would need to be completed through a separate agreement if desirable to both the City and the Owner. The Owner intends to include conditions of approval as part of this future project, which can be found in the letter attached.

The CSP process allows the City to recommend conditions for approval to the Planning Board, making the rezoning and project approval contingent on the fulfillment of these conditions. It is important to note that even a CSP process may require enforceable legal agreements, separate from the application conditions proffered by the applicant, as such conditions may not be enforceable by a recommendation of the M-NCPPC Planning Board and a decision of the District Council.

#### **Community Input**

Councilmembers Suiter and Simasek hosted a public meeting via Zoom on May 28, 2020 to provide information to residents as well as create an opportunity for residents to ask questions of the applicant. Approximately 40 individuals attended this meeting. The recorded Q&A and Zoom chat are attached for reference.

The University Hills Civic Association provided Council with a statement expressing opposition to the rezoning of the Clay Property due to its potential negative environmental, cultural, and historic impacts. In addition, the UHCA believes the requested zoning categorization is incompatible with the surrounding neighborhood. Their statement can be found attached for reference.

On November 17, 2020, the Planning Committee met to discuss the requested rezoning of the Clay Property and concluded that they did not have sufficient information to make a recommendation to the Council on this item.

#### **Council Input**

Councilmember Simasek has presented City Staff with a draft motion to oppose the rezoning of the Clay Property through the Countywide Map Amendment. The motion language is as follows:

"I move that the Mayor and Council send correspondence to M-NCPPC expressing that the City of Hyattsville does not support the owner of the Clay Property's request to re-zone the property through the Countywide Map Amendment process."

A copy of this motion has been attached for reference.

#### Recommendations

City Staff recommends the City Council not support the Clay Property rezoning request through the Countywide Map Amendment process.

While both Single-Family Detached (SFD) and Single-Family Attached (SFA) are supported as housing types within the Neighborhood Edge Character Area, Staff is concerned that the transit routes envisioned for the area, including the non-motorized trail, may be inadequate in supporting the typical traffic increase associated with denser development. To support an intensification in rezoning, staff would need to review more specific project details to better understand the potential vehicle and pedestrian volume and egress associated with the development of the subject property.

City Staff opinion is that rezoning through the CSP process would be more advantageous to the City, as the Owner would be held to conditions for approval by the Prince George's County Planning Board.

#### **Timeline**

The District Council and Prince George's County Planning Board Joint Public Hearing on the proposed Countywide Map Amendment has been postponed to early 2021.

The public hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George's County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

Before the rescheduled Joint Public Hearing, the Council should decide whether it supports, opposes, or remains neutral towards the Clay Property zoning modification request. This item will return to Council for action in January 2021.

City Staff will testify on City Council's behalf regarding their decision at the rescheduled Joint Public Hearing early next year.



Christopher L. Hatcher Attorney 301-657-0153 clhatcher@learchearly.com

May 15 2020

Mayor Candace B. Hollingsworth City of Hyattsville 4310 Gallatin Street, Hyattsville, MD 20781

Re: Clay Property – Request for Support

Dear Mayor Hollingsworth:

Lerch, Early & Brewer, Chtd., represents Diane K. Blumberg, Jodi Sue Blumberg, Samuel Harold Blumberg and Jacob Seth Blumberg (collectively, "Owner"), who own certain real property located within the City of Hyattsville that is commonly known as the "Clay Property." The Clay Property consists of 12.87 acres of land and is generally located at the northern end of Dean Drive and west of Bridle Path Lane. The Owner plans to request that, as a part of the Countywide Sectional Map Amendment ("CMA"), the RSF-A (Residential Single Family – Attached) zone be applied to the Clay Property and that, concurrently, an amendment to the new zoning ordinance be approved that provides that the Transit District Standards in the Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment (the "TDDP") will be the development regulations that will apply to the Clay Property. The Owner respectfully requests the City of Hyattsville's support in this endeavor.

By way of background, the Clay Property is currently zoned R-80 and Transit District Overlay ("**T-D-O**") Zone. Additionally, the Clay Property is within the Neighborhood Edge area of the Prince George's Plaza Regional Transit District as defined by *Plan 2035 Prince George's* and further refined by the TDDP. Without intervention, the CMA process will result in the Property being zoned RSF-95 (Residential Single Family – 95).

As opposed to the RSF-95 zone, the RSF-A zone, which the Owner intends to request, permits a wide range of residential uses, including single-family detached, townhouse, three-family, and two-family units (while prohibiting multifamily units) making it more compatible with the applicable recommendations of the *Speak Up HVL: the 2017-2021 Community Sustainability Plan* ("Sustainability Plan"), the *2018 Hyattsville Transportation Study* ("Transportation Plan"), the Plan 2035 Prince George's and the TDDP (collectively, "Plans").

#### **Proposed Development**

The Owner intends to propose the development of the Clay Property with a townhouse community ("the **Proposed Development**") at a density and with a character similar to what has been approved, with the support of the City of Hyattsville, on the Landy Property. [A Landy Property-type development is not permitted in the RSF-95 zone.]

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Mayor Candace B. Hollingsworth May 15, 2020 Page | 2

As conditions of approval for the Proposed Development the Owner intends to propose that: (a) ten percent (10%) of the density in the Proposed Development will be moderately priced; (b) there will be a fifty (50) foot-wide buffer along the eastern property line, running parallel to Bridle Path Lane, to ensure compatibility with the existing single family homes to the east; (c) there will be a one hundred fifty (150) foot-wide buffer from Rosemary Lane to ensure compatibility with Hitching Post Hill, a Historic Site, which faces the Clay Property across Rosemary Lane to the north; and (d) the development on the Clay Property will not include multifamily units. Collectively, these measures will not only serve to meet the growing housing needs of the City of Hyattsville (particularly, the need for moderately priced housing), but will also ensure compatibility with the existing single-family houses which abut the Clay Property to the east.

In addition to the above, the Owner intends to propose the inclusion of a multi-use path connecting Calverton Drive to Dean Drive. This non-motorized connection is recommended in the Transportation Plan. (*See* Transportation Plan p.35). Per the Transportation Plan, this connection will "improve connectivity between the University Hills neighborhood and amenities in the Prince George's Plaza area, such as the Metro Station and the Mall at Prince George's." (Transportation Plan p.35).

Please also be aware that the Owner and the Parks Department of the Maryland-National Capital Park and Planning Commission ("Parks Department") have discussed a land swap in connection with the Proposed Development involving land that was donated to the Parks Department by the Owner in December 2005. This land swap could result in the Parks Department's creation of two new parks on the Clay Property as recommended in the TDDP.

#### **Furtherance of the Plans**

The RSF-A zone is more consistent with applicable land use and housing recommendations of the Plans than the RSF-95 zone. Moreover, the RSF-A zone will implement several important goals of the Plans.

The key goals of the Sustainability Plan include: "[to] encourage high density, mixed use development around Metro Stations", "[to] work to ensure that there is a diversity of affordable housing options" and "[to] rebrand and actively market the Prince George's Plaza area as a modern destination for commerce, living, dining, and entertainment." (Sustainability Plan at pgs.21 and 30). Given its location near the Prince George's Plaza Metro Station, the Clay Property's development at a higher density would implement the key goals of the Sustainability Plan, while a single-family detached residential development under the RSF-95 zone would not.

The following points illustrate the foregoing analysis. First, a Landy Property-type community on the Clay Property will bring new residents within a short distance of the Prince George's Plaza Metro Station in accordance with the transit oriented development goals of the Sustainability Plan. Second, the Owner's proposal to require ten percent (10%) of the density proposed on the Clay Property to be moderately priced units will address the housing affordability goals of the Sustainability Plan. Finally, the community proposed on the Clay Property will

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Mayor Candace B. Hollingsworth May 15, 2020 Page | 3

provide the non-motorized connection between Dean Drive and Calverton Drive specifically recommended in the Transportation Plan. (Transportation Plan at p.35).

#### Conclusion

Application of the RSF-A zone will allow the Clay Property to be developed at a density and with a unit type which will meet the goals and recommendations of the Sustainability Plan, Transportation Plan and other applicable County plans and in a manner beneficial to the City of Hyattsville while remaining sensitive to surrounding properties. Accordingly, the Owner respectfully requests the City's support of the Owner's requested application of the RSF-A zone to the Clay Property and the adoption of the amendment of the development regulations discussed above.

Respectfully submitted,

LERCH, EARLY & BREWER, CHTD.

Christopher L. Hatcher

cc: Jim Chandler

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Webinar ID 952 8750 6243

#### Question

Are there any documents for download and perusal besides the two in the orginal email? If we sent questions to the board email address, will they be addressed in this forum? Is this being recorded?

I believe so

Who is speaking at the moment?

1) How long is construction planned for?I ask for the length of time concerning noise pollution

2) With the forest area belonging to dozens of deer, fox, racoon, turkey, and various types of birds to include cardinals, what does the city plan to do about giving them a new home?

Please don't forget, while you are making homes for some, you are taking away the houses of many others

- 3) Is it expected the forest will be completely gone? How much will remain? Will the quiet surrounding area be a thing of the past? I ask if now is a good time to put the house on the market
- 4) What is expected of the surrounding property value, do you expect an increase or decrease? Or unchanged, especially if affordable housing plans to be built?

I ask to see if now is a good time to sell

5) How much will this development cost the city and how much does it expect in returns? I ask for the community, if we all can expect to see an increase in taxes due to this project SEE THE BOX ON THE TOP LEFT.....IT SHOWS WHO IS SPEAKING.....

CORRECTION.....TOP RIGHT

- 6) How much is the property worth, is it for sale? Could the community buy it to prevent development? I ask if an increase in property tax help prevent the development as a buy back to the area?
- 7) How many apartments are expected? Thus, how much additional traffic will this community see?

  This will be important to note for the community, the increase of cars in the area and thus increase in time needed to arrive to work on time

How certain is the swap of 4-acre donated property to MNCPPC by Mr. Blumberg?

Can we see the sattelite view power point slide again?

What is proposed or considered density? Is a rezone being pursued?

The last attempt for land swap seemed contingent on a rezone from R-80 to R-20. Since it remained R-80, the land swap seemed to quieted. Is this same I'm not sure I saw the letter being discussued. The drawing says detached.

Mark just answered the question...

Swapping is absolutely the worst idea, that will ruin my property.

can we see the slide that showed the Landy property, too.

The University Hills area community has been faced with this proposed development for a number of years. Can the developer comment on how our com Comment.....In my opinion.....the single family detached homes in the 50 foot buffer behind the current single family detached homes would be a good fit Does that 150 ft "buffer" go all the way to intersection of Rosemary & Stanford or is that being considered for "Swap"?

| 18:57:45  | From MARSHALL MARSHALL : HELLO NEVERYBODY   |  |
|---|---|--|
| 18:57:57  | From Ben Simasek to All panelists : Hi Everyone, thank you for joining  |  |
| 18:58:02  | From Aaron Kazer to All panelists : Good evening all  |  |
| 18:58:15<br>logging in tonig  | From Jim Menasian to All panelists: Can the moderator see the total number of ppl ht?   |  |
| 18:58:23  | From Randy Fletcher to All panelists: Hello everyone. Thanks for taking time for this.  |  |
| 18:58:33<br>Burkholder: Ard   | From City of Hyattsville - Committees to All panelists: Question in Q&A from Peter e there any documents for download and perusal besides the two in the orginal email? |  |
| 18:58:42<br>presenters  | From Ben Simasek to All panelists : yes, we can see. right now it's 26 in total, including  |  |
| 18:58:48  | From Mark Ferguson to Jim Menasian and all panelists : Jim, I (a co-host) can.  |  |
| 18:59:23<br>could you post  | From Jim Menasian to All panelists: Great. Thank you. At the end of the evening, that number, please?   |  |
| 18:59:31 is well with you   | From City of Hyattsville - Committees to Jim Menasian and all panelists : Jim, I hope all . The answer is yes.  |  |
| 19:00:03 wondering.   | From Ben Simasek to All panelists: Jim, will we stay off video? that's fine with me, just   |  |
| 19:00:05<br>Jim Chandler. H   | From City of Hyattsville - Committees to Tom Wright and all panelists : Hey Tom, it's Hope all is well with you.  |  |
| 19:00:19  | From Ben Simasek to All panelists : are we ready to start?  |  |
| 19:00:49  | From Tom Wright to All panelists: Hey Jim. Yes all is wellTom   |  |
| 19:01:33 city signaled the  | From Carrianna Suiter to All panelists: I'm ready to start whenever, and I think the same as well earlier in the chat   |  |
| 19:01:44  | From Peter Burkholder to All panelists: Is this being recorded?   |  |
| 19:01:46<br>speaking, I thinl   | From City of Hyattsville - Committees to All panelists : Panelists, if you are going to be you should turn on your video.   |  |
| 19:02:11 From City of Hyattsville - Committees to All panelists : Carrianna & Ben, once you announce the meeting is being recorded, I will start recording. |   |  |
| 19:02:22<br>says you cannot   | From Ben Simasek to All panelists: I think we are currently unable. I am trying, but it start your video because the host has stopped it                                |  |

From Barbara Dunn to All panelists: Is someone talking. I just hear crackling noise.

19:02:24

| 19:02:25<br>video         | From Mark Ferguson to All panelists: I actually can't figure out how to turn on my   |
|---------------------------|--|
| 19:02:36                  | From Mark Ferguson to All panelists: With my screen shared, I don't see the button   |
| 19:04:17                  | From Peter Burkholder to All panelists: How many people are attending?   |
| 19:04:47 panelists        | From Mark Ferguson to Peter Burkholder and all panelists: I see 34 attendees and 6   |
| 19:10:08<br>A?            | From Peter Burkholder to All panelists : What's the zone of the Landy Property? RSF-                                       |
| 19:11:18 categories. That | From Ben Simasek to Peter Burkholder and all panelists: R-20 under the old zoning will translate to RSF-A with the update. |

19:15:12 From Alyson Reed: What is the definition of a public right of way?

From City of Hyattsville - Committees: Definition of Public ROW, per Prince George's 19:16:20 County Zoning Code: (16)Right-of-Way. Any land area which has been dedicated to public use by a plat of subdivision or other instrument recorded in the land records of the County; also, any land area deeded to or acquired by the County for road or transportation purposes; also, any land area which has been conveyed to a public agency by easement for public use for road or transportation purposes; also, any land area which has been declared by competent authority to be a public right-of-way through use or through prescriptive usage in accordance with Maryland law; also, any land area along a Countymaintained road which falls within the traveled way or the actively maintained shoulders and side ditches of the County-maintained road. With respect to a private road conforming to this Code, any land area contained in an easement or private right-of-way recorded in the land records of the County for ingress and egress, access, or terms of similar meaning. With respect

19:16:44 From City of Hyattsville - Committees: https://library.municode.com/md/prince\_george's\_county/codes/code\_of\_ordinances?nodeId=PTIITI17 PULOLAPRGECOMA\_SUBTITLE\_23ROSI

| 19:17:58 landscaping?  | From Peter Burkholder to All panelists: Would the buffer be the existing trees or new |  |
|--|---|--|
| 19:18:01   | From Alyson Reed: So buildings can directly abut a residential road that is a PROW?   |  |
| 19:18:37   | From Aaron Kazer to All panelists : Whos is your client?                              |  |
| 19:19:30 From City of Hyattsville - Committees to Jim Menasian and all panelists : Jim, the high water mark on participants appears to be 39 total, with 6 panelists and 34 attendees. |   |  |

From City of Hyattsville - Committees to Jim Menasian and all panelists: 40 total, one 19:19:41 just came into the meeting.

19:21:11 From City of Hyattsville - Committees to Kate Powers(Privately): Any chance that you can get on SDAT and see if they have an assessed value for the property?

- 19:24:12 From Peter Burkholder to All panelists: as Residents of Calverton and Bridle Path, we welcome bike and pedestrian access, but not auto.
- 19:24:21 From Ben Simasek to Aaron Kazer and all panelists : The owner of this property is the Blumberg family.
- 19:25:49 From Peter Burkholder to All panelists: How will we manage parking on Calverton for folks who don't want to drive the extra 1.5 miles around to Dean Drive?
- 19:27:21 From Jim Menasian to All panelists: What % of the Landy Prop designated for maderate income?
- 19:29:05 From Peter Burkholder to All panelists: What does "Access to Park" mean? Is MNPCC going to develop that as a park or is it just going to remain a mess of brambles?
- 19:29:26 From Sean Suntum to All panelists: Is there a timeline for development?
- 19:30:24 From Peter Burkholder to All panelists: Will RSF-A mean you can build up to 30+units per acre or can the agreement with the city legally bind you to a lower density?
- 19:30:50 From City of Hyattsville Committees: The City of Hyattsville, alongside Enterprise Community Partners, will be hosting a virtual open house on Tuesday, June 9, 7 9 p.m., for residents to learn and provide feedback regarding the City's developing affordable housing strategy. To register in advance, please use the following link, https://zoom.us/webinar/register/WN\_jzt8zTQuQjOcTLDValBJsA. For questions, please email kpowers@hyattsville.org or call (301) 985-5000.
- 19:31:28 From Jim Menasian to All panelists: Clay is about a mile from PG Mall, Landy is much closer. Doesn't it make sense for affordable property to be close to the Mall & Metro?
- 19:33:20 From Emily Palus: For the "buffer" along the Bridle Path properties, if it remained undeveloped, who would own and manage that land?
- 19:34:01 From Rozenn Boissay-Malaquin: But has the community a word to say about this, and in particular the destruction of these trees and the wild life in there?
- 19:35:02 From Peter Burkholder: It would make a great sledding hill!
- 19:35:45 From Alyson Reed: The issues surrounding this property have been raised repeatedly over the past two decades, and the preference of the immediate community is quite clear: to keep the existing zoning and boundaries. Why doesn't the owner just build the type of housing that is currently approved under the current zoning model and stop trying to constantly change the rules?
- 19:36:12 From Aaron Kazer to All panelists: How long is construction planned for?
- 19:36:56 From Peter Burkholder: I don't necessarily agree. In terms of carbon footprint, having higher density development nearer to transit is better environmentally than housing people farther from transit.,
- 19:38:36 From Aaron Kazer to All panelists: With the forest area belonging to dozens of deer, fox, racoon, turkey, and various types of birds to include cardinals, what does the city plan to do about giving them a new home?

- 19:39:58 From Peter Burkholder: The problem with the swap is that that corner is the only area that has trees older than 55 year (according to 1965 aerial photography). Can those mature trees be preserved if you develop that corner?
- 19:41:14 From Peter Burkholder: What happened with the slaughter of mature forest on the Landy property was borderline criminal.
- 19:41:38 From Aaron Kazer to All panelists: What is expected of the surrounding property value, do you expect an increase or decrease? Or unchanged, especially if affordable housing plans to be built?
- 19:42:31 From Alyson Reed : Agreed
- 19:42:41 From Aaron Kazer to All panelists: How much will this development cost the city and how much does it expect in returns?

I ask for the community, if we all can expect to see an increase in taxes due to this project

- 19:42:51 From Peter Burkholder: And why did you cut down the trees and leave it to weeds for the last 2 or 3 years? That's not exactly a trust-building exercise.
- 19:43:03 From Alyson Reed: Yup
- 19:43:44 From Aaron Kazer to All panelists: How much is the property worth, is it for sale? Could the community buy it to prevent development?
- 19:43:56 From Emily Palus: Perhaps don't assume that everyone who received information about the meeting tonight has read the letter the developer sent to the Mayor. Perhaps the basics of the proposal could be summarized.
- 19:44:19 From Rozenn Boissay-Malaquin : Yes please
- 19:44:20 From Peter Burkholder: Emily good point.
- 19:44:22 From Ben Simasek to Emily Palus and all panelists: Thank you, Emily.
- 19:45:03 From Rosemary Alexander to All panelists: Emily, I've also never seen the letter.
- 19:45:29 From Sean Hughes: 7100 Bridle Path here. It would be a shame to not see the woods behind us anymore. One reason why I moved here.
- 19:45:51 From Aaron Kazer to All panelists: Like
- 19:46:04 From Rozenn Boissay-Malaquin : The same here. We love this area for the trees, the quiet place, and the wild life
- 19:47:34 From Peter Burkholder: Is the Clay property Hyattsville or unincorporated PGCounty?
- 19:48:09 From Ben Simasek: The Clay Property is part of incorporated Hyattsville
- 19:48:58 From Alyson Reed: What is the RFA zone?

| 19:49:11<br>Zoning-Categori   | From Ben Simasek: https://pgccouncil.us/DocumentCenter/View/4056/Guide-to-es-  |
|-------------------------------|--|
| 19:49:33                      | From Aaron Kazer to All panelists : Has wildlife conservation been notified?   |
| 19:50:43                      | From Rozenn Boissay-Malaquin : Bye bye trees!  |
|                               | From Ben Simasek: Definition of RF-A zone being requested: Provides for a mix of semphasizing attached dwellings such as townhouses, two-family attached, and ched homes in medium-density communities offering choices of residential types and |
| 19:50:47<br>property before   | From Ann Strickling to All panelists: Riverdale Park developers clear cut the entire building  |
| 19:51:02                      | From Alyson Reed : Requested but not approved, right?  |
| 19:51:03                      | From Emily Palus : Please say more about the zoning change being requested.  |
| 19:51:46 within the incor     | From City of Hyattsville - Committees to All panelists : The subject property is located porated limits of the City of Hyattsville.  |
| 19:52:54                      | From Alyson Reed : We never wanted to be part of any "downtown"  |
| 19:53:16                      | From Jim Menasian to All panelists : Amen.   |
| 19:53:34                      | From Julie Chawla-Kazer : WE DON'T NEED ANY MORE GROWTH.   |
| 19:53:37                      | From Sean Hughes: What is this "downtown" you speak of?  |
| 19:53:42<br>of those that reg | From Carrianna Suiter to All panelists: We will be sure to send both letters out to all gistered/attended for those who haven't seen it  |
| 19:53:45                      | From Rozenn Boissay-Malaquin : indeed  |
| 19:53:59                      | From Alyson Reed : Imaginary downtown  |
| 19:56:11                      | From Rozenn Boissay-Malaquin : nothings seems to be appropriate, except the trees  |
| 19:56:17<br>a downtown?       | From Emily Palus: Can you show a map that shows this neighborhood is on the edge of  |
|                               | From City of Hyattsville - Committees to All panelists: Applicable zoning definitions pages 4 and 5 of the zoning update: http://zoningpgc.pgplanning.com/wp-s/2015/04/Guide-to-Zoning-Categories-1.7.2019_small.pdf                             |
| 19:57:11<br>the PG Plaza Tra  | From Ben Simasek: https://issuu.com/mncppc/docs/pgptddptdozma2016 Page 70 of nsit district defines the character areas   |
| 19:57:30                      | From Ben Simasek: This property is in the "neighborhood edge" zone of the plan   |
| 19:57:30                      | From Emily Palus: Is there commercial properties included with the Landy property?   |
|                               |  |

19:57:34 From Ben Simasek: The Neighborhood Edge is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types—including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other

#### amenities.

19:58:25 From Alyson Reed: Why can't they just build on their property under the current zoning and within the existing boundaries. Please answer. Thank you.

19:58:30 From Ben Simasek : Page 74 of the plan indicates this area's future land use is "residential low" density

19:58:34 From Emily Palus: Yes

19:58:56 From Peter Burkholder: This was lost in my flood of questions but — what about parking on Calverton?

19:59:12 From Ann Strickling to All panelists: How many units are in the Landy Property?

19:59:28 From Emily Palus : Regarding the SWM area - is that to be a pond?

19:59:41 From City of Hyattsville - Committees to All panelists : Prince George's Plaza TDDP Page 71 provides an outline of the TDDP and zones:

https://issuu.com/mncppc/docs/pgptddptdozma2016

20:01:11 From City of Hyattsville - Committees to All panelists : PDF version of the Prince George's TDDP is available here:

http://mncppcapps.org/planning/publications/PDFs/328/PGP\_2016\_Chapter%203.pdf

20:01:24 From Julie Chawla-Kazer : Does the wildlife get ANY protection?

20:01:41 From Rozenn Boissay-Malaquin : doesn't seems so...

20:01:51 From Emily Palus: We spent a lot of time meeting and discussing the proposed zoning change to allow townhome development leading to the 2015 decision to make single family. In 5 years, what changed? And to Alyson's repeated question, why not build to the current zoning?

20:02:01 From Alyson Reed: Why can't they just build on their property under the current zoning and within the existing boundaries. Please answer. Thank you.

20:06:28 From Alyson Reed: They have owned this land for 50+ years now and still have not built homes under the current zoning. Why not?

| 20:07:02  | From Rosemary Alexander to All panelists : Alyson, I agree   |
|---|--|
| 20:08:02  | From Beth Kara to All panelists : Whataboutism.  |
| 20:09:00<br>is 341. https://v   | From Ben Simasek: Response to the question below on the # of units planned at Landy vww.hyattsville.org/739/Landy  |
| 20:09:40<br>of jamming in a   | From Ann Strickling to All panelists: Planning should start before any building instead already established area   |
| 20:11:28  | From Sean Hughes: Is that where the bamboo is?   |
| 20:12:15<br>just an idea of s   | From Rozenn Boissay-Malaquin: So even if it is very early in the process, can we have chedule?   |
| 20:12:28<br>them to build u   | From Alyson Reed: The answer to my question is that it would not be profitable for nder the current zoning and boundaries and that is why they have not done so. |
| 20:12:51<br>U08uLi4uLklTIEI<br>NUSU9OUyBBU  | From MARSHALL MARSHALL to All panelists: IUIE5PUk1BTCBUSEFUIEFMTCBUSEUgQVRURU5ERUVTIENBTk5PVCBTRUUgQUxMIFFVRV 0tFRD8uLi4u  |
| 20:13:08 remain the sam   | From Aaron Kazer to All panelists : Can we expect property tax to increase, decrease, e?   |
| 20:15:12 From Ben Simasek to Aaron Kazer and all panelists: That's a good question, but I think the answer would be contingent on too many factors at this point Over the last decade, assessed property values in this area have been increasing, though the city hasn't raised the taxation rate since 2011, I believe? Someone else please correct me if I'm wrong about this. |  |
| 20:15:24  | From Emily Palus : The letter to the Mayor and Council - what is the City's action?  |
| 20:15:30<br>made our views  | From Beth Kara to All panelists: The Community clearly does not want this. We have clear many times in the past.   |
| 20:15:58<br>questions!  | From Peter Burkholder: Alyson, Emily, Sean, Rozenn, Julie — thanks for all the great   |
| 20:16:44  | From Julie Chawla-Kazer : You're welcome. :)   |
| 20:16:50  | From Rozenn Boissay-Malaquin : :)  |

From Sean Hughes: You are welcome Peter. Thanks for telling me about this last night.

20:17:18

#### Statement by UHCA re Rezoning of Clay Property

The University Hills Civic Association is opposed to any rezoning of the Clay Property, as outlined in the May 15, 2020, letter to Mayor Hollingsworth from the attorneys representing the current property owners. We are opposed to this rezoning for the following reasons:

- 1) Negative environmental impact;
- 2) Negative impact on cultural and historic resources;
- 3) Incompatibility with the surrounding neighborhood.

We will address each these reasons in more detail below. In addition to the reasons outlined above, we are concerned that the proposed benefit of the rezoning, i.e., to build a small number of new affordable housing units (n = 10%), does not outweigh the many detriments of this plan. We are also concerned about the owners' persistent efforts to undermine settled community consensus on the appropriate zoning for this plot of land. This community consensus is reflected in the TDDP, which was approved just four years ago, and reflected years of input from hundreds of community members. We have attached a series of excerpts from the TDDP, which are most pertinent to our reasons for opposing the rezoning which the owners previously sought in 2016, and which are unchanged from that time.

By way of contrast, in the years since the TDDP was last adopted, there have been various changes within the overlay zone, both positive and negative. In this time span, much more housing has been constructed/converted and occupied (n=??), while more housing developments have been approved or are under construction (n=??). In this same time period, severe weather caused by climate change has only increased, while TDDP recommendations for addressing environmental quality have not been fully implemented.

We are also curious about what has changed to cause the current owner's sudden willingness to devote a small percentage of the Clay Property to affordable housing, when they have been unwilling to do so for the other properties they own that are already approved or constructed. Why have they selected this property, which is the furthest away from public transit and retail as the one they believe is the most appropriate for affordable housing? And why have they held this property for the past 65 years without ever building under the current zoning? These are questions that should be answered before any decision is made about the rezoning request.

#### Explication of Rationale for Retaining the Current Zoning

#### 1) Negative environmental impact

The Clay Property lies directly on a crucial ridge line that affects stormwater drainage for the surrounding Anacostia Watershed in multiple directions, as shown on Maps 10, 11 and 12 of the TDDP (attached). This property is also one of the last forested lots within the TDDP that is not under current public ownership. It is an essential "sponge" that soaks up storm water and prevents erosion in a critical area of the watershed ecosystem, helping to prevent catastrophic flooding and mitigating ecological damage to the surrounding communities. (The financial cost of repairing this damage must also be considered in the context of any calculation about the benefit of expanding property tax payments.)

Rezoning the Clay Property to a higher density is inconsistent with all of the environmental recommendations found in the TDDP (please see attached excerpts for more specifics).

2) Negative impact on cultural and historic resources

The Clay Property is directly adjacent to historic Hitching Post (Ash) Hill, the premier cultural and historic resource found within the TDDP. This property is essential to maintaining the viewshed/viewscape referenced specifically in the TDDP, and the historic character of the surrounding Ash Hill property. Rezoning the Clay Property to a higher density is inconsistent with many of the cultural heritage recommendations found in the TDDP (please see attached excerpts for more specifics).

3) Incompatibility with the surrounding neighborhood

The surrounding neighborhood in all directions from the Clay Property currently consists of single family detached homes or woods. The goals of the current zoning, as stated by Prince George's County, include the prevention of soil erosion and stream valley flooding, to encourage the preservation of open space, and to better utilize the natural terrain. Rezoning to a higher density is contrary to all of these essential elements of the surrounding neighborhood, while causing actual damage to the natural environment and the historic character of University Hills.

#### Potential Mitigation in the Context of Rezoning

The UHCA believes that if the Blumberg's request for rezoning is approved, specific mitigation components must be legally binding on the current and future owners, the City of Hyattsville, and Prince George's County. These include:

- 1) A consensus definition of "moderately priced" housing units and their transfer over time (will they remain moderately priced in perpetuity?).
- 2) A limit on the total number of townhouses that may be constructed.
- 3) A wider buffer zone bordering both Bridal Path and Rosemary Lanes that retains mature trees (n = 100 feet and 200 feet respectively).
- 4) Limits on motor vehicle access to the property from Calverton and Rosemary, with the primary point of entry via Dean Drive.

In conclusion, the benefits of adding a small number of moderately priced housing units to the TDDP do not outweigh the many detriments of rezoning the Clay Property.

Respectfully,

**UHCA** 

#### Notes from TDDP

"... the development pattern in the Transit District has proven to be environmentally unsustainable. High rates of impervious cover, low tree canopy coverage, and traffic congestion have contributed to a range of environmental challenges including stream degradation, downstream flooding, and air pollution." (p 44)

Definitions for Map 10 Green Infrastructure Network p 48

"Evaluation areas that contain environmentally sensitive features—such as forests, colonial waterbird nesting sites, and unique habitats—that are not currently regulated (i.e., not protected) during the development process.

Network gaps comprising areas that are critical to the connection of the regulated and evaluation areas and are targeted for restoration to support the overall functioning and connectivity of the green infrastructure network."

"Water quality monitoring conducted between 1999 and 2013 showed that the water quality and stream habitat of both watersheds were rated poor to very poor. The poor water quality and habitat health of both watersheds are a reflection of past development practices which resulted in high levels of impervious cover, limited tree canopy coverage, and a lack of on-site stormwater and pollution controls. A comprehensive stormwater management approach is needed to address the high volumes of run-off and poor water quality." (p 47)

"As little as 10 percent imperviousness can lead to water quality degradation.11 More than 52 percent of the Transit District is covered by impervious surfaces (primarily asphalt pavement and building roofs). Impervious surfaces comprise more than 90 percent of the Mall at Prince Georges property. Reducing the overall percentage of impervious surfaces and providing on-site infiltration areas can improve stormwater runoff quality and reduce the overall volume of water from developed sites." (p 47)

"Forest and tree canopy coverage are vitally important to the livability of the Transit District. The canopies of trees intercept rainwater and clean the air. These are issues identified in many developed areas and are two of the top issues to be addressed in this plan." (p 50)

"Unfortunately, much of the remaining woodland cover in the developable portions of the Transit District has either been removed or is approved to be removed, leaving small patches of forests." (p 50)

"The Transit District's current housing stock is limited to multifamily units, the bulk of which are rental apartments. While approximately two-thirds of the Transit District's housing was built in the 1960s, there has been an upsurge in housing construction since 2005." (p 53)

**Strategy NE2.3:** To the maximum extent practicable given the potential construction of a stormwater management facility, preserve the remaining woodlands along the tributary in the northeastern portion of the Transit District and look for opportunities to increase the forested buffer. P 98

**POLICY NE3** Increase tree canopy coverage and reduce the amount of connected impervious surfaces within the Transit District. P 99

**POLICY HN3** Minimize and mitigate adverse impacts of new and infill development on surrounding residential communities.

**Strategy HN3.1:** Require appropriate transitions in density and height to existing single-family communities and discourage cut-through commuter traffic. P 101

## Community Heritage, Culture, and Design | Goals

A green environmental setting that highlights Hitching Post Hill, a Historic Site and National Register property located immediately north of the Transit District. (p 102)

**Strategy HD1.4:** Encourage infill redevelopment in the Downtown Core to precede residential redevelopment in the Neighborhood Edge.

**POLICY HD2** Create or preserve natural barriers and build transitions between the Transit District and surrounding residential communities. P 104

**Strategy HD5.2:** Avoid construction that negatively impacts the following architectural vistas: The view of Hitching Post Hill from the "Clay Property." P 106

**POLICY HD10** Minimize and mitigate potential impacts to the undeveloped land surrounding Hitching Post Hill (Historic Site 68-001).

**Strategy HD10.1:** Incorporate a wide landscaped buffer or park along the edge of the northernmost property in the Transit District—commonly referred to as the Clay Property—across the street from Hitching Post Hill. P 109



## **Council Agenda Form**

| MOTION #                                     | DRAFT                      |  |
|--|----------------------------|--|
| DATE SUBMITTED:                              | DATE TO GO BEFORE COUNCIL: |  |
| SUBMITTED BY: Ben Simasek                    |                            |  |
| DEPARTMENT: Community & Economic Development |                            |  |

# TITLE OF MOTION: Motion to oppose re-zoning of Clay Property through County-wide Map Amendment

I move that the Mayor and Council send correspondence to MNCPPC expressing that the City of Hyattsville does not support the owner of the Clay Property's request to rezone the property through the Countywide Map Amendment process.

#### **BACKGROUND:**

On November 16, 2020, the City Council discussed the applicant's request for modification to the zoning designation of the Clay Property from R-80 to RSF-A. Such a change would imply significant departures from the Prince George's Plaza Transit District Development Plan adopted in 2016.

While the owner proffered a few conditions in exchange for the city's support of the zoning change, these conditions would not be legally enforceable through the Countywide Map Amendment process. Since the city has not reviewed any development plan, it is unable to evaluate how a theoretical development under the requested zoning might mitigate the environmental and community impacts of higher permitted density. The city also does not yet have clarity on precisely how the proffered "moderately priced" housing would fit with the city's Affordable Housing Strategy currently being developed.

#### **NEXT STEPS:**

City Staff will testify on City Council's behalf regarding this issue at the rescheduled District Council and Prince George's County Planning Board Joint Public Hearing

#### ANTICIPATED STAFF RESOURCES REQUIRED TO IMPLEMENT:

City Planner and/or Director of Community and Economic Development time to transmit city's position to the County Planning Board.

**CITY ADMINISTRATOR / DEPARTMENT DIRECTOR COMMENT:** (must be approved by City Administrator):

**Tracey Nicholson, City Administrator** 

STRATEGIC GOALS AND ACTIONS:

Goal 2 – Ensure the long-term health of the City

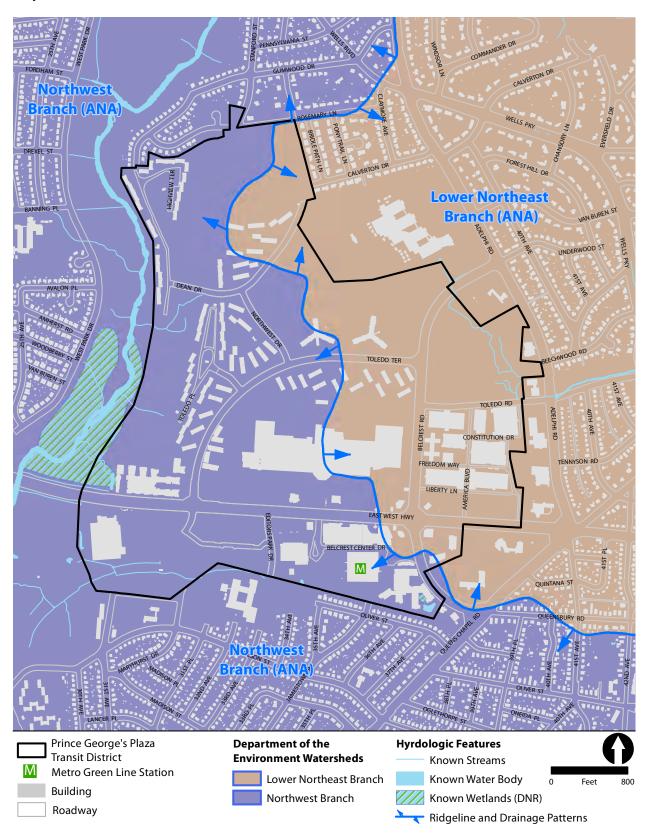
Action 2.4 – Support high quality, low-impact development and private investment that enhances the community

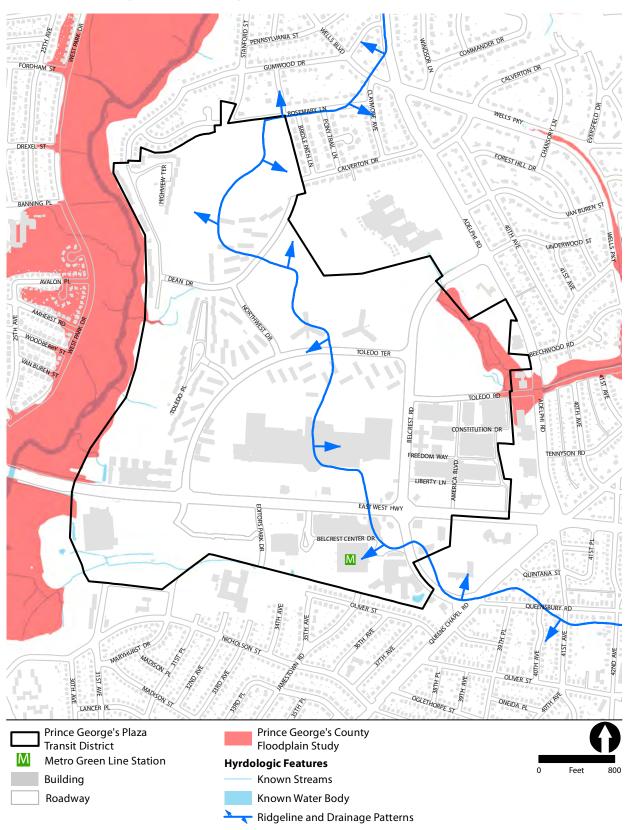
**SUPPORTING DOCUMENTATION:** 

**CURRENT YEAR BUDGET IMPACT:** 



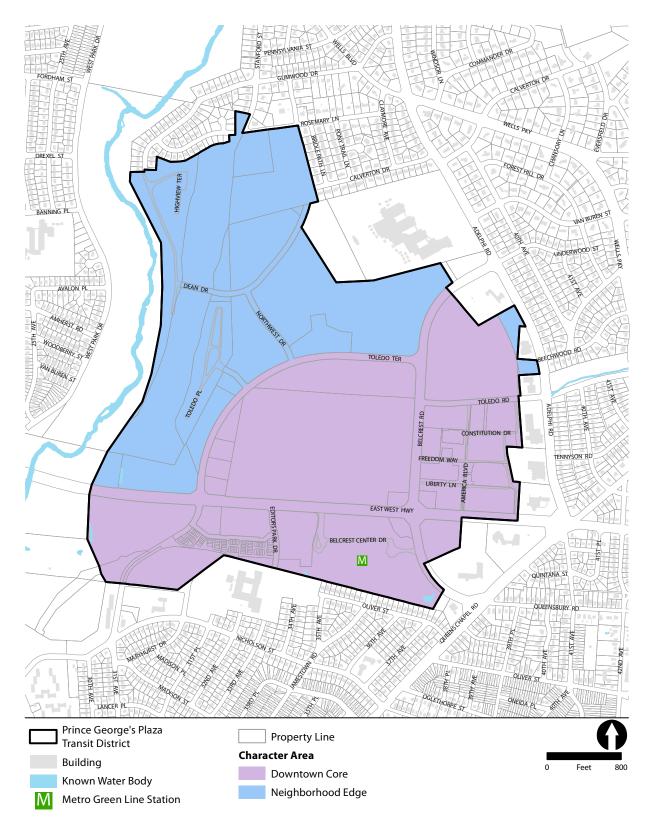
Map 11. Watershed





Map 12. 1989 County Floodplain Study

**Map 14. Character Areas** 



**POLICY TM5** Minimize impervious surface areas and utilize Green Street strategies wherever possible and practical to reduce surface water runoff and improve its quality before releasing it into storm sewers and the watersheds into which they drain.

**Strategy TM5.1:** Reduce impervious surfaces through the reduction of street lane widths to the minimums permitted by DPW&T, the City of Hyattsville, and SHA.

**Strategy TM5.2:** Design streets to provide sufficient soil volume to support large canopy trees capable of retaining large amounts of rainwater, cleansing the air, and cooling the area to reduce the urban heat island effect.

**Strategy TM5.3:** Permit and encourage permeable materials in street zones without heavy vehicle traffic. Typical zones where such materials are acceptable and viable include sidewalks, amenity zones, parking lanes, bicycle lanes, and medians and dividers.

**Strategy TM5.4:** Encourage the installation of landscape features such as bioswales, rain gardens or infiltration pits to capture and retain stormwater runoff.

# **Transportation and Mobility** | Areawide Off-Street Bicycle and Pedestrian Policies and Strategies

**POLICY TM6** Construct off-street bicycle and pedestrian facilities that are comfortable for bicyclists of all abilities.

**Strategy TM6.1:** Close gaps in the pedestrian and bicycle network by adding sidewalks and completing trails within the Transit District.

**Strategy TM6.2:** Use wayfinding signage to direct area users and visitors to bicycle paths, trails, bicycle parking, and ride share locations.

**Strategy TM6.3:** Develop walk guides and maps to illustrate points of interest within walking distance of the Transit District.

POLICY TM7 Provide off-street bicycle and pedestrian connections between neighboring developments and surrounding communities whenever feasible. All connections should be continuously lit, patrolled regularly by police or other security personnel, and clearly visible by adjacent buildings. Connections through parks or school grounds that must be closed during the nighttime hours due to security and safety considerations should have alternative routes that are accessible 24 hours a day.

**Strategy TM7.1:** Provide safe bicycle and pedestrian accommodation to the Lewisdale community along MD 410 (East West Highway) west of Toledo Terrace, including improved accommodation on the bridge over the Northwest Branch of the Anacostia River and connections to the Heurich Park and Northwest Branch Trails from both sides of MD 410 (East West Highway).

**Strategy TM7.2:** Improve pedestrian access from Oliver Street to the Prince George's Plaza Metro Station, including continuous lighting and ADA-compliant ramps to address street connections and other grade changes.

**Strategy TM7.3:** Implement exclusively nonmotorized connections between existing disconnected streets including Dean Drive and Calverton Drive and Highview Terrace and Gumwood Drive.



## City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

## Agenda Item Report

**File #:** HCC-185-FY21 1/4/2021 10.c)

Submitted by: At the Request of the City Administrator

Submitting Department: Community & Economic Development

Agenda Section: Discussion

**Item Title:** 

Federalist Pig Restaurant - Detailed Site Plan (DSP-19072) Discussion

#### **Suggested Action:**

Discussion Only.

#### **Summary Background:**

The subject property is a 0.2709-acre lot located at 5504 Baltimore Avenue which resides within the Town Center Character Area of the Gateway Arts District.

The applicant is seeking approval of a Detailed Site Plan (DSP) to convert the existing building on the Subject Property, previously used as an automobile parts and tire store with installation, to an eating and drinking establishment with no drive-through.

The applicant is requesting amendments to the Gateway Arts District Design Standards related to building frontage, parking, and loading.

#### **Next Steps:**

This application will come back to the City Council for action on January 19, 2021.

#### **Fiscal Impact:**

N/A

#### **City Administrator Comments:**

Staff is recommending the City Council consider the following conditions for support for communication to both the Maryland National Capital Park and Planning Commission (M-NCPPC) Planning Board and the Applicant. The conditions for approval by the Planning Board are conditions that may legally be conditioned by the Board.

#### Conditions for Approval by the M-NCPPC Planning Board

Staff recommends that, as a condition for support of the applicant's request for a departure from the parking standards, the applicant provide a parking reduction mitigation strategy for employees and patrons. The mitigation may include, but is not limited to, securing off-site parking facilities, employee incentives for public transit or bikeshare, and bicycle rack installation.

The applicant's mitigation strategy shall be submitted to the M-NCPPC Planning Board for review by County Transportation staff.

Staff recommends the City Council support the following departures from design standards, as proposed by the applicant:

- 43.2% site frontage (as opposed to 80% site frontage)
- Access to parking and the rear of the lot located along US 1 (as opposed to a rear alley), and
- Loading facilities accessed from US 1 (as opposed to a rear alley).

#### **Communication to the Applicant**

- Staff recommends the applicant consider local artists for the creation of the finalized mural on the north wall of the building.
- Staff recommends the applicant prioritize local individuals in the hiring process as a further investment in the City of Hyattsville and its residents.

#### **Community Engagement:**

On November 19, 2020, the applicant met with the Hyattsville Planning Committee to present and discuss the proposed project on the Subject Property.

Overall, the Planning Committee is supportive of the Federalist Pig project on Baltimore Avenue. The Planning Committee recommends the City Council consider parking capacity, live vegetation, as well as pedestrian safety and visibility in their conditions for approval.

The Planning Committee further recommends the developer consider façade treatments other than corrugated metal.

\*As a note: The applicant reduced the amount of corrugated metal in their façade design in response to the Planning Committee's comments.

#### **Strategic Goals:**

Goal 2 - Ensure the Long-Term Economic Viability of the City

#### **Legal Review Required?**

N/A

## **City of Hyattsville**



## Memo

To: Mayor and City Council

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

Kate Powers, City Planner

Date: December 28, 2020

Re: Federalist Pig Restaurant – Detailed Site Plan (DSP-19072) Discussion

Attachments: Applicant's Presentation

**DDOZ Justification Statement** 

CR-69-1993

**Design Standard Matrix** 

CIVP-DSP-19072 LSLP-DSP-19072

The purpose of this memorandum is to provide the City Council with a summary of, and recommendations for, the detailed site plan (DSP) application for the Federalist Pig restaurant on 5504 Baltimore Avenue.

#### **Project Summary**

- The subject property is a 0.2709-acre lot located at 5504 Baltimore Avenue, which resides within the Town Center Character Area of the Gateway Arts District.
- The applicant is seeking approval of a Detailed Site Plan to convert the existing building on the Subject Property, previously used as an automobile parts and tire store with installation, to an eating and drinking establishment, with no drive-through.
- The applicant is requesting amendments to the Gateway Arts District Design Standards related to building frontage, parking, and loading.
- This application will come back to the City Council for action on January 19, 2021.

#### **Project Location Details**

The Subject Property is a 0.2709-acre lot located at 5504 Baltimore Avenue, on the west side of Baltimore Avenue and approximately 89 feet north of its intersection with Jefferson Street. The property is zoned M-U-I/DDO and is located within the boundaries of the Gateway Arts District Sector Plan and

Sectional Map Amendment adopted in 2004 ("Gateway Arts District Sector Plan" or "Sector Plan"). The Subject Property is located within the Town Center ("TC") Character Area.

The Subject Property contains an existing building which was constructed around 1940 and is approximately 2,400 square feet. This building most recently served as an automobile parts and tire store. The property is accessed from Baltimore Avenue through a single driveway entrance which the applicant plans to maintain.

A car wash resides north of the Subject Property. To the west, the property is bounded by a single family detached home on 44<sup>th</sup> Avenue. To the south is a six-story building owned and utilized by Verizon (C&P Telephone Company of Maryland). To the east, across Baltimore Avenue are commercial uses within the EYA Arts District development. Figure 1 (below) provides a visual representation of the current site configuration.

Figure 1. Site Overview



The applicant is seeking approval of a Detailed Site Plan to convert the existing building on the Subject Property, previously used as an automobile parts and tire store with installation, to an eating and drinking establishment, with no drive-through.

#### **Summary of Development Proposal**

The applicant is proposing to convert the exiting building to an eating and drinking establishment known as Federalist Pig. Federalist Pig is a regional American barbecue restaurant, with its first location in the Adams Morgan neighborhood of Washington, DC.

The applicant plans to makeover the current building while retaining the existing exterior façade (see image below).

Figure 2. Front Façade



Behind the retained front façade, a covered portico will be created with stairs and a ramp to the new entrance of the restaurant. The façade within the portico will be comprised of large glass windows and corrugated metal.

The building makeover will include a 963 square foot addition to the rear of the building, increasing the total square footage from 2,412 square feet to 3,375 square feet.

Proposed building signage includes:

- 1. an illuminated sign on the top of the façade wall, above the entrance stairs
- 2. a non-illuminated "Entrance" sign above the ramp along the north side of the building
- 3. a "Pick-Up" sign above the separate entrance for take-out orders

Each proposed sign is depicted and labeled in Figure 3 (below).

Figure 3. Proposed Building Signage

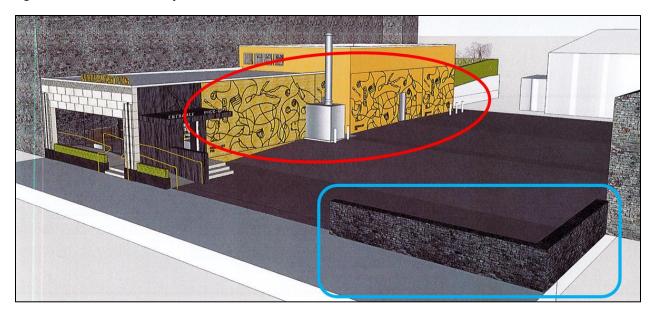


The applicant is proposing a painted mural along the north side of the building which will contain no advertising. The yellow mural depicted in the application is a placeholder and does not represent the finalized design. During the Council's December 21 meeting, Mayor Hollingsworth expressed her desire for the consideration of Black artists for the creation of the finalized mural, as well as an effort by the applicant to hire local, Hyattsville residents.

In addition, the applicant is proposing a concrete block wall, approximately 4' in height, along part of the north and east border of the site. This is to provide distinction between the restaurant site and the existing car wash directly north.

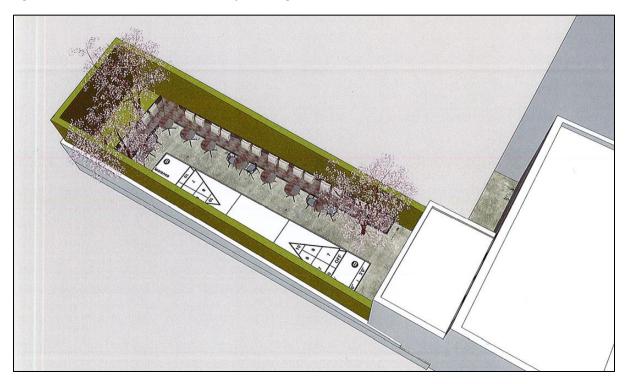
Both the location of the mural and concrete block wall can be seen in Figure 4. The mural location is circled in red, and the black wall is circled in blue.

Figure 4. Southwest View of Site



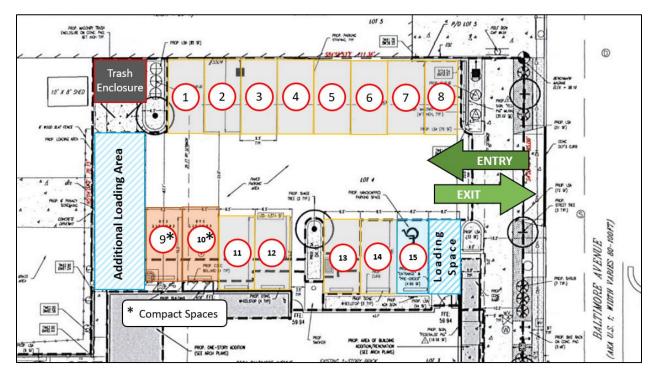
The applicant plans to create an outdoor patron area in the rear of the building, which abuts 44<sup>th</sup> Avenue. A wall will be constructed, increasing in height with the slope. As viewed from outside the property, there will be no point where the wall exceeds four feet. This will be an enclosed, open air space that will require the grading of approximately 4,800 square feet. It will be used as a patron area with a seat wall and games (corn hole, darts, etc.). A rendering of the outdoor patron area can be seen below in Figure 5.

Figure 5. Outdoor Patron Area, Rear of Building



The Applicant plans to retain the existing driveway entrance on US 1 to access the parking lot. This singular vehicle entrance/exit is depicted by the green arrows in Figure 6 (below). The applicant is proposing the inclusion of 15 parking spaces (12 regular/2 compact/1 handicapped) and 1 loading space, labeled in the figure below. In the figure, the regular spaces are gray, the compact spaces are orange, the handicap space is blue, and the loading space is striped.

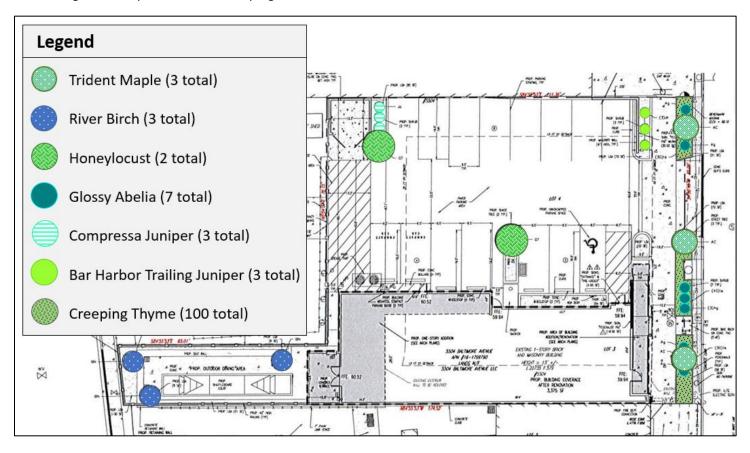
Figure 6. Site Parking Configuration



The applicant is proposing a total of eight (8) shade trees, thirteen (13) shrubs, as well as creeping thyme as a grass substitute along the curb line.

Three of the eight proposed shade trees will be located within the outdoor patron area. Two of the proposed shade trees will be located in the parking lot and the remaining three shade tree will be located along the curb line. The proposed shrubs are located both within the parking lot and along the curb line. See Figure 7 below for an overview of the proposed landscaping.

Figure 7. Proposed Site Landscaping



### **Proposed Departure from Design Standards**

The table below outlines the applicant's proposed departure from the Gateway Arts District design standards and Staff's corresponding comments.

| Development Standard  | Proposed Departure from Design Standards  | Staff Recommendations/Comments   |
|---|---|--|
| All buildings shall be built out to a minimum of 80 percent of the site frontage.   | The existing building occupies 36.8% of the frontage on US 1. An amendment of 43.2% is requested.   | As the applicant is redeveloping an existing site and maintaining the original building frontage and site configuration, Staff is amenable to the requested departure, reducing the required site frontage.  |
| Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide   | The building does not allow the rear street to serve as access to parking. The access will be closed to allow for an outdoor gaming area.   | To expand the building footprint and create an outdoor patron area, it is not feasible to also include vehicular access at the rear of the site. Staff is amenable to this requested departure.  |
| If a parking district(s) is established in the Arts District or individual municipality, the number of off-street surface parking spaces, for uses with at least 35,000 SF of GFA, other than artist studio, residential and live/work shall not exceed 80 percent of the number of off-street parking spaces required by Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Required parking may be on or off site but shall be located within one-quarter mile of the development site. This section's requirements shall apply to all development under 35,000 SF of GFA. | No parking district exists in the Arts District or in the City of Hyattsville. 80% of parking required by Section 27-568 is the maximum that can be provided. Thus, the maximum allowed is 24 parking spaces. 15 parking spaces are provided. | For this site, the off-street parking requirement is 1 regular space per 3 seats within the eating establishment.  The applicant is proposing 88 seats within the eating establishment, which will require 30 parking spaces (88/3 = 29.3). The applicant is requesting a departure from this standard and has proposed a total of 15 parking spaces (12 regular/ 2 compact/ 1 handicapped) on site.  Within the current site restraints, there is no feasible opportunity to include additional parking on-site.  Council should consider supporting the applicant's request for a departure, provided that the applicant provides a parking reduction mitigation strategy for employees and patrons. |

| If a parking district(s) is established for the Arts District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) requires a detailed site plan review. | If a parking district existed in the Arts District or in the City of Hyattsville, the parking could be reduced by 50%. The Applicant proposes 50% of required parking even though no parking district has been established. | Both the Acting Deputy Director of the M-NCPPC Planning Department and the attorney for the County Executive Office confirmed that the Parking District referenced by the application was never enacted and therefore does not exist.  Staff would discourage the use of CR-69-1993 as a point of justification for a departure from the parking requirements as the proposal is outdated (1993) and was never enacted by the Prince George's County Council. |
|---|---|---|
| Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.  | The loading space is in the parking lot accessed from US 1.   | As noted above — to expand the building footprint and create an outdoor patron area, it is not feasible to also include vehicular access at the rear of the site. Staff is amenable to this requested departure in order to accommodate existing site configuration and additional amenities (e.g. outdoor patron area) proposed by the applicant.  |

#### **Planning Committee**

On November 19, 2020, the applicant met with the Hyattsville Planning Committee to present and discuss the proposed project on the Subject Property.

Overall, the Planning Committee is supportive of the Federalist Pig project on Baltimore Avenue. The Planning Committee recommends the City Council consider parking capacity, live vegetation, as well as pedestrian safety and visibility in their conditions for approval.

Also, the Planning Committee recommends the developer consider façade treatments other than corrugated metal.

\*As a note: The applicant reduced the amount of corrugated metal in their façade design in response to the Planning Committee's comments.

#### **Summary of Recommendations**

#### Conditions for approval by the M-NCPPC Planning Board

- Staff recommends that, as a condition for support of the applicant's request for a departure from the parking standards, the applicant provide a parking reduction mitigation strategy for employees and patrons. The mitigation may include, but is not limited to, securing off-site parking facilities, employee incentives for public transit or bikeshare, and bicycle rack installation.
  - The applicant's mitigation strategy shall be submitted to the M-NCPPC Planning Board for review by County Transportation staff.
- Staff recommends the City Council support the following departures from design standards, as proposed by the applicant:
  - 43.2% site frontage (as opposed to 80% site frontage),
  - Access to parking and the rear of the lot located along US 1 (as opposed to a rear alley), and
  - Loading facilities accessed from US 1 (as opposed to a rear alley).

#### • Communication to the Applicant

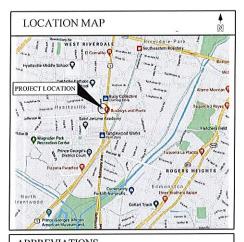
- Staff recommends the applicant consider a local artists for the creation of the finalized mural on the north wall of the building.
- Staff recommends the applicant prioritize local individuals in the hiring process as a further investment in the City of Hyattsville and its residents.

#### **Entitlement Review Timeline**

The applicant's presentation to the City Council occurred on December 21, 2020.

This item will return for discussion at the Council's January 4, 2021 meeting and action at the Council's January 19 meeting.

The Prince George's County Planning Board review of this application has not yet been scheduled but will likely occur in late January or early February 2021.





#### **GENERAL NOTES**

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# FEDERALIST PIG 5504 BALTIMORE AVE. HYATTSVILLE, MD. 20781

#### PROJECT DIRECTORY

#### ARCHITECT

Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Ir □ng St., Allento □n, PA 18109 PHONE: 0610 0820-8200

FAX: 0610 0820-3706 Contact: Christopher R. Stress

#### MEP & STRUCTURAL ENGINEERING

Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Ir □ng St., Allento □n, PA 18109 PHONE: 0610 0820-8200 F A X : D610 D820-3706 Contact: Ilva Pevros & Ronald Ritchie

DRAWING INDEX

**OWNER** KBA Retail, LLC 1517 Connecticut A □ NW Washington, DC 20036 PHONE: □01 □ 75-7553 Contact: Ja□ie Ga□au□

#### CODE INFORMATION

| Contract Con |  |   |   |
|--|--|---|---|
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| BUILDING SUMMARY   |  |   |   |
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| COUNTY:  | PRINCE   | GEORGE'S COUNTY   |   |
| MUNICIPALITY<br>OCCUPANCY GROUP  |  | ELD BOROUGH<br>A-2: ASSETELY  |   |
| CONSTRUCTION TYPE  | VB   |   |   |
| BUILDING AREAS   | 3, 64 50   | 2FT. (FOOTPRINT)  |   |
| APPLICABLE CODES   |  | DISTR   | CT OF COLUMBIA  |
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| ASSEMBLY - FOED SEATING  |  |   | R . 60 OCCUPANTS  |
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| RESTROOMS  | 84   | 5.F. / 100 5.F./OCCUPANT  | . 2 OCCUPANTS   |
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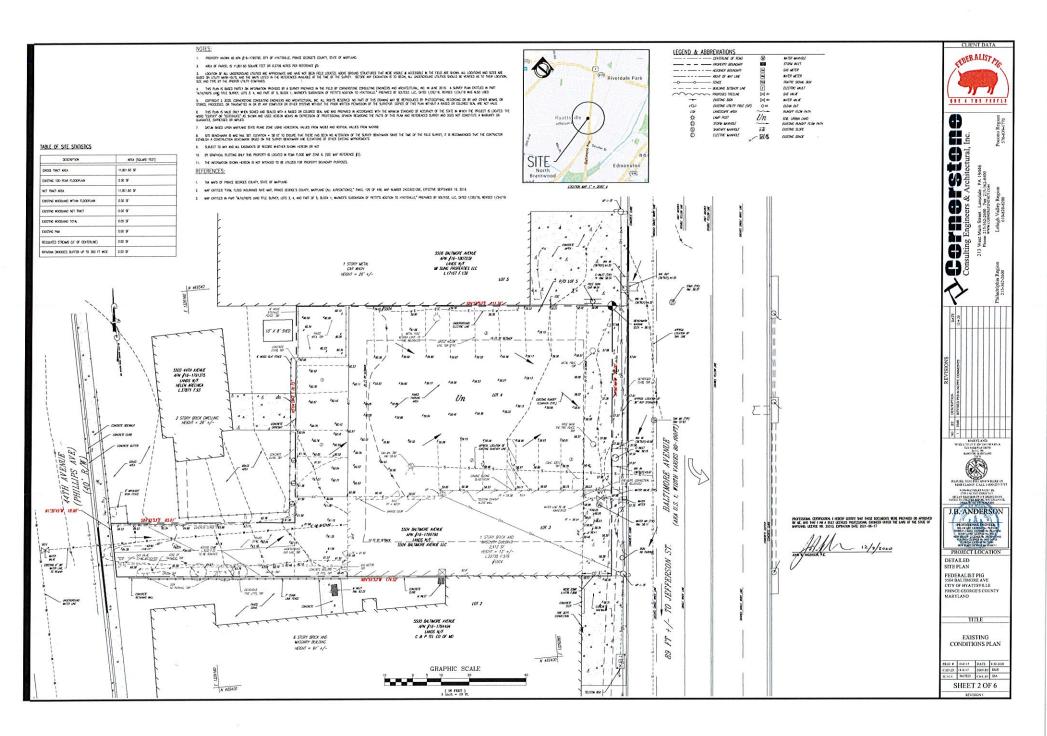
| SHEET   | TITLE   |  |  |
|---------|---|--|--|
| TS-1.0  | TITLE SHEET & PROJECT INFORMATION                                 |  |  |
| TS-1.1  | TYPICAL ACCESSIBILITY DETAILS & NOTES                             |  |  |
| TS-1.2  | TYPICAL ACCESSIBILITY DETAILS & NOTES                             |  |  |
| TS-1.3  | EGRESS PLANS AND ACCESSS/BILITY DETAILS                           |  |  |
| ASB-1.0 | EXISTING FLOOR PLAN   |  |  |
| A58-2.0 | EXISTING EXTERIOR ELEVATIONS                                      |  |  |
| DM-1.0  | DEMOLITION FLOOR & ROOF PLAN                                      |  |  |
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| A-1.0   | DIMENSIONAL FLOOR PLAN  |  |  |
| A-1.1   | WALL TYPES  |  |  |
| A-20    | REFLECTED CEILING PLAN  |  |  |
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| A-3.0   | ROOF PLAN & NOTES & SPECIFICATIONS                                |  |  |
| A-3.1   | ROOF DETAILS  |  |  |
| A40     | EXTERIOR ELEVATIONS   |  |  |
| A 5.0   | BUILDING SECTIONS   |  |  |
| A 5.1   | WALL SECTIONS   |  |  |
| A-5 2   | WALL SECTIONS   |  |  |
| A60     | FLOOR FINISH PLAN   |  |  |
| A-61    | FINISH SCHEDULE, NOTES & DETAILS                                  |  |  |
| A-7.5   | ENLARGED RESTROOM PLANS, ELEVATIONS, & SCHEDULE                   |  |  |
| A-7.9   | DOOR & HARDWARE SCHEDULES & DETAILS                               |  |  |
| A-8.0   | COOKLINE FRONT COUNTER MILLWORK                                   |  |  |
| A-8.1   | COOKLINE FRONT COUNTER MILLWORK                                   |  |  |
| A-8.2   | BAR MILLWORK  |  |  |
| A-8.3   | BAR MILLWORK  |  |  |
| A-8.4   | CONDIMENT, BUSSTATION, & BEVERAGE COUNTER MILLWORK                |  |  |
| A 8.5   | TAXE-OUT CUBBIES, MOBILE BUS STATION, & BAR DRINK LEDGES MILLWORK |  |  |

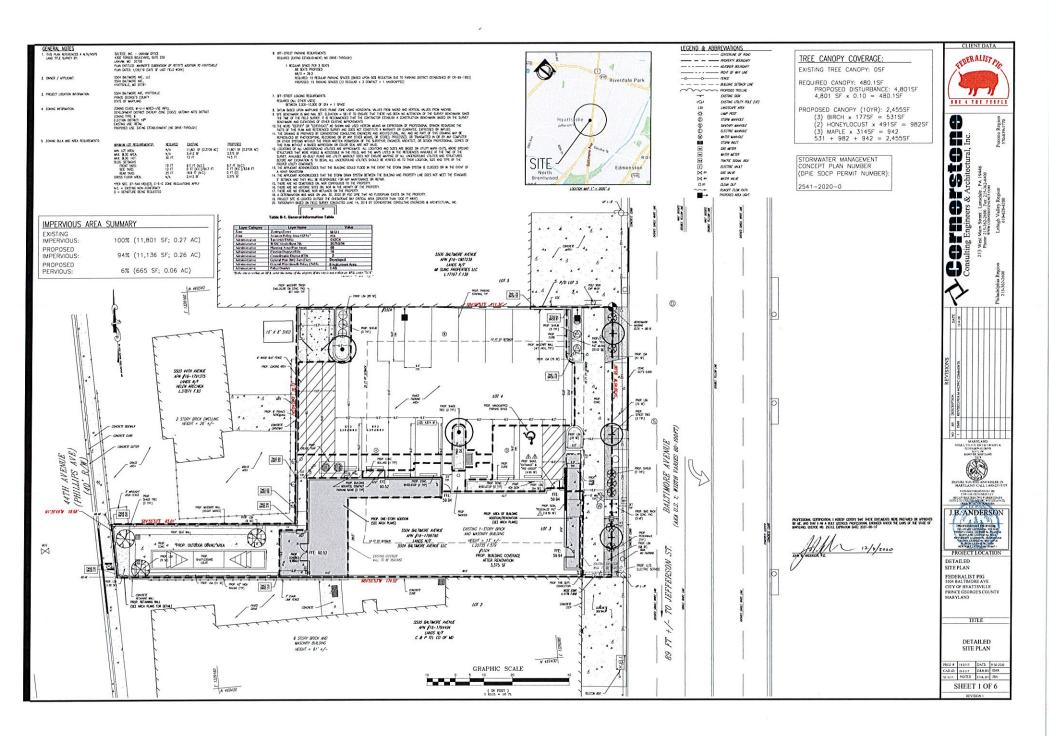
| SHEET  | TITLE                                |  |
|--------|--------------------------------------|--|
| 5-1.0  | STRUCTURAL SPECIFICATIONS            |  |
| 5-20   | FOUNDATION PLAN & DETAILS            |  |
| 5-3.0  | FRAMING PLAN & DETAILS               |  |
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| P-3.0  | SANITARY PIPING PLAN                 |  |
| P-4.0  | GAS PIPING PLAN                      |  |
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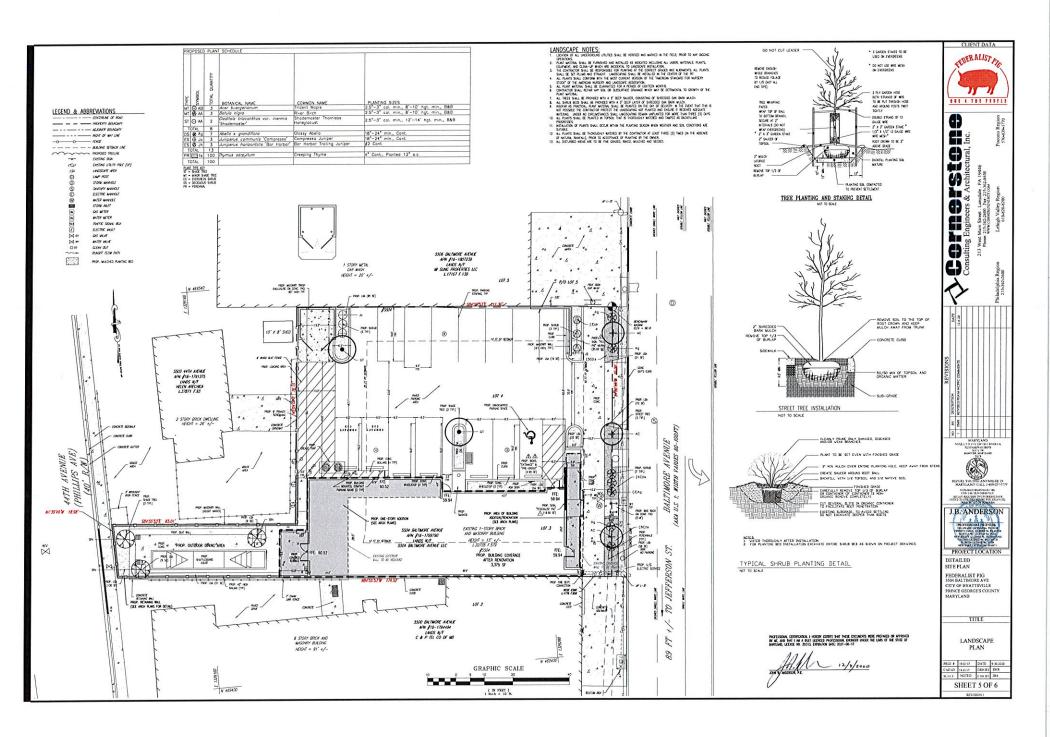


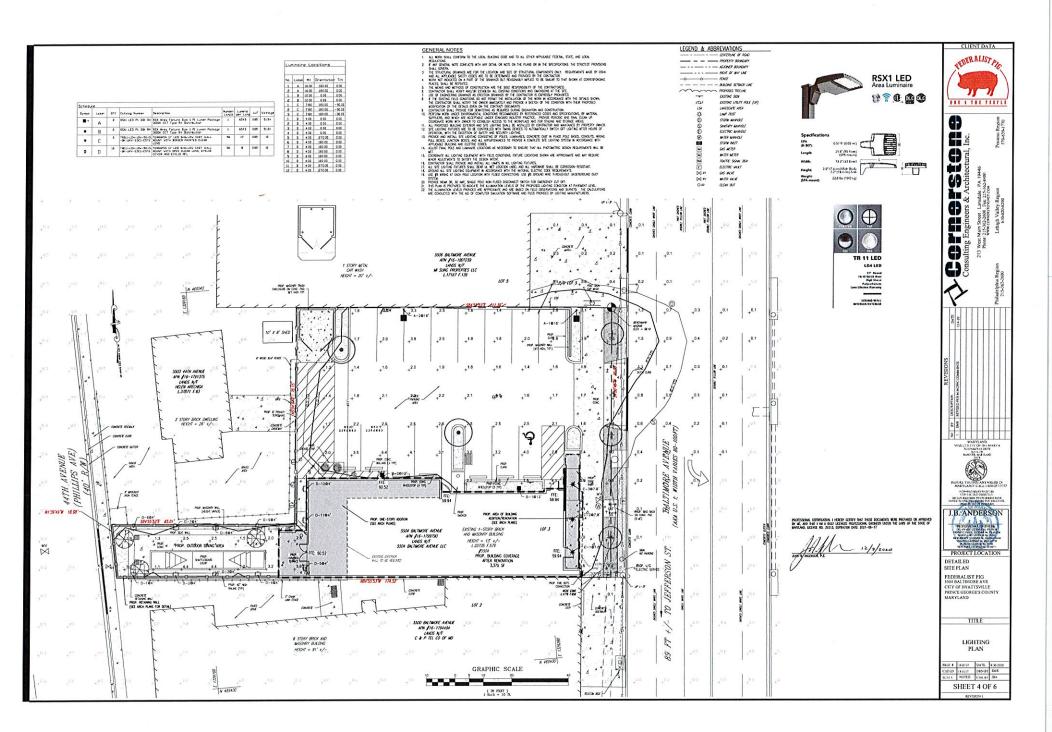


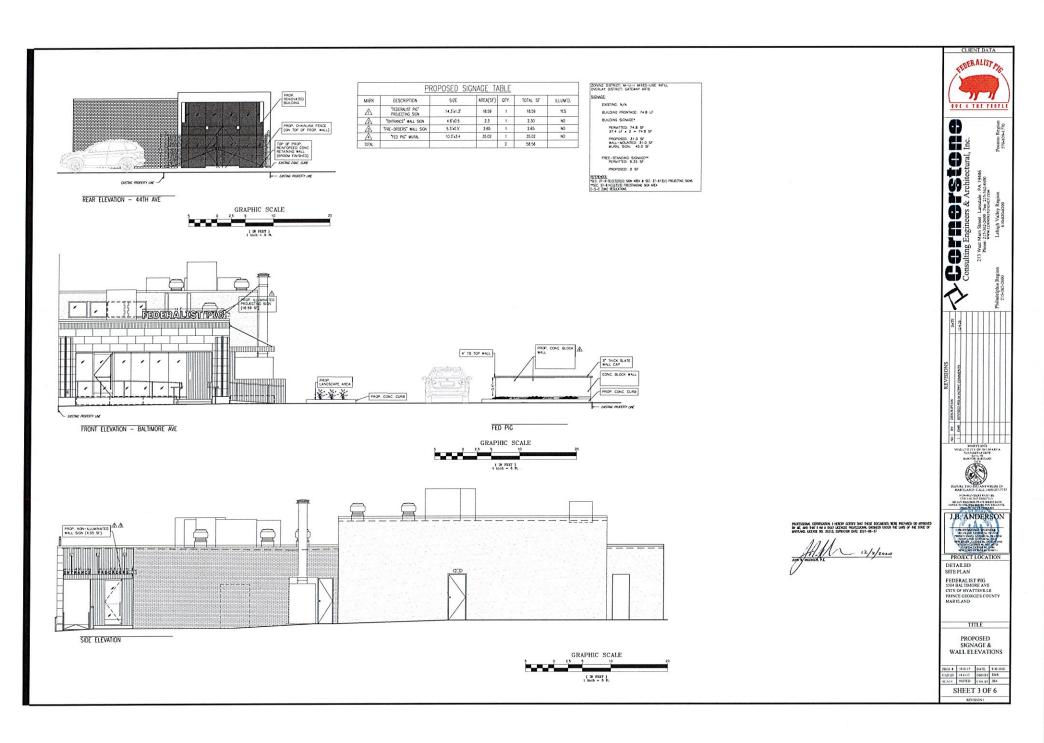
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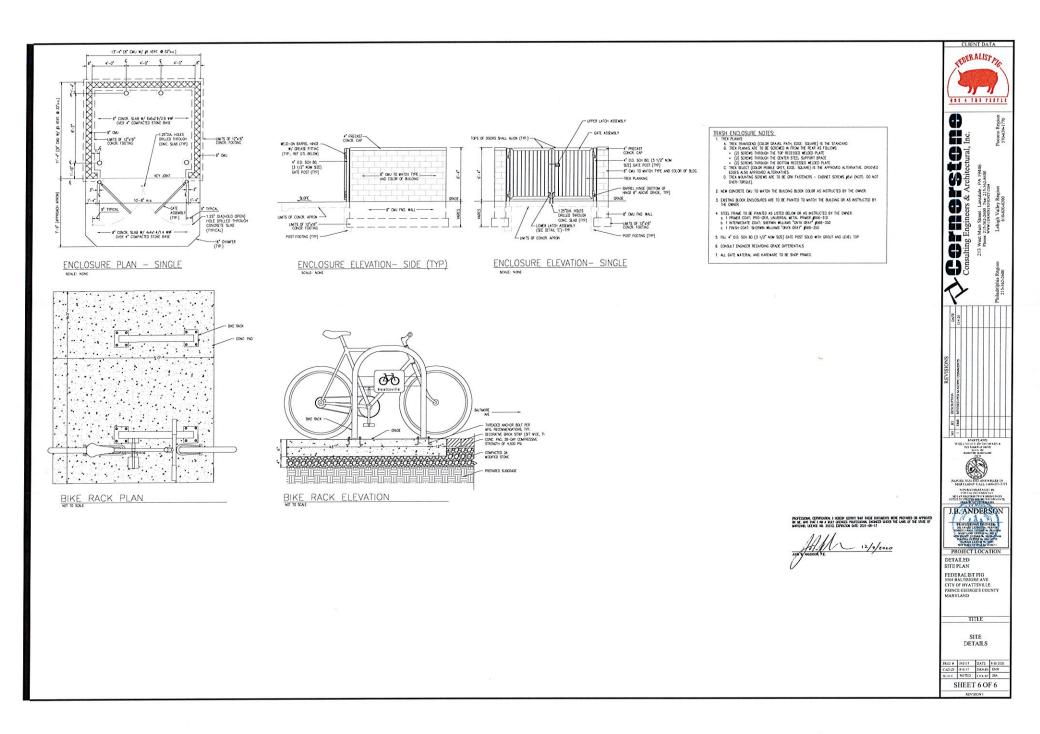


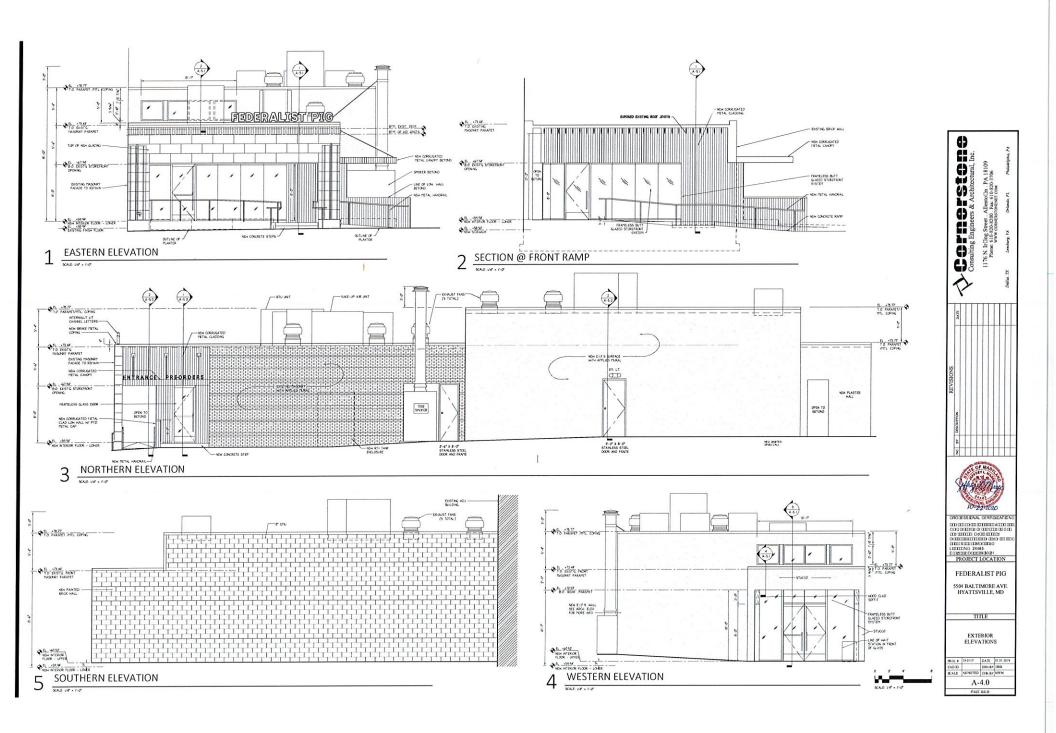


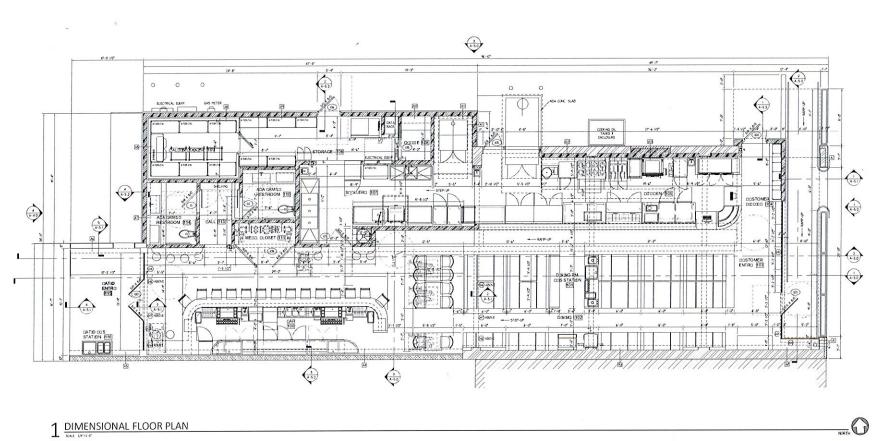












Consulting Engineers & Architectural, Inc. 1176 N. Iriling Street . Allento Chr. PA 18109
Phone: 610-820-8206. Fax: 610-820-3706
www.cornerstrom DODESSEAL DEPUTEDATION
TO DESCRIPTION
OF STATE OF THE STATE OF T FEDERALIST PIG 5504 BALTIMORE AVE. HYATTSVILLE, MD DIMENSIONAL FLOOR PLAN

SALE VE - 1-0

A-1.0

FEDERALIST PIG 1) Face-lit channel letter .063" aluminum; 172" [14'4"] 5504 BALTIMORE AVE. HYATTSVILLE, MD paint returns white (2) 3/16" yellow translucent acrylic face (3) Raceway with LED power supplies (4) White LED lamps - Lag screw w/suitable anchors - Parapet Scale: 3/8'' = 1'-0''(5) 120volt power feed via timeclock, w/service cut-off switch SIGN AREA: 15.5" x 172" = 18.5 sq. Ft. Building frontage: 29'8" 3'-0" EL . +78.77'
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NEW INTERIOR FLOOR - LOWER

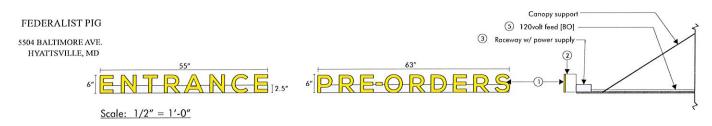
EL . +58,94'

EXISTING FINISH FLOOR Frontage: 29'8 NEW CONCRETE STEPS OUTLINE OF OUTLINE OF -EASTERN ELEVATION Scale: 3/16" = 1'-0"

L<sub>K</sub>+A

Federalist Pig / Exter D112220

Larry Kanter + Associates | Nov 22, 2020



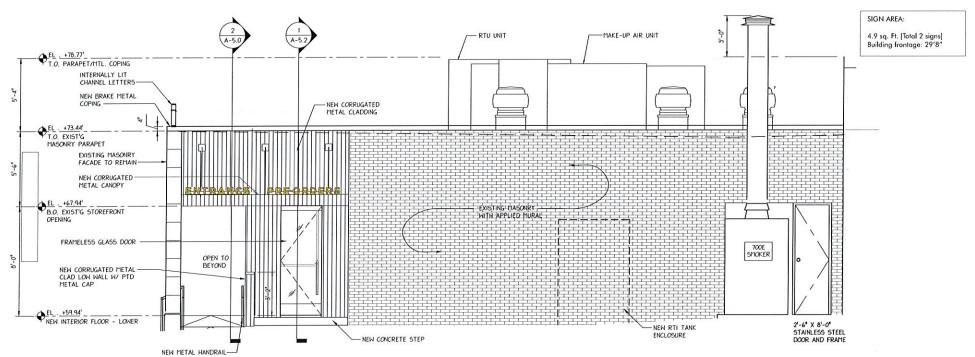
1) Face-lit channel letter .063" aluminum; paint returns white

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(4) White LED lamps

(5) 120volt power feed via timeclock, w/service cut-off switch

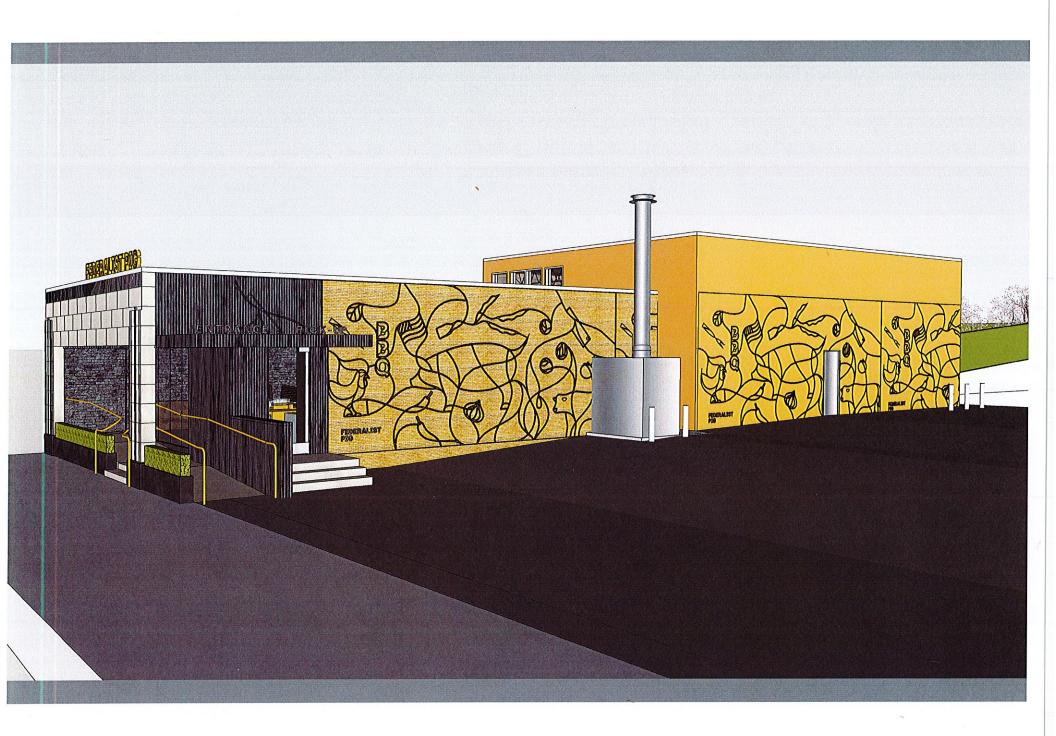


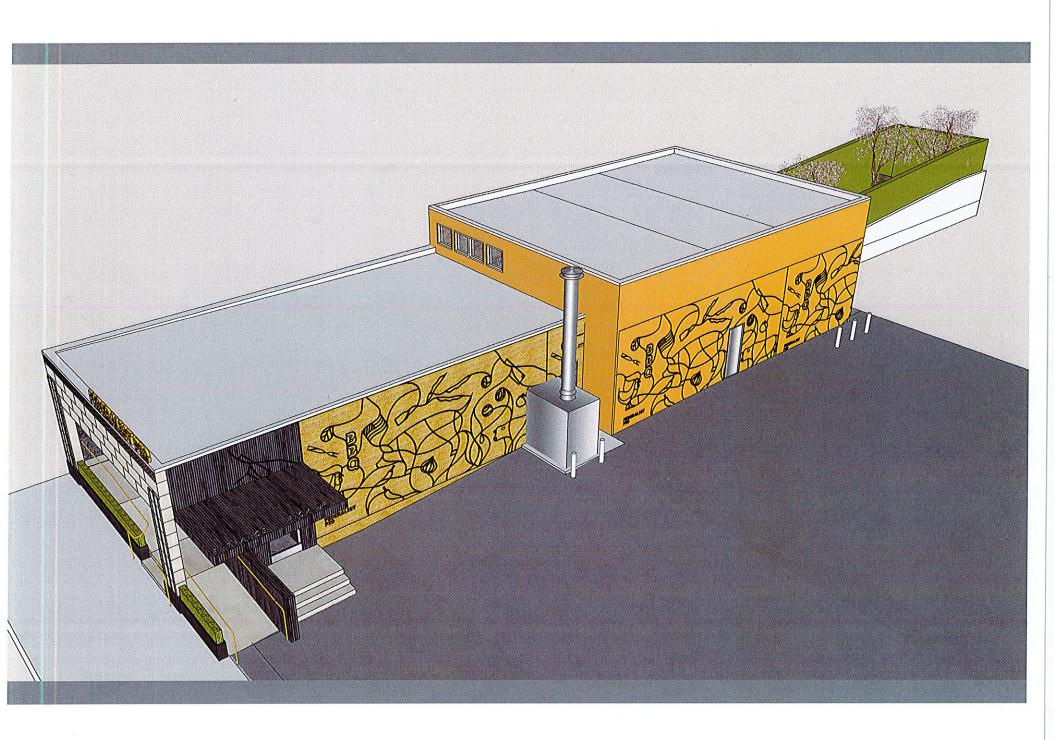
NORTHERN ELEVATION Scale: 3/16" = 1'-0"

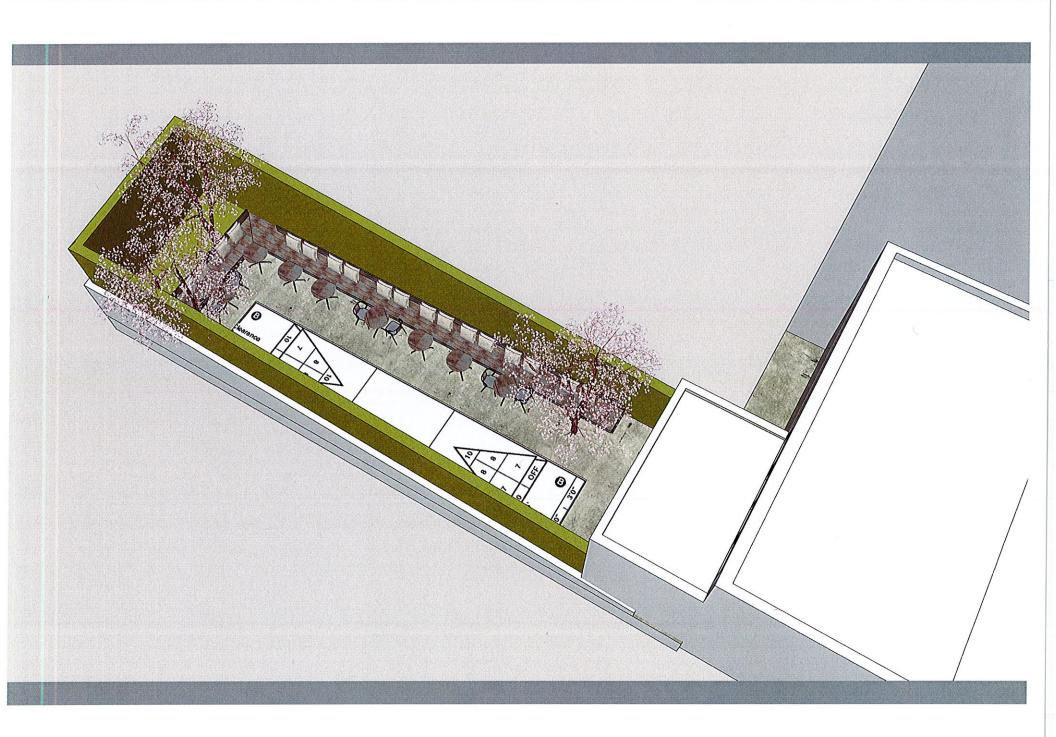


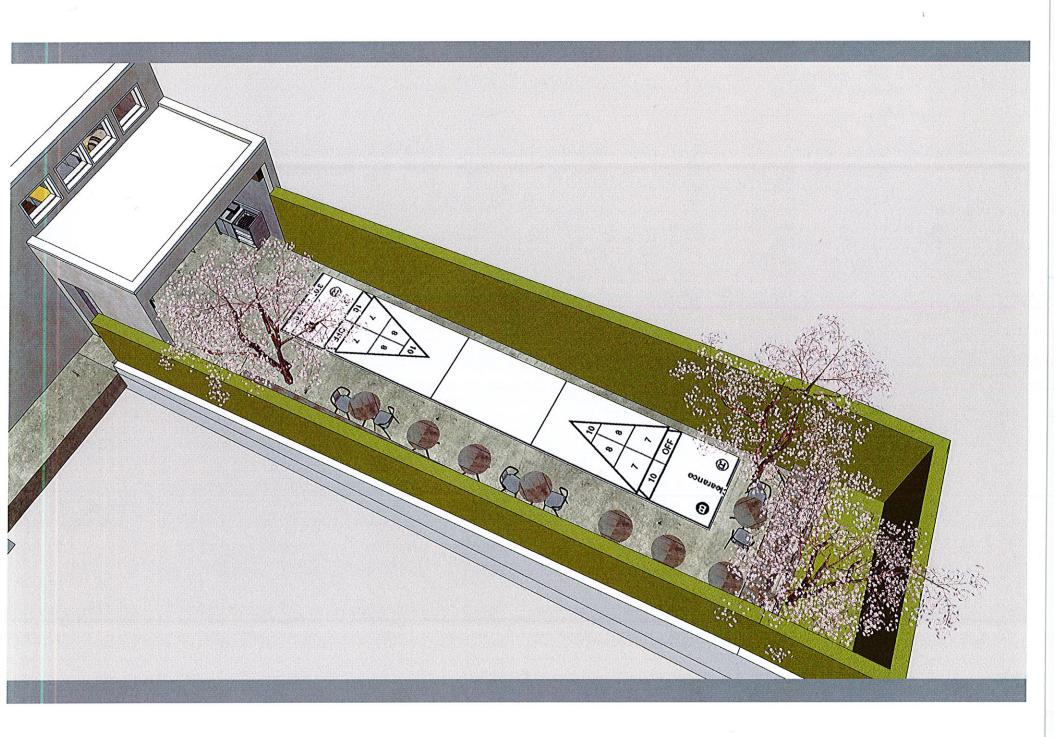
Larry Kanter + Associates | Nov 22, 2020



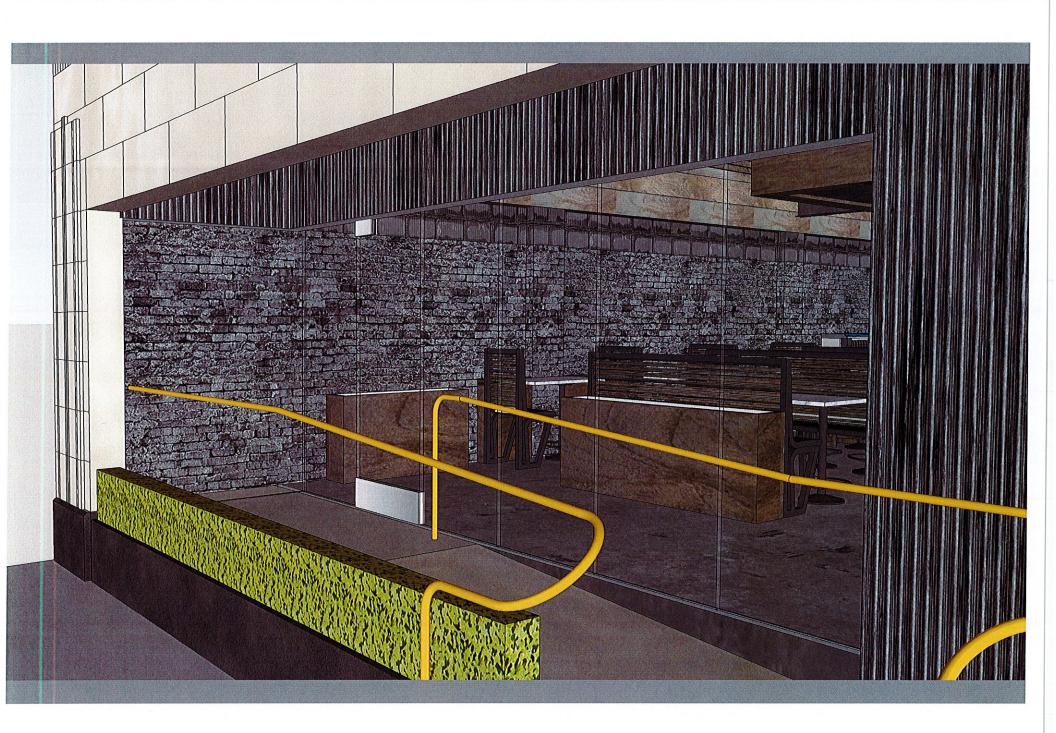


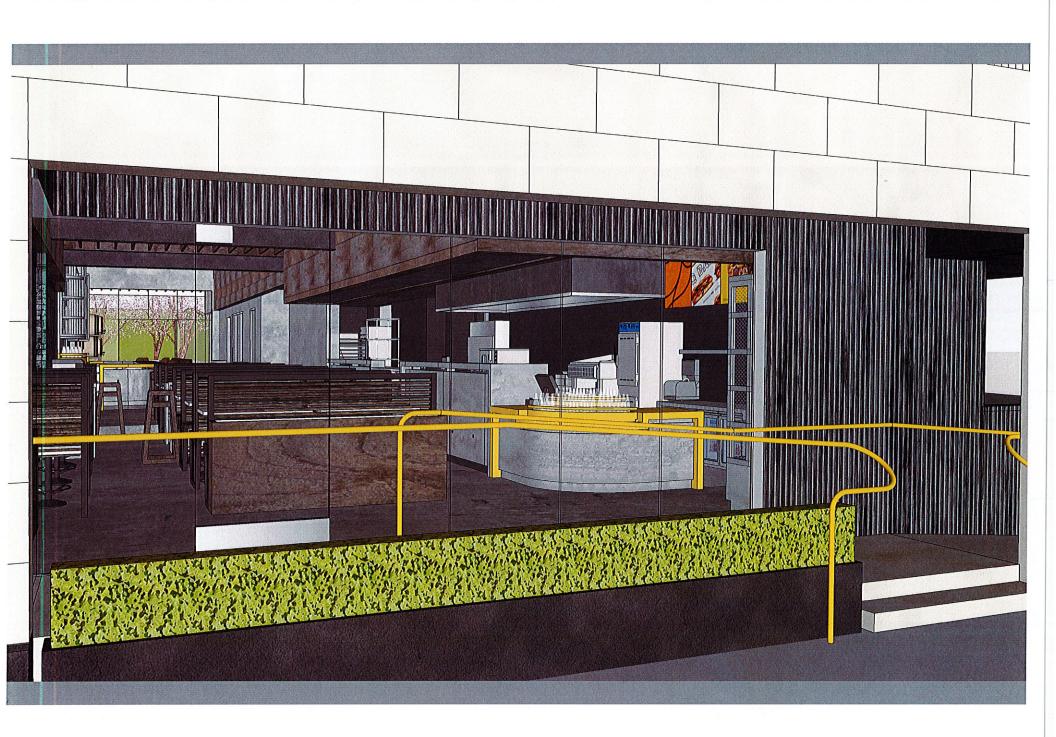










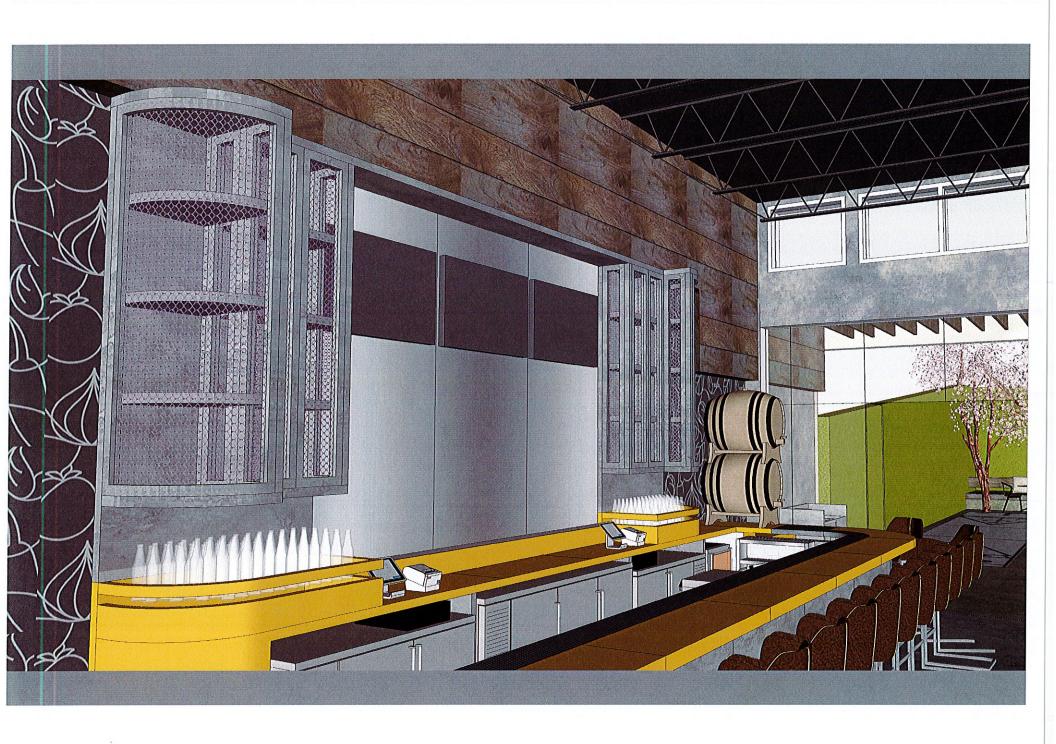






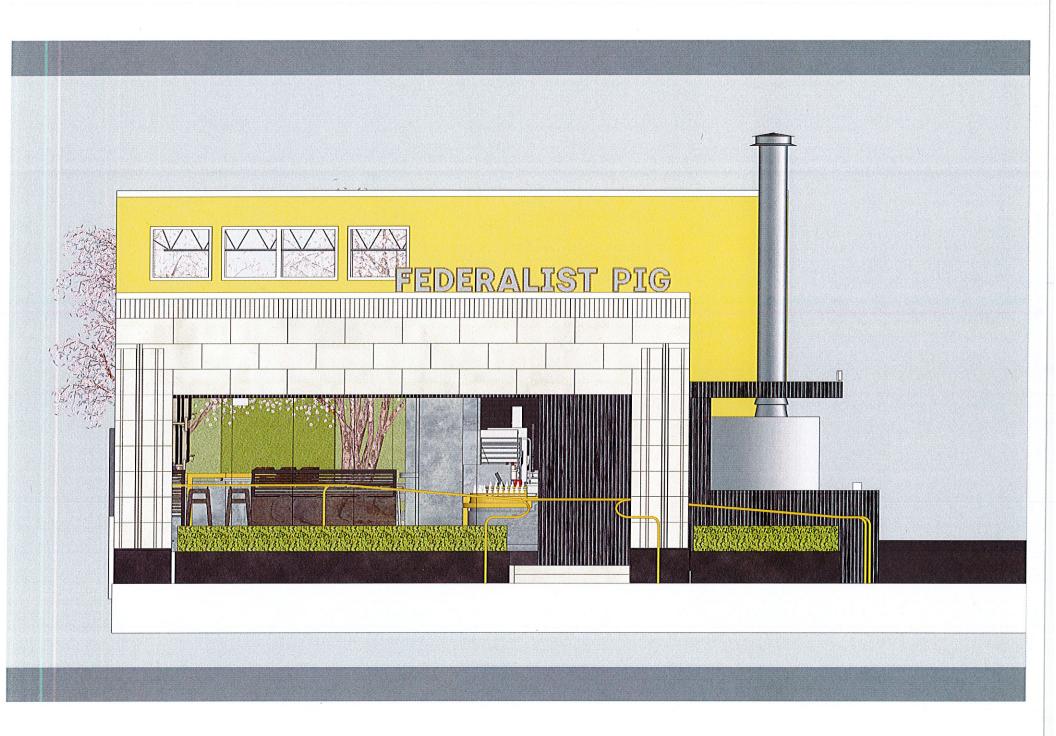


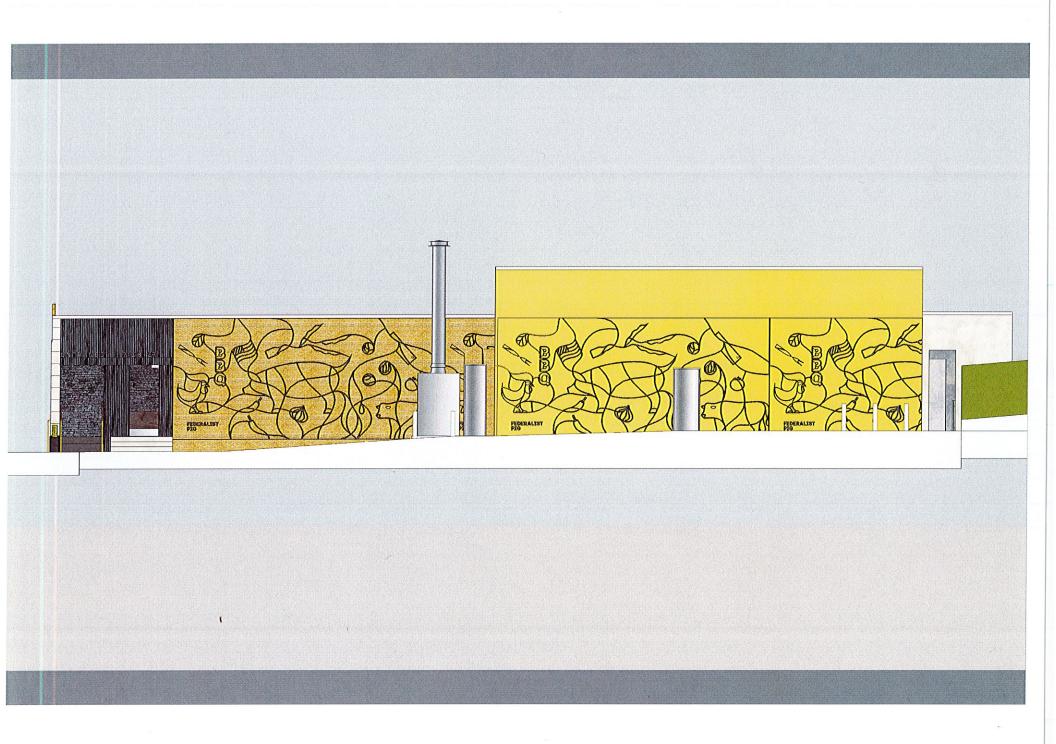


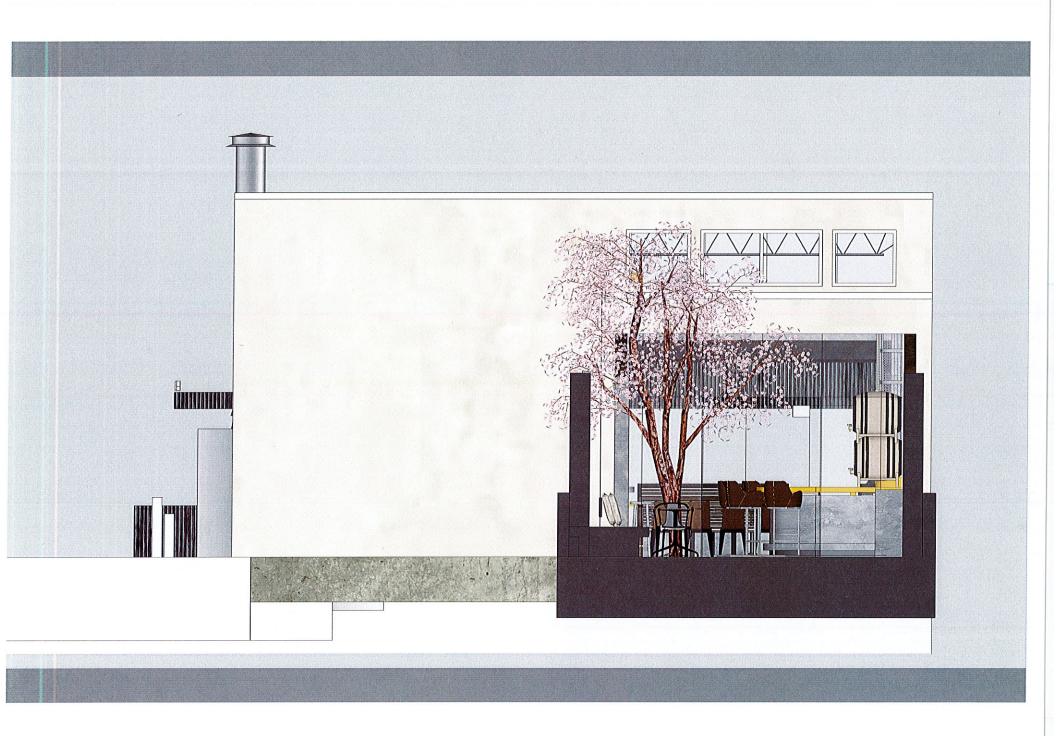




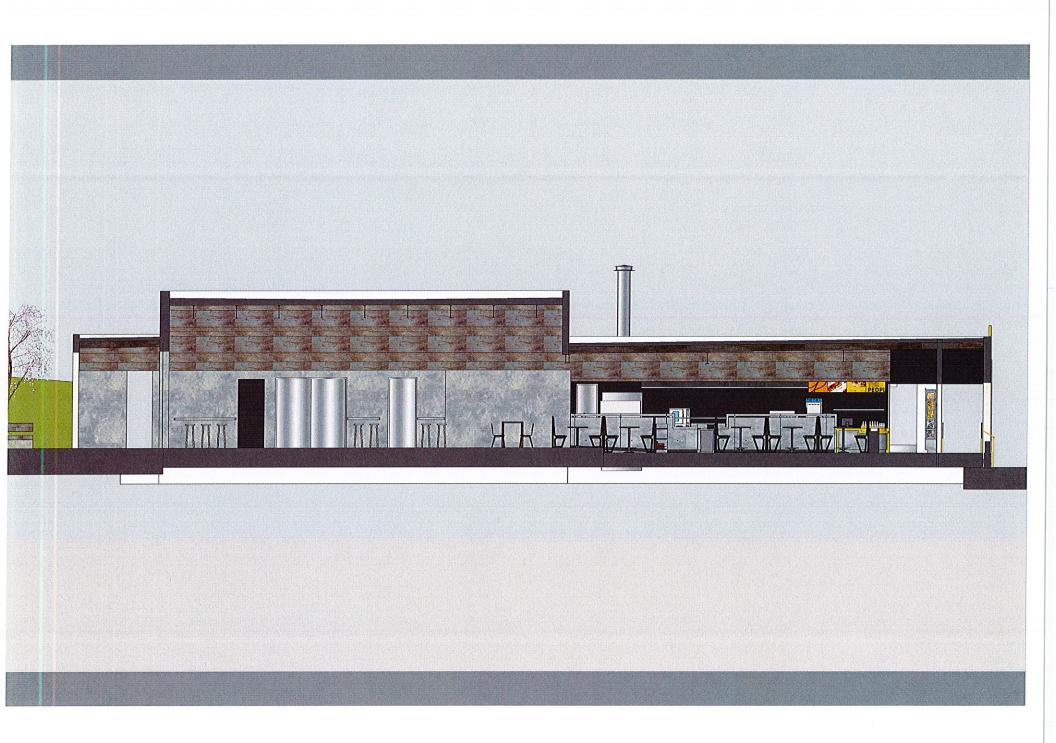


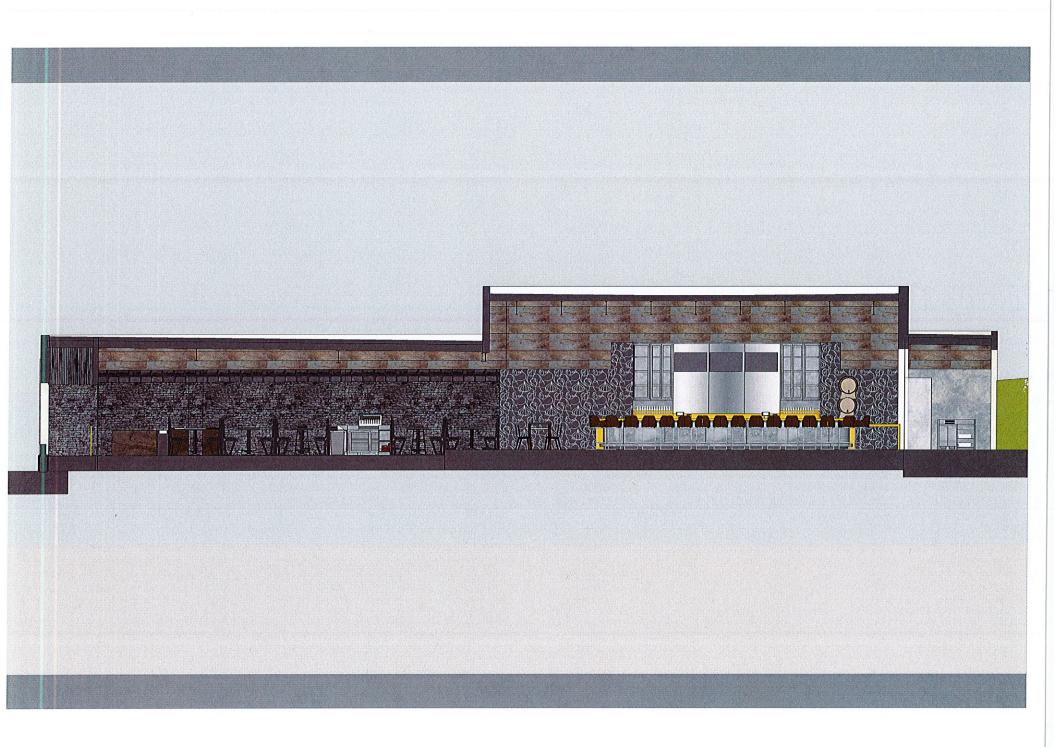


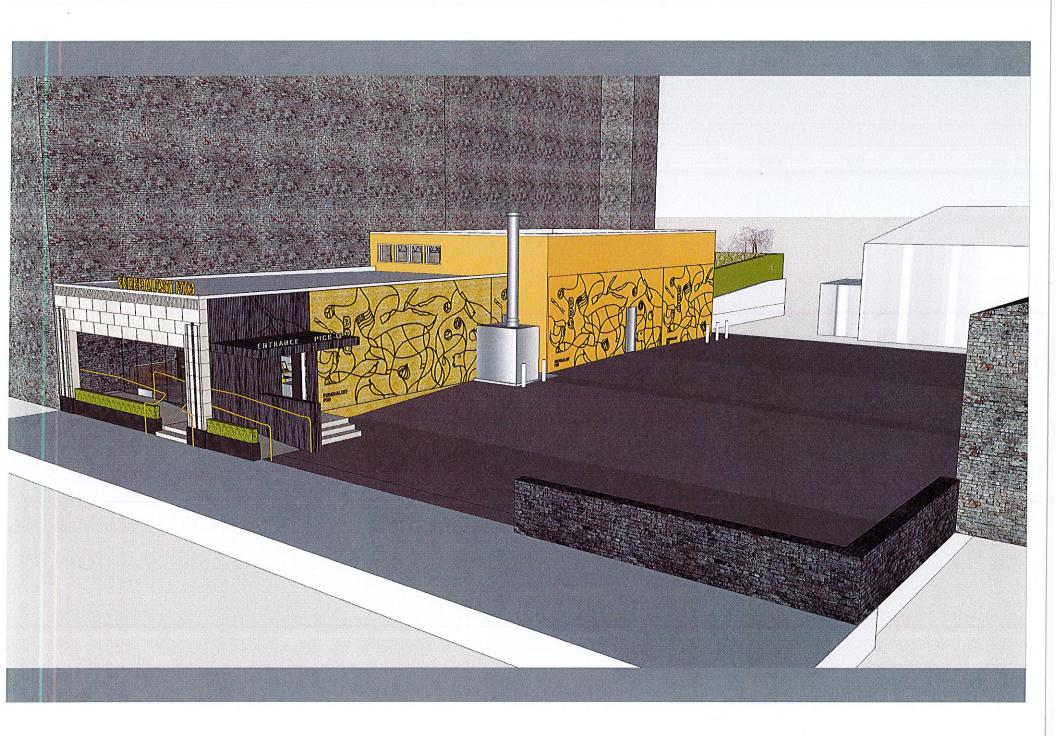












# QUE FOR THE PEOPLE (d/b/a FEDERALIST PIG) DETAILED SITE PLAN NO. DSP-19072 11/15/2020

### Applicant:

5504 Baltimore Avenue, LLC 6856 Eastern Ave NW #225 Washington, D.C. 20012 Contact: Steve Thornton

### Attorney:

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

### Engineer/Planner

Cornerstone Consulting Engineers & Architectural, Inc.
1176 N. Irving St.
Allentown, PA 18109
Contact: John Anderson
610-820-8200

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### 1.0 INTRODUCTION/OVERVIEW

The Applicant, 5400 Baltimore Avenue, LLC (the "Applicant") recently purchased property located at 5504 Baltimore Avenue, Hyattsville, Maryland 20710. The property which is the subject of the application (the "Subject Property") contains .2709 acres and is more particularly described as part of Lots 3, 4 and 5 on a plat of subdivision entitled "Pettit's Addition to Hyattsville", recorded in Plat Book LIB A Plat 18. The property is also described in the deed to the Applicant dated February 8, 2019 and recorded among the Land Records of Prince George's County at Book 41850 Page 105. The Applicant hereby requests approval of a Detailed Site Plan ("DSP") to convert the existing building on the Subject Property, previously used as an automobile parts and tire store with installation to an eating and drinking establishment, with no drive-through.

The property is zoned M-U-I/DDO and is located within the boundaries of the Gateway Arts District Sector Plan and Sectional Map Amendment adopted in 2004 ("Gateway Arts District Sector Plan" or "Sector Plan"). The Sector Plan identifies several Character Areas which determine the development standards for the properties so designated. The Subject Property is located within the Town Center ("TC") Character The Sector Plan includes Development District Standards which are applicable within the designated Character Areas and includes a Table of Uses for the various Character Areas. Gateway Arts District is unique in that if a property conforms to the Development District Standards applicable within a particular Character Area, no detailed site plan is required. However, development is subject to detailed site plan review under four circumstances listed on Page 140 of the Sector Plan. One of those circumstances is if a property is located within a "gateway and view terminus site" as designated by Map 11 of the Sector Plan. The Subject Property is located within a designated gateway and view terminus site, and therefore the proposed development is subject to detailed site plan review. This application is filed seeking approval of the proposed project in conformance with the requirements of the Sector Plan.

### 2.0 DESCRIPTION OF PROPERTY AND EXISTING IMPROVEMENTS

As indicated above, the property which is the subject of DSP-19072 contains approximately .2709 acres. The Subject Property is improved with a building which was constructed in or about 1940 which contains approximately 2400 square feet. The property is located on the west side of Baltimore Avenue, approximately 89 feet north of its intersection with Jefferson

Street. The property has long been used for service commercial purposes. Originally constructed as a dry cleaning establishment (known as the Bergman's Laundry Building), the property has most recently been altered to serve as an automobile parts and tire store. The existing building is located along the southern property line, with a small parking lot located between the building and the north property line. Lot 3 of the parcel assemblage extends from Baltimore Avenue to 44th Avenue, a predominantly residential street located to the rear of the commercial uses which front on Baltimore Avenue. The property only has 19 feet of frontage on 44th Avenue. The property is accessed from Baltimore Avenue through a single driveway entrance which will be maintained.

The Subject Property is bounded to the north by a carwash, also in the M-U-I/D-D-O Zone. To the west, the property is bounded by a single family detached home in the M-U-I/D-D-O Zone located at  $5503~44^{\rm th}$  Avenue. This home, which has also been used as an office, was recently purchased by  $5503~44^{\rm th}$  Ave LLC, an entity under the same ownership as the Subject Property. On the west side of  $44^{\rm th}$  Avenue are multifamily buildings in the R-10 Zone. The property is bounded on the south by a six story building owned and utilized by Verizon (C&P Telephone Company of Maryland). To the east, across Baltimore Avenue are commercial uses within the EYA Arts District development (specifically, Elevation Burger, Hair Cuttery, a Thai Restaurant and a Chipotle Restaurant).



The existing building on the Subject Property(pictured above) is a single story building 30 feet wide and 85 feet long.

The building has a front façade of concrete scored to create an art deco look. The side of the building is constructed of painted brick:



### 3.0 SUMMARY OF DEVELOPMENT PROPOSAL

The Applicant proposes to convert the building to an eating and drinking establishment known as Federalist Pig, which will serve the finest barbeque in Prince George's County. The building will get a complete makeover, with the front façade retained:



A 963 square foot addition is being added to the rear of the building, increasing the total square footage from 2,412 square feet to 3,375 square feet. The 3,375 square feet includes the covered portico, covered terrace in the rear and the building addition. Behind the retained front façade, a covered portico will be created with stairs and a ramp to accommodate handicap accessibility to the new entrance to the restaurant. projecting illuminated sign is proposed on the top of the façade wall, above the entrance stairs, that is 14.3' long and 1.3' high for a total area of 18.59 square feet. Along the side of the building, an open entrance will be provided for a ramp to the front door, with a sign above with the words "Entrance". This sign will be non-illuminated and measure 2.3 square feet  $(4.6' \times .5')$ . A door will be provided next to this open entrance with a sign above reading "Pre-orders" for take-out customers. The pre-order sign will be 2.65 square feet in size  $(5.3' \times .5')$ . On the side of the building will be a painted mural which will contain no advertising, but is intended to provide an artistic element to a building located in the Arts District and replace the existing paint. In the rear of the restaurant, a narrow driveway exists which slopes up to 44th This 18-foot wide portion of the Subject Property will be excavated to allow for the creation of an outdoor patron area that will include games such as corn hole or darts and will include a seat wall. The wall constructed will be internal to the site and will increase in height with the slope such that at no point will the wall be more than four feet high as viewed from outside the property. Where necessary, a railing not exceeding 42 inches will be installed to ensure that the wall meets all safety requirements. The existing access to  $44^{\rm th}$ Avenue is not functional and the space will be better used as part of the restaurant operation. The wall will vary in height from .96 feet to 7.09 feet along the courtyard side. Spot elevations have been added to the detailed site plan.

In addition to the improvements to the building, the existing parking area will be restriped to provide 15 parking spaces and a loading space. The streetscape will be improved with a sidewalk with landscape strip. The Sector Plan calls for a minimum of 12' in width, which can include a strip containing landscaping. The applicant is proposing a 5' sidewalk, a 5' landscape strip, and a 3' strip with brick pavers, for a total of 13'. Finally, a wall will be constructed north of the entrance to the site. This wall will be approximately four feet in height and extend approximately 18 feet to the north property line and then west approximately 15 feet. This wall will screen

the parking located along the north property line. New window glazing will also be installed.

## 4.0 SUMMARY OF ZONING HISTORY AND APPLICABILITY OF DDOZ STANDARDS

As noted above, the property was zoned M-U-I/DDO by the Gateway Arts District Sector Plan and Sectional Map Amendment. The property was zoned C-M prior to 2004. The Sector Plan established the Development District Overlay Zone (DDOZ) that includes the Subject Property. No development or other modifications to the Subject Property has been proposed since 2004, and thus the property has not been subject to the Development District Standards.

The proposed project requires approval of a detailed site plan both because the Subject Property is located in a 'gateway and view terminus site' and because the proposed addition increases the size of the existing building by more than 10%. As referenced earlier, the Sector Plan establishes Character Areas and Development District Standards which are applicable within those Character Areas. Since the Subject Property is located in the Town Center Character Area, a spreadsheet listing the standards applicable to the Town Center Character Area is included with this Statement of Justification the spreadsheet identifies whether or not the proposed development conforms with the applicable standard. Where it does not, a request to apply an alternate standard is set forth below.

## 5.0 <u>CONFORMANCE WITH GENERAL PURPOSES OF DETAILED SITE</u> PLANS

The general and specific purposes of Detailed Site Plan (DSP) are contained in \$27-281(b) and (c) of the Zoning Ordinance, and are expressed as follows:

### (b) General purposes.

- (1) The general purposes of Detailed Site Plans are:
  - (A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;
  - (B) To help fulfill the purposes of the zone in which the land is located;

- (C) To provide for development in accordance with the site design guidelines established in this Division; and
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The Subject Property is zoned M-U-I and is located on the west side of Baltimore Avenue in the Gateway Arts District DDOZ. The property has been historically used for service commercial uses. The proposed re-use of the property and façade improvements will enhance the area and promote the re-use or redevelopment of nearby properties consistent with the Sector Plan. As such, the proposed DSP will fulfill the purposes of the M-U-I zone as intended for this location.

### 6.0 CONFORMANCE WITH THE PURPOSES OF THE M-U-I ZONE.

Paragraph (b) (1) (B) of Section 27-281 expresses that a DSP proposal needs to "...help fulfill the purposes of the zone in which the land is located." As previously noted, the Property is within the M-U-I Zone, with purposes outlined in Section 27-546.15 (a) and (b):

- (a) The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans or requested by a municipality, a mix of residential and commercial uses as infill development in areas which are The M-U-I Zone may be approved substantially developed. on properties which adjoin developed properties otherwise meet plan recommendations and which have overlay zone regulations requiring site plan review, or on property owned by a municipality which requests the zone.
- (b) The specific purposes of the M-U-I Zone are:
  - (1) To implement recommendations in approved Master Plans, Sector Plans, or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed;
  - (2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;
  - (3) To encourage innovation in the planning and design

of infill development;

- (4) To allow flexibility in the process of reviewing infill development;
- (5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;
- (6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and
- (7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality.

COMMENT: The proposed development conforms with the general purposes of the M-U-I zone in that the Subject Property is in an area which is already substantially developed. In fact, the Subject Property is developed and is proposed to be renovated and devoted to a new use which is consistent with the development which has occurred in recent years along the eastern side of Baltimore Avenue. The proposed development further conforms with the general purposes of the M-U-I zone in that it was zoned by the Gateway Arts District Sector Plan for the purpose of encouraging redevelopment with non-service commercial uses.

The proposed application has also met the specific purposes of the M-U-I zone. The project will enhance the streetscape, renovate an older dilapidated building and provide a gathering space in a growing area of Hyattsville. The goal of the Town Center Character area is to enhance walkability by encouraging pedestrian-oriented development with an attractive streetscape and landscaping. Since the Town Center is envisioned as active community and arts centers, several uses, including restaurants, are supported. Thus, the proposed use contributes to implementing the vision of the Town Center Character Area.

## 7.0 CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1) (A): To show the specific location and delineation of buildings and structures, parking

facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the existing buildings, structures and parking on site. The existing building will be retained and a small addition, as well as an outdoor patron area, will be added to the rear of the building.

Sec. 27-281 (c) (1) (B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: All modifications to the site are shown on the detailed site plan.

Sec. 27-281 (c) (1) (C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: The proposed use is a restaurant. Although an outdoor patron area is proposed, there are no recreational facilities proposed. The architectural form of the building modifications is included. The proposed architectural modifications will improve the look of the building while maintaining the unique architectural façade. The landscaping which will be added will soften the streetscape, and the murals will add an artistic flair to an otherwise humble building. The applicant also proposes to add a bicycle rack along Baltimore Avenue.

Sec. 27-281 (b)(1)(D): To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

The submitted DSP and Architectural Elevations demonstrate the necessary infrastructure and building form to be implemented ultimately. No other documents are required to assure that the Plan is implemented in accordance with the requirements of this subtitle.

### 8.0 CONFORMANCE WITH ZONING ORDINANCE SECTION 27-546.18

Section 27-546.18 sets forth certain regulations applicable to development in the M-U-I Zone. Specifically, the section provides as follows:

- (a) Except as provided in Subsection (b), the regulations governing location, setbacks, size, height, lot size, density, and other dimensional requirements in the M-U-I Zone are as follows:
  - 1. R-18 Zone regulations apply to all uses in Section 27-441(b)(3), Miscellaneous;

COMMENT: Does not apply.

2. R-18 Zone regulations apply to all uses in Section 27-441(b)(6), Residential/Lodging, except hotels and motels;

COMMENT: Does not apply.

3. C-S-C Zone regulations apply to hotels and motels and all other uses; and

COMMENT: The property is subject to the regulations of the C-S-C Zone subject to the modifications set forth in the Development District Standards applicable in the Town Center Character Area.

4. Multifamily residential densities up to forty-eight (48) units per acre are permitted

COMMENT: Does not apply.

(b) Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed. The approved regulations may reduce parking requirements by thirty percent (30%), where evidence shows that proposed parking will be adequate, notwithstanding provisions in Part 11. (CB-10-2001; CB-42-2003)

COMMENT: No mix of uses is proposed.

## 9.0 CONFORMANCE WITH THE DEVELOPMENT DISTRICT OVERLAY ZONE STANDARDS OF THE GATEWAY ARTS DISTRICT SECTOR PLAN AND REQUEST FOR WAIVERS

The Gateway Arts District DDOZ contains certain Development District Standards. As discussed above, the Sector Plan provided Development Standards for each Character Area. As a result, the Applicant has addressed conformance to the architectural standards set forth in the DDOZ applicable to the Town Center Character Area. Since the Design Standards set forth in the DDOZ are primarily intended to govern new construction, there are certain provisions which the applicant cannot comply with which are the result of modifications being made to an existing structure.

Based the above, the design team has on conformance with the applicable Design Standards. The analysis of conformance with the Development District Standards indicates that modifications are required to a relatively small number of the DDOZ Design Standards. Where the proposed Detailed Site Plan does not conform with a specific standard, a modification to that standard is requested. Modifications of the Development District Standards are permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance:

"If the applicant so requests, the Planning Board may apply development standards which differ from the approved Development District Standards, unless the Sectional Map Amendment provides otherwise. The Planning Board shall find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or sector plan."

The modifications of the Development District Standards requested by the Applicant are addressed below.

### 9.1 SITE DESIGN; BUILDING AND STREETSCAPE SITING (P. 144)

Within Town Center Character Area, "all buildings shall be built out to a minimum of 80 percent of the site frontage." The existing building is 30 feet wide, occupying 36.8% of the site frontage. The Applicant requests an amendment of 43.2% from this requirement. First, this is an existing building. While an addition is proposed to the rear of the building, the width of the building is not proposed to change. Second, the building has an existing façade which will be retained and restored to

preserve the existing building architecture. Finally, the Applicant desires to retain some off-street parking and access that parking from the existing curb cut on US 1. Even with the parking provided, an amendment is required. result of all of these reasons, it is not possible to comply with this Design Standard, and an amendment is requested. Given the unique circumstances as described above, the Planning Board can find that the alternative Development District proposed will benefit Standard the development and development district and substantially will not implementation of the Sector Plan.

### 9.2 ACCESS AND CIRCULATION (p. 147)

The Sector Plan contains quidance on site access circulation. One of the requirements applicable in the Town Center Character Area is that "Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide." The Subject Property has 18.98 feet of frontage on 44th Avenue, and currently there is a narrow one-way driveway that allows access to the rear of the building. However, the existing building extends far enough into the lot to render that entrance unusable as a two-way access to the main parking lot. Rather, the Applicant proposes to retain the existing driveway entrance on US 1 to access the parking lot. In addition, the Applicant proposes to convert the existing rear driveway area into an outdoor patron area, enclosed by a wall, and to extend the existing building 14 feet in order to make it functional for the proposed use. In order to retain the existing US 1 access, an amendment to this Design Standard is required.

Currently, 44th Avenue is a residential street. With the exception of the Subject Property, none of the other uses fronting on US 1 have a driveway accessing the property from  $44^{\rm th}$ Avenue. Introducing commercial traffic or loading vehicles onto 44th Avenue would not encourage compatibility. Illustration 10 set forth on page 160 of the Sector Plan illustrates how the requirement is intended to be implemented. It envisions a serviced alley that would access residential garages and commercial parking areas. The unique circumstances which exist in this case, with a narrow driveway and a main residential street, are not the circumstance encouraged or contemplated by the Sector Plan. In this case, allowing the rear of the site to be converted to a practical use to enhance the viability of the proposed eating and drinking establishment and allowing the existing entrance on US 1 to continue to provide access is preferred. For these reasons, an amendment to the Design Standard is appropriate and the Planning Board can find that the alternative Development District Standard proposed will benefit the development and the development district and will not substantially impair implementation of the Sector Plan.

### 9.3 PARKING AND LOADING (p. 148)

The Sector Plan addresses parking for certain types of uses and certain circumstances. For example, the number of parking spaces required varies depending on whether a parking district is established in the Arts District or by a municipality. These are set forth in Standards 6 and 7 on page 148 of the Sector Plan as follows:

- 6. If a parking district(s) is established in the Arts District or individual municipality, the number of off-street surface parking spaces, for uses with at least 35,000 SF of GFA, other than artist studio, residential and live/work shall not exceed 80 percent of the number of off-street parking spaces required by 27-568(a) of the Zoning Ordinance. Section additional parking is provided, it shall structured. Required parking may be on or off site but shall be located within one-quarter mile of the development site. This section's requirements shall apply to all development under 35,000 SF of GFA.
- If a parking district(s) is established for the Arts 7. District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) requires a detailed site plan review.

Based upon the above provisions, it is the Applicant's understanding that for developments under 35,000 square feet, the maximum number of required parking spaces is 80% of the requirements in Section 27-568, as stated at the end of Standard 6 ("This section's requirements shall apply to all development under 35,000 SF of GFA".). If a parking district is

established, then the minimum parking would be reduced to 50% of the amount determined in Section 27-568. Thus, the range of parking allowed is no less than 50% and no more than 80% of the requirements in Section 27-568. In this case, a parking district has been established within the City of Hyattsville pursuant to CR-69-1993, a copy of which is attached. Therefore, minimum number of parking spaces required is 50% of the total number of spaces required by Section 27-568.

As discussed above, while the Subject Property is limited in site area, the applicant proposes to restripe and repurpose the existing parking area to maximize its useable area. Within this area, the Applicant can provide 15 parking spaces (14 full size/1 handicapped space) and 1 loading space. Landscaping will also be provided in accordance with the Sector Plan and tree canopy coverage requirements. For a restaurant with a seating capacity of 88 customers, 29.3 parking spaces are typically required by Section 27-568. Since the Sector Plan requires parking within a range of 50-80% of this requirement, the number of spaces required is between 15-24. With 15 parking spaces provided (50% of the requirement), the Applicant satisfies the requirements of the Sector Plan.

In the event it is determined that the Applicant has not properly interpreted the above provisions of the Sector Plan, and a higher number of parking spaces are required than the 15 provided, the Applicant would request an amendment. Pursuant to Section 27-548.25(e), "if a use would normally require a departure, separate application shall variance or required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards." In this instance, the Applicant submits that the off-street parking proposed is sufficient to support the proposed use because there are numerous alternative methods both to park as well as travel to the restaurant. First, the Applicant has maximized the number of parking spaces that can be provided off site, and additional spaces are not available. Second, the Subject Property is located along US 1, which is served by Metro Bus service. fact, there are Metro Bus stops on US 1 and on Jefferson Street close proximity to the Subject Property. Thus, public transportation facilities are readily available. Third, there is a bike share station located just across the street at the corner of US 1 and Jefferson. Fourth, the Applicant will be providing bike racks on the property to encourage patrons to Fifth, approximately have of the business ride bicycles. generated by the restaurant is take out and/or delivery, a trend which has only been solidified by the current pandemic.

Finally, several public parking options are available within close proximity to the restaurant, which are depicted on the map below taken from the City of Hyattsville website:



As can be seen from the map, on-street parking is available on the east side of US 1, with the exception of rush hours (6-9 am and 4-7 pm Monday-Friday) directly across from the restaurant (outlined in red). On street parking is also available on the west side of US 1 just north of the restaurant. Two public parking lots are available as well. Lot 5, on the south side of Jefferson Street is approximately 500 feet away while Lot 1, located at Hamilton Street, is approximately 900 feet from the Subject Property. The Applicant will also coordinate with its employees to preserve the maximum number of on site parking for its patrons. The Subject Property is located within an urban area of Prince George's County where pedestrian activity is high, allowing local residents to walk to the restaurant. Given the availability of parking on site and the many other options available to employees and patrons, the Applicant submits that the off-street parking is sufficient and that the Planning Board can find that (if required) the alternative Development District Standard proposed will benefit the development and development district and will not substantially impair implementation of the Sector Plan.

### 9.4 PARKING AND LOADING-SITING AND ACCESS (p. 149)

The Sector Plan contains Development Standards related to the siting and access to loading spaces. Specifically, "Loading facilities shall only be located at the rear of the building and accessed from a side street or alley." The Applicant proposes to provide a loading space at the rear of the parking lot, immediately adjacent to the dumpster enclosure. As discussed above, there is a narrow driveway which can be accessed from 44th Avenue, but access to this driveway is from a residential street. The proposed loading space is easily accessible, is the least intrusive location on the property and, given the nature of the use, can be easily accessed during non-business hours to ensure there is no conflict between loading and customers. Applicant proposes to construct a four foot wall to the north side of the entrance to US 1 which will screen the parking and loading areas on site. Given the limited site area, the desire to move loading away from the residential street to the rear, and the screening provided by the Applicant, the Planning Board can find that the alternative Development District Standard proposed will benefit the development and the development district and will not substantially impair implementation of the Sector Plan.

## 10.0 <u>CONFORMANCE WITH CRITERIA OF APPROVAL--DETAILED</u> SITE PLANS

The Planning Board must also find that the Detailed Site Plan satisfies the criteria of approval set forth in Section 27-285(b) of the Zoning Ordinance. These criteria are set forth below.

### (b) Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

**COMMENT:** The proposed development does represent a reasonable alternative for satisfying the site design guidelines. The proposed development improves an existing structure and adds a use to the US 1 corridor that is consistent with other uses in the immediate vicinity. The change in use

removes a service commercial use not otherwise allowed by the current Sector Plan. The modifications to the building proposed enhance the property architecturally and aesthetically and the addition of streetscape improvements will contribute to the transformation of the US 1 corridor.

The design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan, which are contained in Section 27-274. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development.

The Site Design Guidelines address General Matters, Parking, Loading and Circulation, Lighting, Views, Green Area, Site and Streetscape Amenities, Grading, Service Areas, Public Spaces, Architecture and Townhouses. Those that are relevant are addressed below.

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan. The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. In this case, the Subject Property was placed in the M-X-T zone from the C-M zone to promote a mix of uses in this area between the north and southbound lanes of Baltimore Avenue. The proposed use fulfills this goal of the Sector Plan.

The Specific Purposes of set forth in Section 27-274 are addressed below.

Section 27-274(a)(2) Parking, Loading and circulation. General guidance is given regarding the location of parking and loading facilities. This project is an existing building with existing parking. Due to the date of its development, no landscaping currently exists. The Applicant proposes to enhance the parking lot and bring it to current standards. Screening of the parking will be provided by a low wall along the eastern and northern property lines.

Section 27-274(a)(3) Lighting. A photometric plan is included with the application that shows that there is no light spillage beyond the property, with the exception of light to illuminate the sidewalk along Baltimore Avenue. The site is

illuminated only to the extent necessary to serve the needs of the use.

Section 27-274(a) (4) Views. The guidelines encourage creating scenic views from public areas. Given the small size of the site and the current condition, the Applicant is improving the views into the site by retaining the existing building façade, adding landscaping and adding artistic elements in the form of murals.

Section 27-274(a) (5) Green Area. Landscaping is being added to the site which does not currently exist.

Section 27-274(a)(6) Site and streetscape amenities. The streetscape will be enhanced with a five foot wide sidewalk and tree pit which satisfies the requirements of the Sector Plan.

Section 27-274(a)(7) Grading. The Applicant is proposing to install an open air space to the rear of the restaurant that will require the grading of approximately 4,800 square feet. This area will be used as a patron area with a seat wall and games.

Section 27-274(a)(8) Service areas. The service areas are proposed to the rear of the site to the extent possible.

Section 27-274(a)(9) Public spaces. A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. The proposed development a single use and is not a large-scale commercial, mixed use or multifamily development.

Section 27-274(a) (10) Architecture. The architecture modifications being proposed will improve the look of the existing structure. The retention of the front façade, the addition of handicapped accessibility and the murals all will improve the architecture of the building.

Section 27-274(a)(11) Townhouses and three family dwellings. This consideration is inapplicable to the proposed DSP as there are no townhouses or three family dwellings proposed.

Section 27-276(b)(4) provides as follows:

"The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a

### natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5)."

In this case, no regulated environmental features exist on the site.

### 11.0 CONCLUSION

Based on the above, the Applicant submits that with the modifications requested, the proposed development conforms with the applicable DDOZ Design Guidelines and Standards. Ιn addition, proposed Detailed Site Plan the represents reasonable alternative for satisfying the site guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. With the modifications requested, the proposed development conforms with the DDOZ Design Guidelines and Standards.

Respectfully Submitted

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AGENDA ITEM SUNNARY Reference No: CR-69-1993

Draft No: 2

Prince George's

Meeting Date: 11/23/93

County Council

Requester: D

Item Title: To establish Parking Districts for the City of Hount Rainier, City of Hyattaville, & areas within Prince George's Plaza & West Hyattsville Transit District Overlay Zones

### Sponsors D

Date Presented Committee Referral(1) 9/28/93 HPGT Committee Action (1) 10/18/93 FAV Date Introduced 9/28/93

Executive Action Effective Date

Pub. Hearing Date (1) \_\_/\_/\_\_:\_\_

Council Action

(1) 11/23/93 Adopted

Council Votes

P: A\_, B: A\_, CA: A\_, C\_: -\_, D\_: A\_, F\_: A\_, HC: A\_, H\_: A\_, WI: A\_

Pass/Fail

Remarks

(See CB-133-1993)

Barbara L. Holtz

Nesource

Jim Odgers

Drafter: Office of Low

Personnel: Parking Authoricy

#### LEGISLATIVE HISTORY

HOUSING, PLANNING & TRANSPORTATION COM. REPORT

DATE: 10/18/93

Committee Vote: Favorable, 5-0 (In favor: Council Members Bell, Castaldi, Del Giudice, Fletcher and MacKinnon).

Jim Odgers and Peter Krauser, representing the Parking Authority, responded to questions regarding this resolution. Comments had not yet been received by the impacted mun'cipalities, and the Committee requested the concurrence of the municipalities prior to the adoption of the resolution,

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CR-69-1993 (DR-2) - Summary

BACKGROUND INFORMATION/FISCAL IMPACT (Includes reason for proposal, as well as any unique statutory requirements)

 This resolution will establish Parking Districts for the the City of Mount Rainier, the City of Hyattsville, areas within the Prince George's Plaza Transit District Overlay Zone and areas within the West Hyattsville Transit District Overlay Zone.

CODE INDEX TOPICS:

### COUNTY COUNCIL OF PRINCE GRONGE'S COUNTY, MARYLAND Legislative Session 1991 Memolution No. CR-69-1993 Proposed by \_ Council Mamber Del Giudice Introduced by Council Member Del Giudice Co-Sponsors .... Date of Introduction September 28, 1993 8 RESOLUTION 91 A RESULTION concerning 10 Establishment of Parking Districts 11 FOR the purpose of establishing Parking Districts for the City of Hount 12 Rainier, the City of Hyattaville, areas within the Prince George's Plaza 13! Transit District Overlay Zone and areas within the West Hyattaville Transit 19 District Overlay Zone. MMERKAS, Section 2-411 of the Prince George's County Code, as emended 15 by CB-133, 1993, provides for the establishment of parking districts by 16 17 Resolution of the County Council; and 18 MIEREAS, the Parking Authority of Prince George's County has 19 recommended the establishment of certain parking districts within the 30 County; now, therefore, 21. SECTION 1. BF IT RESOLVED by the County Council of Prince George's County, Maryland, that it finds, besed upon an assessment of current 239 facilities for parking in those areas that are the subject of this . 4 resolution and an assessment of current and future parking needs, and after 27, consideration of the plan submitted by the Authority to meet those needs,

and the financial plan for funding parking facilities proposed in the

Authority's flan, that the establishment of the following Parking Districts

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will provide for the encouragement of trade and industry, will promote the health, safety and welfare of the residents of the County and the described areas, and will advance the purposes stated in Section 2-400 of the Prince George's County Code.

SECTION 2. BE IT FURTHER RESOLVED that the County Council expressly acknowledges the authority of municipalities to regulate parking within their boundaries and that the Parking Authority of Prince George's County may only act within said boundaries pursuant to separate authorization by the affected municipality.

SECTION 3. BE IT FURTHER RESOLVED that there are hereby established Parking Districts within the City of Mount Rainier, areas within the Prince George's Plaza Transit District Overlay Zone, areas within the West Hyattsville Transit District Overlay Zone, and the City of Hyattsville, which shall consist of all land within those areas described in this resolution. Any parcel partially within the areas described shall be considered as being totally within the described district.

SECTION 4. BE IT FURTHER RESOLVED that a Parking District be established for the Town of Mount Rainier, Maryland, which shall be constituted as follows:

### Mount Rainier Parking District

Commencing at a point within the City of Mount Rainier on the eastern side of 34th Street, within Mount Rainier Subdivision, Block 1, at the northwestern corner of Lot 2 and proceeding in an easterly direction along the northern line of Lot 2 to 34th Place; thence proceeding across 34th Place and continuing in Mt. Rainier Subdivision to the northwestern corner of part of Lot 5 and then proceeding in a southerly direction along the western line of part of Lot 5 to Bunker Hill Road; thence proceeding

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across Bunker Hill Road in a southeasterly direction to Yest Addition Subdivision to the northwestern corner of Lot 1, then proceeding along the meatern line of Lot 1 in a southerly direction along 35th Street to the northwest corner of Lot 22, then proceeding in an easierly direction along the northern lines of Lots 22, 17, 16, 15, 14, 13, 12, 11, 10, 6, and 5 to the southwestern corner of Lot 3, then proceeding in a northerly direction along the western line of Lot 3 to Bunker Hill Road, then proceeding in an easterly direction along the northern lines of Lots 3 and 9 to the northwestern corner of Lot 10, then proceeding along the western line of Lot 10 in a southerly direction to the northwestern corner of Lot 1, then proceeding along the northern line of Lot 1 to the northeastern corner of Lot 1, and then proceeding in a southerly direction along the eastern line of Lot 1 to Rhode Island Avenue; thence crossing Rhode Island Avenue in a southwesterly direction to the southwesterly corner of Rhode Island Avenue and 37th Place to Mount Rainier Subdivision to the northeasterly corner of Lot 76 in Block 3, then proceeding in a southwesterly direction along the northerly line of Lot 76 to Lot 2, then proceeding in a southeasterly direction along the easterly lines of Lots 2, 3 and 4 to Lot 5, then proceeding in a southeasterly direction along the southerly line of lot 4 to 37th Street; thence crossing 37th Street to the southeasterly corner of Lot 15 in Block 2, and then proceeding in a southwesterly direction along the southerly lines of Lots 15, 14, 15, 12, 11, 10, 9 and 8 to Lot 7, and then proceeding to the northeastern corner of Lot 26, and then proceeding in a southerly direction along the easterly line of Lot 26 to Perry Street; thence proceeding across Perry Street in a southeasterly direction to the northeast corner of Lot 5 in Block 7, then proceeding in a southerly direction along the eastern line of Lot 5 to the northeastern corner of Lot

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6, them proceeding in a westerly direction along the northern lines of Lots 6 and 33 to the northwestern corner of Lot 33, then proceeding in a . agutherly direction along the western lines of Love 33, 32 and 31 to the northwestern corner of Lot 30; thence crossing 35th Street to the southeestern corner of Let 8 in Block 6 and then proceeding in a westerly direction along the couthern lines of Lots 8 and 27 to 34th Street, then proceeding in a southerly direction along the vectors lines of Lots 26, 25, 24, 23, 22, 21, 20, 19 and 18 to Otis Street; thence crossing 34th Street to the easterly seet point of Let 13 in Block 11, then proceeding in a northwesterly direction along the northerly lines of Lots 13, 14, 15, 16, 17. 18. 19. 20. 21 and 29 to the marthaesterly corner of Lot 26. then proceeding in a southerly direction along the mesterly line of Lot 26 to Sastern Avenue, then preceeding in a northwesterly direction along the westerly line of Lat 26 to Mode Island Avenue; these exceeing Mode Island Avenue in a northwesterly direction to Digescent Subdivision to the scutherly most point of Lot 11 in Block 5, then proceeding in a northwesterly direction along the westerly lines of Lote 11, 12, 13, 14, 15. and 16 to the southerly uset point of Lot 17, then proceeding to an easterly direction along the southern lines of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34 to 33rd Street, then proceeding in a northerly direction along the centerly line of Lot 34 to Perry Street: themos crossing Perry Street to the southeast corner of Lot 10 in Block 8 and proceeding north along the centerly line of Lot 10 to Lot 26; thence crossing 33rd Street to the northwest corner of Lot 6 in Block ? and proceeding in an easterly direction along the northern lines of Lote 6. 5 and 4 to the southwestern corner of Lat 26, then proceeding in a northerly direction along the westerly lines of Lots 26, 25, 24, 23, 22, 21

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and 20 to the southeastern corner of Lot 16, then proceeding in a westerly direction along the southern line of Lot 16 to Lot 15, then proceeding in a northerly direction along the western line of Lot 16 to Bunker Hill Road; thence proceeding across Bunker Hill Road in a northeasterly direction to the southwestern corner of Lot 1 in Block 2, then proceeding in a northerly direction along the westerly lines of Lot 1, 2 and 3 to Lot 4, then proceeding in an easterly direction along the northern line of Lot 3 to 34th Street, thence crossing 34th Street in an easterly direction back to the point of beginning. The Mount Rainier Parking Enterprise District shall also include all land and improvements contained within the Seventmenth Election District of Prince George's County within the area described as follows:

Commencing at a point within the City of Mount Rainier on the eastern side of 22nd Avenue at the northwesterly corner of Lot 5 (3664) and proceeding

of 22nd Avenue at the northwesterly corner of Lot 5 (366A) and proceeding in a northwesterly direction along the northerly line of Lot 5 to Lot 6A (386A), then proceeding in a southeasterly direction along the easterly line of Lot 5 to the northwesterly corner of Lot 8 (3865), and then proceeding along the northerly line of Lot 8 in a northeasterly direction to Russell Avenue; thence crossing Russell Avenue to the northwesterly corner of Parcel F, Block B, (0496) and proceeding in a southeasterly direction along the westerly line of Parcel F to Arundel Road; thence crossing Arundel Road to the northwesterly corner of Parcel B, Block J, (0515) and proceeding along the westerly line of Parcel B to 28th Place; thence crossing 28th Place to the northwesterly corner of Parcel G (0516) and then proceeding along the westerly line of Parcel G a distance of 300 feet, sore or less; thence crossing Russell Avenue in a westerly direction to Parcel B (0517) at the intersection of Russell Avenue and Knywood Drive

and then following the line of Parcel B along Kaywood Drive in a southwesterly direction, then a southwesterly direction, then a southwesterly direction to Eastern Avanue, all a distance of 1100 feet, sore or less, continuing along the westerly line of Parcel B to Varnue Street; thence crossing Varnus Street to part of Block A (0517) and proceeding along the westerly line of part of Block A to Arundel Road; thence crossing Arundel Road to Lot 22 (0493) and proceeding in an easterly direction along the southerly lines of Lot 22, Parcel 25, and Parcel 26 to 22nd Avenue, and then proceeding along the easterly line of Parcel 26 to the southeasterly corner of Lot 27 (0494); thence crossing 22nd Avenue to the northwestern corner of Lot 5 back to the point of beginning.

SECTION 5. BE IT FURTHER RESOLVED that a Parking District to established for the Prince George's Plaza Transit District District Overlay Zone, which shall be constituted as follows:

# Prince George's Plana Transit District Overlay Zone Parking District

Commencing at a point at the southeast corner of the intersection of Adelphi Road at Underwood Street and proceeding in a southeasterly direction along Adelphi Road within Block 39, of University Park Subdivision along the westerly lines of Lots 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, [Subd. Plat 1520] and 36 [1264] to its intersection with Beschwood Road; thence crossing Beschwood Road and proceeding along the westerly line of Lot 1, Block 33 across the westerly line of Parcel 129 [1264] to its intersection with Toledo Road; thence crossing Toledo Road and proceeding in a southerly direction within Block 21 along the westerly lines of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 [3969] to its intersection with Tennyson Road; thence crossing

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Tennyson Road and proceeding in a southerly direction within Block 17 along the westerly lines of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 1 [0969] to its intersection with Queens Chapel Road and East West Highway; thence crossing East West Highway and proceeding in a southerly direction to the noithwest corner of Block A of Old Colony Subdivision and proceeding al ag the westerly line of Lot 10 [0600]; thence crossing \$1st Avenue in a westerly direction to Block A in W.C. Jenkins Subdivision and proceeding in a southwesterly direction along Queena Chapel Road along the western lines of Lots 1, 15, 14, 13, 12, 11, and 10 [0582] to its intersection with Quintana Street, thence crossing Quintana Street to Block B and proceeding along Queens Chapel Road in a southwesterly direction along the western lines of Lots 8, 9, 17 [0578], Parcel 117 and 118 [826b] to its intersection with Queensbury Road; thence crossing Queensbury Road to Block A in Hyattsville Hills Subdivision and proceeding in a southwesterly direction along the western lines of Lots 5, 4, 3, 2, and 1 [0727] to its intersection with Powhatan Road; thence crossing Queens Chapel Road in a westerly direction to Block 19 in Queens Chapel Manor Subdivision and proceeding in a westerly direction along the northern lines of Lots 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 [1259] to the introsection of Uliver Street and Jamestown Road; thence crossing Jamestown Road in a westerly direction to Block 15 and proceeding in a westerly direction along the northern lines of Lots 18, 17, 16, 15, 14, 13, 12, 11, and 10 [1259] to Parrel A [4875], then proceeding in a weaterly direction along the northern line of Parcel A a distance of 1,100 feet, more or less, then proceeding in a southwesterly direction along the northwest line of Parcel A a distance of 450 feet, more or less to Maryhurst Drive; thence crossing Maryhurst Drive and proceeding in a westerly direction along the

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southern limits of Oliver Place [3343] to its intersection with 31st Avenue; thence proceeding in a westerly direction along the southern line of Parcel 25 a distance of 250 feet, more or less; then proceeding in a northwesterly direction along the western line of Parcel 25 a distance of 125 feet, more or less, to Parcel 61, and then proceeding along the eastern line of Paicel 61 a distance of 100 feet, more or less, to Parcel 60, and proceeding along the eastern line of Parcel 60 a distance of 300 fest, more or less, to Parcel 59 (2172-379), and proceeding along the eastern line of Parcel 59 a distance of 500 feet, wore or less, to East West Highway; thence crossing East West Highway to the southwest corner of Parcel 58 and proceeding is a northerly direction a distance of 400 feet, more or less, to its northwest corner, and proceeding in an easteriy direction a distance of 180 feet, more or less, to the northwest corner of Parcel 124, and then proceeding to a point in an easterly direction a distance of 550 feet, more or leas, and then proceeding in a northeasterly direction to a point with Parcel 1, a distance of 250 feet, more or less [4520/985]; thence proceeding in a northerly direction along the western line of Parcel 1 to a point with Parcel 26, a distance of 1,500 feet, more or less, and then proceeding along the western line of Parcel 26 [3847] to Dean Drive; thence crossing Dean Drive to the southwest corner of Parcel 3 [4759] and proceeding in an easterly direction along the southern line of Parcel 3 to Parcel 'D' (3605) and then proceeding along the eastern line of Parcel 'D' to a point a distance of 1,000 feet, more or less; thence crossing Dean Drive to the northeastern corner of Parcel 27 [2064/89] and proceeding in a southeasterly direction along the western line of Parcel 27 to a point at a distance of 700 feet, more or less, and then proceeding along the southern line of Parcel 27 to a mint at the southwestern corner

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of Parcel 1, [1080/135] a distance of 350 feet, more or less, and then proceeding along the southern line of Parcel 1 to Adelphi Road, a distance of 1,400 feet, more or less, and then proceeding in a southerly direction along the eastern line of Parcel 75 to its intersection with Belcreat Road and Adelphi Road; thence crossing Adelphi Road to the point of beginning, at the southeast corner of Adelphi Road at Underwood Street.

SECTION 6. BE IT FURTHER RESOLVED that a Parking District be established for the West Hyattsville Transit District Overlay Zone, which shall be constituted as follows:

# West Mystteville Transit District Overlay Zone Parking District.

Commencing at a point at the southeest corner of the intersection of Ager Road and Micholson Street and proceeding in a southeasterly direction along the western line of Parcel 1 [2269] a distance of 800 feet, more or less, to the intersection of Ager Road and 29th Avenue; thence crossing 29th Avenue and proceeding in a southeasterly direction along the western line of Parcel 2 to Green Hill Park Subdivision, Block B [1430], Lot 8 and proceeding in an easterly direction along the north line of Lots 8 and 9; thence crossing 29th Avenue to [1221] the northwest corner of lot 17 and proceeding in a southess erly direction along the western lines of Lots 17. 18, 19, 20, [1380] 27, and continuing along the western line of Lot 1 [0497] to Laucer Street; thence crossing Lancer Street to Queens Chapel Manor Subdivision, Block C [0497] and proceeding along the western lines of Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 to Jamestown Road; thence proceeding in an easterly direction along the southern line of Lots 1, 28, and 2° to 30th Avenue; thence proceeding across 30th Avenue to Block D and proceeding along the southern lines of Lots 1, 30, and 29 to 31st

Avenue; thence proceeding across 31st Avenue to Block M to the southwest corner of Lot 1 and proceeding in an easterly direction along the southerly lines of Lots 1, through 22 (0498), 21, to the southwest corner of Lot 20; thence procueding across Jamestown Road to Block N to the northwest corner of Lot 13 and then proceeding to the southwest corner of Lot 13 and then proceeding in a northwasterly direction along the southeasterly lines of Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 to Lancer Drive; theree proceeding along Parcel 'F' in a southeasterly direction to Manor Drive and then proceeding in a westerly direction along Parcel 'F' and then in a southerly direction along Parcel 'F' to Queens Chapel Road; thence crossing Queens Chapel Road to Clearwood Subdivision, Block 8, [0528] to the northeasterly corner of Lot 1 and then proceeding along the easterly lines of Lots 1, 2, 3, 4, and 5 and then proceeding in a southwesterly direction along the southeasterly lines of Lots 5, 6, 7, and 8 to Hemilton Street and then proceeding is a northwesterly direction along the southwesterly lines of Lots 8, A-3, A-2 and A-1 to Queens Chapel Road; thence crossing Hamilton Street to North West Branch Park, to the northerly most point of Parcel 178 [N-NCTPC, 359/238] and then proceeding in a southwesterly direction along the northwestern line of Parcel 178 a distance of 1,000 feet, more or less, to the northerly most point of Parcel 46 [M-MCPPC, 1642/461] and them continuing in a southerly direction along the westerly line of Parcels 46, 17, 9 and '?', a distance of 900 feet, more or less, to Chillum Road; thence proceeding across Chillum Road to the northeasterly corner of Parcel 13 [in Marshall B. Coyne, 2268-389] and proceeding in a southerly direction along the easterly line of Parcel 13 a distance of 900 feet, more or less, then proceeding in a northwesterly direction to the most westerly point of Parcel 13, a distance of 500 feet, more or less, to the northerly most

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point of Parcel 1 [King Park Plaza, 4726], then proceeding along the northerly line of Parcel 1, a distance of 300 feet, wore or less, to the northeasterly corner of [Queens Park Plaza, 4309], then proceeding along the northerly line of [4309] a distance of 400 feet, more or less, to the southerly most point of Parcel 3 [M-NCPPC, 4443/61], then proceeding in a northwesterly direction along the easterly line of Parcel 3, a distance of 800 feet, more or less, to Parcel 'C' in Avondale Terrace Subdivision [1121], then proceeding in a northwesterly direction along the easterly line of Parcel 'C' to Lot 1, Block G, then proceeding along the easterly line of Lot 1 to Ingraham Street; thence proceeding across Ingraham Street to the southeasterly corner of Lot 5, Block E, then proceeding in a northwesterly direction along the easterly lines of Lots 5 and 4 to Chillum Road; thence proceeding across Chillum Road to the southwesterly corner of Parcel 'A-15' [132054] and then proceeding in a northeasterly direction along the westerly line of Parcel 'A-15' to Parcel 8 [M-NCPPC, 1408-14]. then proceeding along the westerly line of Parcel 8 [through North West Branch Park] to the southwesterly corner of Parcel 114, [WMATA, 5749/759]. then proceeding in a northeasterly direction along the westerly line of Parcel 114, a distance of 200 feet, more or less, to the southerly most point of Barretts Addition to Kirkwood Village [2978], then proceeding along the southwesterly arc of Barretts Addition to Parcel 110, [M-NCPPC], a distance of 800 feet, more or less, then proceeding along the northerly line of Barretts Addition to Nicholson Street, a distance of 200 feet, more or less; thence proceeding across Nicholson Street to Kirkwood Village Subdivision [1366] to the southwest corner of Block D and then proceeding in a northerly direction along the western line of Block D a distance of 450 feet, more or less, to Block C, then proceeding in a northerly

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direction along the westerly line of Block C a distance of 450 feet, wore or less, to the Mail; thence crossing The Mail in a northeasterly direction to the most westerly point of Block B and then proceeding in a northeasterly direction along the northwestern line of Block B a distance of 450 feet, more or less, to the northwestern corner of Block A, then proceeding in an easterly direction along the northern line of Block A to Ager Road, a distance of 450 feet, more or less; thence crossing Ager Road to the point of beginning, at the southeast corner of Ager Road and Nicholson Street.

SECTION 7. BE IT FURTHER RESOLVED that a Parking District to established for the City of Hyattsville, Maryland, which shall be constituted as follows:

#### City of Myatteville Parking District.

The Hyattsville Parking District shall consist of all land and improvements within the Sixteenth Election District of Prince George's County, located within the City of Hyattsville, within the area described as follows:

Commencing at a point at the northeast corner of Lot 47, Block A, and then proceeding in an easterly direction to the boundary line of the City of Hyattsville, also located within the right-of-way of Baltimore Avenue, and then proceeding in a coutherly direction along the boundary line of the City of Hyattsville, and continuing for the same to the intersections of Baltimore Avenue with Oliver Street, and then to Oglethorpe Street, and then to Hadison Street, all a distance of 1300 feet, more or less; thence crossing Baltimore Avenue in an easterly direction to the northwest corner of Lot 16, Block 65, [0796] and proceeding in an easterly direction along the northern lines of Lots 16, 17, 18, 19, 20, 21 and 22 to the Baltimore and Ohio R.R. right-of-way; thence proceeding in a southwesterly direction

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along the westerly side of the Baltimore and Ohio R.R. right-of-way to Longfellow Street, and concinuing for the same along the westerly side of the right-of-way to Kennedy Street, and continuing for the same along the westerly side of the right-of-way to Hamilton Street, all a distance of 1700 feet, apre or less; then crossing the Baltimore and Ohio right-of-way in an easterly direction to its easterly side and then proceeding along the easterly side of the right-of-way, a distance of 400 feet, more or less, to its Alexandria Branch, Parcel 125, and then continuing along the westerly side of the Alexandria Branch right-of-way in a southeasterly direction to its intersection with Emerson Street, a distance of 1400 feat, more or less, and then continuing along the westerly side of the Alexandria Branch right-of-way in a southerly direction to the right-of-way's intersection with Burlington Road and the boundary line of the City of Hyattsville; thence proceeding in a southerly direction along the boundary line of the City of Hyattsville for a distance of 400 feet, more or less, and then continuing along the boundary line of the City of Hyattsville in a southwesterly direction to Baltimore Avenue, a distance of 1100 feet, more or less; thence crossing Baltimore Avenue and then continuing along the boundary line of the City of Hyattsville first in a southwesterly direction and then in a northwesterly direction, all a distance of 1500 feet, more or less, to Rhode Island Avenue; thence crossing Rhode Island Avenue to the westerly right-of-way line of Rhode Island Avenue and then proceeding in a northerly direction along the right-of-way line to Crittenden Street; thence crossing Crittenden Street to the nearest most part of Parcel 262 and then proceeding in a westerly direction along the southerly line of Parcel 262 to Parcel 261, and then continuing along the southerly line of Parcel 261 to Parcel 29, and then continuing in a northerly direction along

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the westerly line of Parcel 29 to Decatur Street; thence crossing Decatur Street and proceeding in an easterly direction along the northerly right-of-way line of Decatur Street to 42nd Avenue; thence crossing 42nd Avenue and continuing along the northerly right-of-way line of Decatur Street to 42nd Place, and then proceeding in a northerly direction along the westerly right-of-way line of 42nd Place to Emerson Street; thence crossing Emerson Street and continuing in a northerly direction along the westerly right-of-way of 42nd Place to Farragut Street, and then proceeding along the southerly right-of-way line of Farragut Street in an easterly direction to 43rd Avenue; then crossing Farragut Street and proceeding in a northerly direction along the wasterly right-of-way line of 43rd Avenue to Gallatin Street; thence crossing Gallatin Street and proceeding along the northerly right-of-way line of Gallatin Street to \$2nd Place, and then proceeding along the easterly right-of-way line of 42nd Place to the northwest corner of Lot 15. Block E. and then proceeding along the northerly line of Lt 15 to 43rd Avenue, and then proceeding along the westerly right-of-way of 43rd Avenue to Jefferson Street; then crossing Jefferson Street and proceeding along the northerly right-of-way line of Jefferson Street in an easterly direction to 43rd Place; thence crossing 43rd Place along the northerly right-of-way line of Jefferson Street in an easterly direction to 44th Avenue, and then proceeding in a northerly direction along the westerly right-of-way line of 44th Avenue to Kennedy Street; thence crossing Kennedy Street to Block 3, and then proceeding in a westerly direction along the northern right-of-way line of Kennedy Street to 43rd Avenue; thence crossing 43rd Avenue and continuing in a northerly direction along the westerly right-of-way line of 43rd Avenue to Longfellow thence crossing Longfellow Street and continuing along the westerly right-

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of-way line of 43rd Avenue to Maccaboy Street; thence crossing Maccaboy Street and continuing along the westerly right-of-way line of 43rd Avenue to-Madison Street; thence crossing Madison Street and continuing along the westerly right-of-way line of 43rd Avenue to Nicholson Street; thence crossing Nicholson Street and continuing along the westerly right-of-way line of 43rd Avenue to Oglethorpe Street; thence crossing Oglethorpa Street to the northerly right-of-way line of Oglethorpe Street; thence crossing 43rd Avenue and proceeding in an easterly direction along the northerly right-of-way line of Oglethorpe Street to 43rd Street; thence crossing 43rd Street and continuing along the northerly right-of-way line of Oglethorpe Street to 44th Avenue, and then proceeding in a northerly direction along the westerly right-of-way line of 44th Avenue to Oliver Street; thence crossing Oliver Street and continuing in a northerly direction along the westerly right-of-way of 44th Avenue a distance of 120 feet, more or less, to the boundary line of the City of Hyattaville; thence crossing 44th Avenue in an easterly direction and continuing along the boundary line of the City of Hyattsville back to the point of beginning, a distance of 600 feet, more or less.

 SECTION 8. BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 23rd day of November, 1993.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Hilds R. Pesberton Chairwesen

ATTEST:

| Standards Applicable to the TC Character Area  |  |  | <u>Permit</u><br><u>Review</u><br><u>Required</u>   | Applicability to Federalist Pig<br><u>Property</u> |   |
|--|--|--|---|--|---|
| SITE DESIGN  |  |  |   |  |   |
| <b>Building and Streetscape Siting</b>   |  |  |   |  |   |
| Create a consistent streetwall and a use streets and a coherent visual appreen, shaded identity of neighborhouse areas. Develop walkable neighborhouseiability, commercial activity, and | pearance along neight<br>ood streets and extend<br>orhoods with contigud | borhood residential street<br>this identity to commerci<br>ous linkages that support | s. Enhance the ial and mixed-   |  |   |
| Development shall meet all applicable  |  | e optional variation shown   | in Table 1.   |  | Conforms. The existing building is 10.2-10.3 feet from the right of way of US 1.                                      |
| Table 1: Build-to Line (Distance   |  |  | 1   |  |   |
| Buildings/Location   |  | d-to Line  | Allowable   |  |   |
|  | From face-of-curb  | From edge of R-O-W   | Variation   |  |   |
| Along US 1, excluding the segment from Jefferson Street to Farragut Street (the ultimate right-of-way for US 1 from Oliver Street to Hamilton Street                                     |  | 10-12  | <u>+4</u>   | X  |   |
| shall be 60 feet to 80 feet)   |  |  |   |  |   |
| Buildings along the segment of US1 to maintain a consistent front buildin possible. If no established setbacks o between 10 and 12 feet from the righ                                    | g line to define the pul<br>f the existing front bui                     | olic realm of the street, wh<br>lding line exists, a build-t                         | nerever<br>o line   |  | N/A   |
| All buildings shall be built out to a m  | ninimum of 80 percent  | of the site frontage.  |   | X  | Amendment required. The existing building occupies 36.8% of the frontage on US 1. An amendment of 43.2% is requested. |
| Development on lots or parcels great<br>underground or relocate them to the<br>utility. This standard applies only to<br>redevelopment.  | rear of the property in  | coordination with the appr   | ropriate  |  | N/A   |
| Building sidewalls should abut the sidewalls of adjacent buildings, if possible.   |  |  | Conforms. The sidewall of the existing building abuts the sidewall of the adjacent building. No building proposed along northern property line. |  |   |
| Buildings on corner lots should not h  | ave blank exterior wal   | ls at the pedestrian level.  |   |  | N/A   |

| Access and Circulation  |   |  |
|---|---|--|
| Develop pedestrian-friendly streets by minimizing driveway access across sidewalks, minimizing the use of drive-through services, creating drive-aisles and alleys to access service areas, and providing safe bicycle and pedestrian routes.   |   |  |
| Access to parking lots and loading facilities on adjacent properties should be shared.  |   | None abut the property. There is no opportunity to share parking.  |
| Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.  | X | Complies.  |
| Sidewalks shall not be made of asphalt.   | X | Complies. Sidewalks will be concrete.  |
| Sidewalk materials and design shall be continuous across driveways and driveway aprons.   | X | Complies.  |
| There shall be a max of two access driveways per lot/parcel from a public street to parking.  | X | Complies. Existing single driveway will be retained.   |
| Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide   | X | Amendment required. The building does not allow the rear street to serve as access to parking. The access will be closed to allow for an outdoor gaming area.  |
| Sites greater than four acres in size should have private drive aisles or public alleys to provide access to the rear of buildings and the interior of the lot or parcel for access to parking, dumpsters, and service entrances  |   | N/A  |
| Drive-through services shall be located only on the rear of a building  | X | N/A  |
| Drive-through services shall not be allowed except where accessed from a side street or alley.  | X | N/A  |
| Provide adequate parking and encourage shared parking without encroaching upon adjacent neighborhoods. Avoid unsightly expanses of asphalt and reduce the negative environmental impacts associated with impervious surfaces. Move unsightly parking and loading elements to the rear of the site.  |   |  |
| Parking for an artist studio use shall be provided at the rate of one space per 2,500 square feet of gross floor area.  | X | N/A  |
| Parking for a residential or live/work use shall be a minimum of 1.5 on-site spaces per unit.  Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.   | X | N/A  |
| If a parking district(s) is established in the Arts District or individual municipality, the number of off-street surface parking spaces, for uses with at least 35,000 SF of GFA, other than artist studio, residential and live/work shall not exceed 80 percent of the number of off-street parking spaces required by Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Required parking may be on or off site but shall be located within one-quarter mile of the development site. This section's requirements shall apply to all development under 35,000 SF of GFA. | X | Amendment required. No parking district exists in the Arts District or in the City of Hyattsville. Per last sentence, 80% of parking required by Section 27-568 is the maximum that can be provided. Thus the maximum allowed is 24 parking spaces. 15 parking spaces is provided. |
| If a parking district(s) is established for the Arts District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number   | X | Amendment required. If a parking district existed in the Arts District or in the City of Hyattsville the parking could be reduced by 50%. The Applicant proposes 50% of required parking even though no parking district has been established.                                     |

| of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) requires a detailed site plan review.   |   |   |
|---|---|---|
| Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking along with a letter from the parking lot manager certifying that the lot has the capacity to accommodate all parking needs and that the parking owner has entered into an agreement to share the number of spaces required.   | X | N/A. No shared parking is proposed.   |
| When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.  | X | No off-street parking is proposed to meet the parking requirements.                     |
| Structured parking for a multifamily residential use shall be located on the interior of the block, at the rear of the property or underground and accessed from a side street, alley or entrance drive-aisle with a secured door.  | X | N/A   |
| Residential unit garages should be located at the rear of the property and accessed from a side street or alley.  | X | N/A   |
| Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.  | X | Amendment required. The loading space is located in the parking lot accessed from US 1. |
| Parking shall not be located between the sidewalk or street and the building.  Structured parking should be located on the interior of the block, at the rear of the property, or underground and accessed from a side street or alley. Structured parking should not be located to overshadow historic landmarks, historic neighborhoods or views of signature buildings                                   | X | Conforms. N/A   |
| Fencing, Walls, Screening, and Buffering  Delineate and protect private property while allowing for surveillance of public and private areas to increase safety. Improve the appearance of the character areas by screening unsightly elements, restricting inappropriate materials, and creating utilitarian and decorative walls. Protect the character of adjacent traditional one-family neighborhoods. |   |   |
| Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.   | X | Conforms. All walls visible from outside the site are four feet high or less.           |
| Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick  | X | Conforms.   |
| Chain-link fences shall not be used as walls, fences or screening, with the exception of enclosures for recreational courts (e.g., tennis or basketball).   | X | Conforms.   |
| Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management  Promote an attractive, positive image of the Arts District by locating unsightly elements to minimize their visual impact. Protect and enhance ecological functions within watersheds. Reduce the impact of stormwater.   |   |   |
| New techniques and methods of collecting and treating stormwater should be used as they emerge, such as micromanagement described in the current version of the design manual Low-Impact Development Strategies—An Integrated Design Approach, published by DER.  |   | Conforms.   |
| Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from   | X | Conforms.   |

| the public sidewalks or streets.   |   |   |
|--|---|---|
| Dumpsters on adjacent properties should be consolidated, where possible  |   | N/A   |
| Signage  |   |   |
|  |   |   |
| Retain the small-town character by decreasing visual clutter and improving the overall appearance  |   |   |
| of signage.  |   |   |
| Freestanding pole, monumental signs, or billboard shall not be allowed.  | X | Conforms  |
| <u>Lighting</u>  |   |   |
|  |   |   |
| Create a softly lit environment by evenly lighting public areas at minimal intensities, avoid deep   |   |   |
| shadows and harsh lighting, minimize light pollution and glare, and reduce the contrast between  |   |   |
| light and dark areas to improve safety and deter crime   |   | 27/4  |
| Gas stations should not be illuminated by a high level of lighting (above 10 Lux) and should   |   | N/A   |
| use a minimum color-rendering index (CRI) of 65. This lighting should be shielded not to   |   |   |
| exceed 15 feet in radius from any given pump.  | X | Conforms A whotometric when has been  |
| Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas. | A | Conforms. A photometric plan has been provided with the detailed site plan. |
| Grade changes in public spaces such as stairs, inclines, ramps, and steps should be illuminated  |   | Conforms.   |
| from above or at the ground level  |   | Comorms.  |
| Fixtures should be located and shielded so that light does not spill from a parking lot onto an  |   | Conforms. A photometric plan has been                                       |
| adjacent one-family residential property or into residential building windows.   |   | provided with the detailed site plan.                                       |
| Landscaping  |   | provided with the detaned site plan.  |
| <u>Lunuscaping</u>   |   |   |
| Use plants with interesting foliage, colors, and shapes to create a shady and colorful environment   |   |   |
| that emphasizes the diversity, creativity, and exuberance of the Arts District. Allow for unique   |   |   |
| yards and a streetscape that add to the overall character of the street. Increase appreciation for   |   |   |
| neighborhoods by providing well-maintained trees, gardens, flowers, and shrubs.  |   |   |
| Existing trees should be preserved where feasible.   |   | Conforms. There are no existing trees on                                    |
|  |   | site.   |
| Shade trees with a minimum of 2½- to 3-inch caliper shall be provided at the rate of one shade   |   | Conforms. The site contains 11,801 square                                   |
| tree per every 5,000 square feet of the gross site area (exclusive of street dedications). Existing  | X | feet. A total of 3 trees are required and                                   |
| trees and street trees to be planted within the abutting right-of-way may be counted toward  |   | eight are provided.   |
| meeting this standard.   |   |   |
| Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the   | X | Conforms. Two trees are required and two                                    |
| provided corners, bump-outs, or islands.   |   | are provided.   |
| The property owner should install hose bibs on the outside of new buildings in locations   |   | N/A   |
| appropriate for watering street trees and landscaping and cleaning sidewalks where this does   |   |   |
| not interfere with entrance embellishments.  |   |   |
| BUILDING DESIGN  |   |   |
| Building Height  |   |   |
|  |   |   |
| Create a "street room" and avoid overwhelming the street, landmark buildings, and one-family   |   |   |
| neighborhoods with buildings that frame the street. Allow sufficient height to ensure that new   |   |   |
| office, residential, and commercial mixed-use development is profitable. Protect one-family  |   |   |
| residential neighborhoods from encroachment.   |   |   |

| Buildings adjacent to a one-family residential dwelling or a historic landmark shall have a  | X  | Conforms.  |
|--|----|--|
| maximum height of 42 feet. Buildings adjacent to a historic landmark shall have a height that  |    |  |
| is architecturally compatible with that landmark.  |    |  |
| Residential or live/work buildings on US 1, Alt. US 1 and 38th Street should have a minimum  |    | N/A  |
| height of 28 feet. The minimum height of commercial buildings on these streets should be 18  |    |  |
| feet.  |    |  |
| The maximum height of multifamily residential buildings shall be 70 feet.  | X  | N/A  |
| The maximum height of townhouse buildings shall be 45 feet   | X  | N/A  |
| A bay window, oriel, entrance vestibule, or balcony may project up to three feet beyond the  |    | N/A  |
| front or rear building line, if the projection is not more than ten feet long (measured along the  | X  |  |
| building). Cornices and eaves may project up to two and one half feet beyond the building  | 2. |  |
| line. The projection shall be at least two feet from any lot line  |    |  |
| Building Openings  |    |  |
| bunding Openings   |    |  |
|  |    |  |
| Develop user-friendly buildings by defining entrances and character through the shape, position,   |    |  |
| and detailing of doors and windows. Promote public safety through the natural surveillance and   |    |  |
| private oversight of public areas. Create an attractive and lively commercial area by highlighting   |    |  |
| storefronts. Provide doors and windows to appropriately articulate buildings with an industrial  |    |  |
| character, contribute to improved safety, and increase the user-friendliness of buildings.   |    |  |
| The main entrance(s) of buildings with ground floor retail uses should be located on the   |    | N/A  |
| primary street and address the sidewalk with appropriate lighting and signage. Buildings on  |    |  |
| corners should consider locating main entrances on the corners.  |    |  |
| The main entrances should be highlighted with a minimum of three design elements such as   |    | Conforms. The included design elements   |
| awnings, a portico, architectural recesses, windows (transom and sidelights), plantings, street  |    | are a) retention of existing architectural   |
| furniture, and architectural details to highlight entrances to businesses or upper-story offices   |    | façade; b) a portico; and c) plantings.  |
| and apartments.  |    | angular, angular angul |
| The ground floor of commercial structures with first-floor retail uses shall contain at least 60   | X  | N/A  |
| percent two-way visually transparent material.   |    |  |
| All facades should have substantial fenestration on all stories, including those facing the rear,  |    | Conforms. Side elevation includes entrances  |
| alley, driveways, parking lots or other open areas.  |    | and mural. Rear elevation screened by  |
| ancy, driveways, parking lots of other open areas.   |    | street wall.   |
| Multifamily buildings should have transparent lobby and entrance windows facing the street   |    | N/A  |
| · · · · · · · · · · · · · · · · · · ·  |    | IV/A   |
| <u>Unit Design</u>   |    |  |
|  |    |  |
| Develop high-quality, pedestrian-oriented commercial and residential structures compatible   |    |  |
| with the scale of adjacent neighborhoods and town centers through the use of texture, color, and   |    |  |
| massing. Retain the historic character of buildings and restore original building details, when  |    |  |
| possible. Allow for unique composition and details in new buildings while ensuring compatibility   |    |  |
| with existing neighborhoods.   |    |  |
| Residential units shall not be located on the ground floor on 34th Street, 38th Street and on US 1   | X  | N/A  |
| south of Jefferson Street.   |    |  |
| Commercial buildings shall have a minimum ground floor height of 12 feet   | X  | Conforms.  |
| Artist live/work units shall have a minimum gross floor area of 700 square feet  | X  | N/A  |
| Architecture   |    |  |
|  |    |  |
| Develop high-quality, pedestrian-oriented commercial and residential structures compatible   |    |  |
| To the state of th |    | L .  |

|  | 1        |  |
|--|----------|--|
| with the scale of adjacent neighborhoods and town centers through the use of texture, color, and       |          |  |
| massing. Retain the historic character of buildings and restore original building details, when        |          |  |
| possible. Allow for unique composition and details in new buildings while ensuring compatibility       |          |  |
| with existing neighborhoods.   |          |  |
| The historic character of buildings should be retained and, where possible, details of the             |          | Conforms. Existing masonry building  |
| original building should be restored.  |          | façade to be retained.   |
| Developments should emphasize the division between street level and the upper stories                  |          | N/A. Existing building is one story.   |
| through design features such as aligned windows, awnings, patterned bands, and cornices                |          |  |
| Parking structures should relate to the architecture of the main building                              |          | N/A  |
| New buildings greater than 45 feet in width should be designed to visually break up the length         |          | N/A. No new building proposed.   |
| of the building  |          | The second secon |
| Buildings that exceed 130 feet in frontage on any street should be articulated through massing,        |          | N/A  |
| material, color, opening, and detail changes to appear as multiple buildings rather than one           |          |  |
| single building.   |          |  |
| Buildings intended for institutional use should highlight the main entrance through massing            |          | N/A  |
|  |          | IV/A   |
| changes, architectural details, and appropriate lighting and plantings.                                |          | Conformed The enighting founds will be   |
| The ground floor of any commercial/mixed-use structure on US 1, Alt. US 1 and 38th Street              |          | Conforms. The existing façade will be  |
| should incorporate decorative architectural detailing and materials. This shall be achieved            |          | retained and a portico added. This will  |
| through the use of windows and door casings, facade detailing, and unique cornices, banding            |          | provide decorative architectural detailing.  |
| or awnings   |          | 32   |
| Design of multifamily buildings should be compatible with the scale and proportion of                  |          | N/A  |
| adjacent residential neighborhoods   |          |  |
| New buildings should be faced on any facade fronting a public street with quality materials            |          | N/A. This is an existing building.   |
| such as brick, stone, wood, masonry, or stucco compatible with the character of the                    |          |  |
| surrounding neighborhoods.   |          |  |
| Architecture for Signature Buildings   |          |  |
|  |          |  |
| Locate architecturally unique buildings on sites important to the visual quality of the town center,   |          |  |
| such as the far side of a T-intersection where roads connect the Arts District to other municipalities |          |  |
| (a view terminus) and the corners of major road intersections (gateway views).                         |          |  |
| New buildings and renovations on signature properties should incorporate designs that portray          |          | Conforms. The renovation of the existing   |
| the unique identity of the Arts District and exhibit the highest quality in design or materials.       |          | building within this view terminus site will   |
| See Gateway and View Terminus Sites (Map 11) for locations.  |          | retain the existing façade.  |
| Signage  |          |  |
|  |          |  |
| Provide attractive, durable signage to create a positive, attractive identity for businesses. Design   |          |  |
| signs to enhance the area as a whole while allowing for creative commercial expression and visual      |          |  |
| variety by incorporating bright colors, textures, and images. Avoid oversized signage and ensure       |          |  |
| that home occupations, civic, and institutional uses retain the aspect of residential structures.      |          |  |
| Ensure that storefront windows are clear of signage to reduce clutter and improve passive              |          |  |
| observation of the street to enhance safety.   |          |  |
| Exterior neon signs, internally lit signs, and signs with moving parts or blinking lights shall        | X        | Conforms. The "Federalist Pig" sign on   |
| only be permitted on US 1, 34th Street and 38th Street.  | <b>A</b> | front façade is internally lit.  |
| Commercial signs painted on side or rear facades shall not exceed 30 percent of the facade             | X        | Conforms. The mural on the side of the   |
| area.  | A        | building will not contain advertising.   |
|  |          |  |
| Neon signs, signs with moving parts, or blinking lights should not be greater than 20 square           |          | N/A  |

| feet in area.   |   |   |
|---|---|---|
| Sign locations should be incorporated into the overall architectural design of the building             |   | Conforms.                                     |
| Letters and logos painted on storefront windows and doors should not exceed more than 25                |   | N/A   |
| percent of the window area  |   | 1       |
| All businesses shall have front and/or rear entry signage such as blade and bracket, pin letter,        | X | Conforms. The wall mural along US 1 is        |
| or flat mounted boards securely fastened to the building and oriented toward pedestrians                |   | oriented toward pedestrians.                  |
| Signs should be lit externally, where the light does not exceed the area of the sign or spill onto      |   | Conforms. "Entrance" and "Pre-Order"          |
| the building facade   |   | signs on side doors are externally lit.       |
| Only banners suspended and permanently braced perpendicular to the building are permitted               | X | N/A   |
| Sign area shall not exceed the regulations of Sections 27-613(c), (f), and 27-107.01 of the             | X | Conforms. 60 sf of sign area permitted.       |
| Zoning Ordinance  |   | Total of all building signs is 23.54 sf.      |
| Roof-mounted signs should not extend beyond the roofline by more than three feet                        |   | Conforms. Sign on front façade is 1.3 ft high |
| Wall murals shall not contain logos, advertising, or a product for sale. The name of the                |   | Conforms. Building wall mural conforms.       |
| sponsor may appear in letters not more than eight inches in height. A wall mural shall not              | X | No advertising or logos are proposed.         |
| contain an image(s) that are obscene or negatively impact historic characters and resources of          |   |   |
| the local community   |   |   |
|   |   |   |
| PUBLIC SPACE  |   |   |
| Streetscape   |   |   |
| Emphasize the positive identity of the Arts District by providing attractive and well-maintained        |   |   |
| streetscapes that enhance the comfort and provide connectivity for pedestrians. Provide an              |   |   |
| attractive strip for street trees, landscaping, and sidewalk paving to buffer pedestrians from traffic, |   |   |
| beautify the street, and allow space for cafes, seating, bicycle racks, gardens, trash receptacles,     |   |   |
| and other amenities   |   |   |
| The streetscape is the area from the face of the curb to the build-to line. The streetscape should      |   | Conforms, although this standard does not     |
| include a sidewalk (pedestrian walkway and street furniture zone) and a strip containing                |   | apply in the City of Hyattsville.             |
| street trees, landscaping, and a paved area for pedestrian amenities. On streets with on-street         |   |   |
| parking, bump-outs containing tree boxes should be considered. <sup>1</sup>                             |   |   |
| The streetscape on US 1, 34th and 38th Streets and Alt. US 1 shall consist of a sidewalk a              |   | Conforms. The sidewalk is 13 ft wide and      |
| minimum of 12 feet wide and may include a strip containing street trees, landscaping, and               | X | includes a 5' sidewalk, 5' strip containing   |
| pedestrian amenities. <sup>1</sup>  |   | trees/landscaping and a three foot street     |
|   |   | buffer.                                       |
| All streets shall have a sidewalk on both sides wherever possible.                                      | X | Conforms.                                     |
| On US 1, Alt US 1 and 38th Street, tree boxes shall be at least 5 feet wide, 10 feet long, and          |   | Conforms. The tree pit will be more than 10   |
| 4 feet deep. On all other streets tree boxes shall be at least 4 feet wide, 8 feet long, and 4 feet     | X | ft long and is at least 4 ft deep.            |
| deep. All tree boxes shall be spaced 30-40 feet apart.  |   | g   |
| Street trees shall be shade trees and shall be a minimum of 2½- to 3-inch caliper                       | X | Conforms.                                     |

 $<sup>^{1}</sup>$  The City of Hyattsville is exempt from this standard.

| Parks and Plazas  Create attractive parks, greens, gardens, and plazas on public land and within private developments for rest, contemplation and/or active enjoyment. Enhance visual interest through public art, fountains, archways, and other amenities. Encourage unique design and visual features |   |     |
|--|---|-----|
| that tie the area to the Arts District.  |   |     |
| At least one tree with a minimum 2½- to 3-inch caliper should be planted per every 1,000   |   | N/A |
| square feet of proposed open space.  |   |     |
| Walkways in parks and plazas shall have pedestrian-oriented lighting   | X | N/A |
| A minimum of 1 shrub should be provided for every 100 square feet of area, and there should  |   | N/A |
| be a minimum of 3 varieties for spaces greater than 300 square feet  |   |     |



# City of Hyattsville

Hyattsville Municipal Bldg 4310 Gallatin Street, 3rd Flr Hyattsville, MD 20781 (301) 985-5000 www.hyattsville.org

# Agenda Item Report

File #: HCC-188-FY21 1/4/2021 12.a)

Submitted by: Corcoran

Submitting Department: City Clerk

Agenda Section: Community Notices and Meetings

**Item Title:** 

Main City Calendar: January 5 - January 19, 2021

**Suggested Action:** 

N/A

**Summary Background:** 

N/A

**Next Steps:** 

N/A

**Fiscal Impact:** 

N/A

**City Administrator Comments:** 

N/A

**Community Engagement:** 

N/A

**Strategic Goals:** 

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?** 

N/A

## City Calendar: January 5 - January 19, 2021

<u>City Council meetings will continue as scheduled and will be accessible to the public through web</u> stream and cable. Public comment will be accepted electronically, and participants can join the <u>virtual meeting after registration. For more information visit: hyattsville.org/meetings</u>

### **Board of Supervisors of Elections Meeting**

Tuesday, January 5th, 4:00 PM (Virtual Meeting)

# Joint Meeting of the Race and Equity Task Force and the Health, Wellness, and Recreation Committee

Wednesday, January 6<sup>th</sup>, 7:00 PM (Virtual Meeting)

## **Shade Tree Board Meeting**

Friday, January 8th, 1:30 PM (Virtual Meeting)

### **Bulk Trash Pop-Up Day**

Saturday, January 9<sup>th</sup> 10:00 AM – 2:00 PM (City Municipal Building and Magruder Park)

Hyattsville residents can drop off bulk trash items from 10 a.m. to 2 p.m., or until container capacities are reached, at either location. For further information, please call (301) 985-5032.

## Police and Public Safety Citizens' Advisory Committee Meeting

Wednesday, January 13<sup>th</sup>, 7:30 PM (Virtual Meeting)

#### **Ethics Commission Meeting**

Thursday, January 14th, 7:00 PM (Virtual Meeting)

# Public Hearing: Charter Amendment to Change the Deadline for Candidate Registration for City Elections

Tuesday, January 19th 7:00 PM (Virtual Meeting)

#### **City Council Meeting: FY22 Budget Priorities**

Tuesday, January 19<sup>th</sup> following the Public Hearing (Virtual Meeting)

#### Page 1 of 2

All events scheduled for January 19, 2021 and beyond may still be subject to cancellation due to the COVID-19 emergency. For updated details on meetings and events, visit hyattsville.org

The following weekly program offerings and City events are canceled through Tuesday, January 19, 2021.

- Ageless Grace Exercise Classes
- Community Yoga
- Senior Bus Trips
- Police Ride-Alongs
- Invasive Plant Removals

The following services will be suspended or limited through Tuesday, January 19, 2021.

- Notary and Fingerprint Services
- Licensing and Permitting
- Call-a-Bus for Seniors Transportation Services will continue for essential trips only such as medical appointments and grocery store trips.
- Bulk Trash Pickup

The following services and activities will continue as scheduled:

- Police patrols and emergency response
- Solid waste, recycling, and compost collections
- Parking enforcement