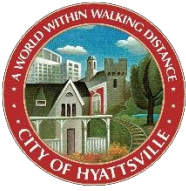


CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
DECEMBER 5, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_auOv3S0CTLygoycxgfm95g

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve November 7, 2023, minutes
 - Approve 2024 committee calendar
- 3. Ager Road Townhomes (Hok Subdivision) PPS 2022-030**
 - Presentation
 - Mr. Asko Miljkovic, Elite Engineering
 - Overview of the Project
 - Clarifying Questions
 - Committee Comments
- 4. Additional Questions & Discussion**
- 5. Adjourn (9:00 PM)**



PLANNING COMMITTEE 2024 MEETING CALENDAR

Meetings of the Board are typically held on the third Tuesday of each month at 7:00 PM. Meetings will be held virtually via Zoom unless otherwise noted on the posted agenda. Additional meetings may be added or removed per the Committee's discretion.

Board Contact: planningcommittee@hyattsville.org

Staff Liaison: Holly Simmons, Acting Director Community Economic Development

hsimmons@hyattsville.org

Tuesday, January 23, 2024

Tuesday, February 27, 2024

Tuesday, March 19, 2024

Tuesday, April 16, 2024

Tuesday, May 21, 2024

Tuesday, June 18, 2024

Tuesday, July 16, 2024

AUGUST RECESS

Tuesday, September 17, 2024

Tuesday, October 22, 2024

Tuesday, November 19, 2024

DECEMBER RECESS

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
NOVEMBER 7, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_9FoaMTaoTGahDyG8Sy5XwQ

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- Greg Barnes, Committee Member
- William Seath, Committee Member
- Marshall, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Holly Simmons, Staff Liaison
- David Thackston, Bernstein Companies
- Matthew Tedesco, McNamee Hosea
- Elin Nguyen, Varenhorst Architects
- Stephen Varenhorst, Varenhorst Architects
- Nick Speech, Bohler Engineering

2. Library Apartments DSP 01002-04

- Presentation
 - Matthew Tedesco, Applicant's Representative
 - Elin Nguyen, Varenhorst Architects
 - Stephen Varenhorst, Varenhorst Architects
 - Nick Speech, Bohler Engineering
- Overview of the Project
 - Project consists of converting the eastern half of existing parking garage A in University Town Center into 209 residential units. Parking reduction is consistent with the Prince George's Plaza TDDP. There will be a sidewalk and street plantings on Democracy Avenue and Toledo Road; a recreation facility (gym) overlooking lobby & courtyard; stormwater management in courtyards; patio features opening onto courtyards; and increased tree canopy onsite. Courtyards will provide light, greenspace, and views.
 - Modifications requested include:
 1. Modification to sidewalk clear zone along Democracy to reverse the order of the tree & furnishing zone and sidewalk

2. Allowing for the screening of transformers
 3. Built-to line to accommodate existing building
 4. Streetlights spacing on Toledo to accommodate existing streetlights
 5. Building form to allow 11'6" ground floor ceiling to allow proposed residential to align with existing garage (14' ground floor ceiling height is requirement)
 6. Planting strips to validate existing parking garage
- Clarifying Questions
 - Greg: Toledo Road will be only remaining garage exit?
 1. Matt: Yes. Entrance off Democracy will be razed.
 - Greg: Where is the pedestrian entrance?
 1. Matt: Toledo Road is an 'A Street' per the TDDP and the primary street providing pedestrian connectivity between residential and garage. Crosswalks on Constitution. Ingress/egress on Democracy at each protrusion on eastern facade.
 - Greg: Who will use the parking garage?
 1. Matt: Utilization will remain the same. 728 parking spaces available to public and residents, not dedicated to residents of garage.
 - Yohannes: What size are the trees in the courtyard?
 1. Nick: A mixture including magnolia, low-lying shrubs, most smaller trees - 8-10' height, max 15-20'.
 - Yohannes: Who maintains landscaping and stormwater?
 1. Matt: There is language within the landscape manual that provides for maintenance obligations.
 - Yohannes: What material will the sidewalks on Toledo Road?
 1. Holly: Sidewalks are proposed to be concrete. For the crosswalks, City wants brick to be removed and replaced with high-reflectivity continental crosswalks.
 2. Nick: Agreed.
 - Yohannes: Will residents able to purchase parking?
 1. Matt: "For the purposes of this DSP," no parking dedicated to residents. Future operations TBD.
 - Yohannes: Will there be a bike room?
 1. Matt: Yes.
 - Yohannes: What about trash removal and vehicle loading?
 1. Matt: There is no loading space required or proposed. The City has commented they will likely not permit loading on Toledo Road.
 2. Elin: Still working out details for how to remove trash, but planning for it to be offloaded in garage.

3. Yohannes: Thank you for making sure it's not occurring in the pedestrian area.
- Yohannes: Will there be a dog run?
 1. Elin: Yes. It will be open air, use astroturf, have low lighting, be fenced on the garage side, and have doors into residential area.
- Yohannes: Will the courtyards have direct access from individual units?
 1. Elin: Yes.
- Will: No questions.
- Marshall: If there is no parking set aside for residential tenants, where are people with cars supposed to park?
 1. Matt: The TDDP has no minimum parking standards. Code does not require parking. Garage to remain will have 728 parking spaces. There may be residential parking set aside in future but for purposes of this application, none is proposed. All of UTC is overparked.
 2. Holly: The TDDP recommends decoupling residential and parking. TDDP also requires a transportation demand management plan if proposed parking exceeds the maximum allowable.
- Marshall: Will there be a sidewalk on all sides?
 1. Matt: There will be none on Constitution Drive, as that road is not owned by Bernstein and there is a retaining wall that needs to stay in place.
- Marshall: Toledo road garage entrance will remain?
 1. Yes.
- Todd: Will there be any renovation of the existing parking garage (LED lighting, EV charging, retrofitting)?
 1. Matt: We're actively looking into how to retrofit for EVs.
- Todd: Note that parking for residential 'nested' in garage would cause further underutilization.
- Maureen: How many units?
 1. Matt: 209; mix of studios, 1s, and 2s. Strong demand for studio and 1, those were the first to go in the Highline.
- Maureen: Is there any emphasis on use of native trees?
 1. Matt: Yes, required to pick from natives.
- Maureen: Will there be solar or a green roof?
 1. Matt: Propose white reflective roof for energy efficiency.
- Marshall: Are glass and metal the primary product for exterior?
 1. Elin: Yes.
- Sam: Will construction materials be post-consumer?
 1. Elin: Plan to use metal with all recycled materials.

- Sam: Trash room is right by garage entrance. Is there a conflict with entrance and trash truck?
 1. Elin: Plan to have truck come into garage.
- Sam: When traffic study was done, how much vehicular traffic did Democracy Ave get?
 1. Matt: Will have to get info. Most traffic from development will be on Toledo Road.
- Kareem: Note that garage entrance is 8'2" and trash trucks are taller. How will move-in occur?
 1. Elin: People will use elevators.
- Kareem: Does public access garage through stairwells?
 1. Yes.
- Committee Comments
 - Todd: Great project, converting garage to residential, will support surrounding retail. A few recommendations: Look at LED lighting for safety in garage; will be good to respond to the demand for EVs; would like to see something cosmetic done to the existing garage to remain – mural, etc.
 - Marshall: All four sides of building should have sidewalks, since this is supposed to be a pedestrian-friendly building. Pedestrians take path of least resistance, and they should have paths on all four sides especially if not providing parking. Want to see color on building, look for ways to add color in materials you use. Concerned with parking proposal.
 - Will: Concur with Todd's comments, agree with Marshall regarding aesthetics. Not so much lack of color, but building looks uninspiring and bleak. Could be addressed with color and materials. Would love to see traditional brick masonry that implies some longevity to our built environment. Otherwise pleased with direction of project.
 - Yohannes: Thank you for infilling an area that needs more housing and less parking. For bike racks, inverted U style should be used on exterior of building, nothing fancy. Trash and loading (residential moving in/out, package delivery) will continue to be a bigger concern. Should be considered further, as details do matter in operations.
 - Greg: Agree with general direction of Todd's comments. Think the project is a welcome addition to community.
 - Maureen: Deviations to development standards are well-explained. There are constraints in dealing with an existing structure retrofit. Modifications seem reasonable.
 - Committee Comments: This is a great project that will increase density near Metro and increase permeable surfaces. Exciting re-use.

1. The Committee recommends use of inverted-U bike racks. Recommend improving lighting in garage and install EV infrastructure.
2. The Committee finds there is opportunity for cosmetic improvements on existing garage (such as art or a green wall) and in building materials to make the development more inspiring and add color.
3. The Committee recommends City Council ask developer to refine plans on trash loading as related to interaction with pedestrians and vehicular traffic in garage and loading dock to address concerns.
4. The Committee recommends the developer ensure pedestrian safety with appropriate sidewalk and crosswalk improvements on/around building.

3. Committee Business

- May 16, 2023, Planning Committee minutes approved unanimously
- September 19, 2023, Planning Committee minutes approved unanimously

4. Development and Planning Updates

- Suffrage Point DSP 21001 remand
 - The Planning Board held a hearing of the District Council remand on November 2, addressing only concerns related to floodplain, state/federal permits, and density. City staff testified in opposition. The case was approved 4-0.
- St. Mary Church (3705 Longfellow St) parking lot
 - St. Mary Church is proposing to demolish their existing surface parking lot and construct a new parking lot in its place. The proposal will increase parking from 35 to 60 spaces and the project will treat for stormwater quality and quantity (currently there is no stormwater management onsite). The grass area in the rear of the property will not be impacted. The project has stormwater concept plan approval and will proceed straight to grading permit. Start date is estimated to be Q2 of 2024.
- Holiday Shopping Campaign (Love Local)
 - City is organizing a number of activities to promote Hyattsville businesses regionally and locally November 25 – January 1:
 1. Offering free parking in all City-owned lots
 2. Investing in local and regional print, digital, and radio marketing including spots on Metro station marquee signs in Hyattsville Crossing, West Hyattsville, and Fort Totten Metro stations (featuring custom graphic design by local designer)

3. Organizing a Shop Late Night, a Scavenger Hunt activity, and an online calendar of events and promotions planned by local businesses throughout the holiday season
4. Providing a limited number of string lights

5. Additional Questions & Discussion

- Maureen: Is the Church Place street art project working?
 - Sam: Anecdotally, it is slowing traffic and keeping parking lot from being blocked. New parking spaces on Gallatin Street are being utilized.

6. Adjourn (8:48 PM)

DRAFT

GENERAL NOTES:

- OWNER / DEED REFERENCE
GAO, HOK S
LIBER 22117, FOLIO 562, LOTS 7-8, BLOCK B
PLAT: SDH3, P.54
- TAX MAP 41, GRID E3-E4
- WSSC 200 SHEET NO. 207NE02
- PURPOSE: TO SUBDIVIDE THE PROPERTY INTO FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- PRIOR APPROVALS: N/A
- GROSS SITE AREA: 0.392 AC. / TOTAL NET AREA: 0.392 AC.
ZONE: RSF-A (RESIDENTIAL, SINGLE-FAMILY - ATTACHED)
- NET DEVELOPABLE AREA OUTSIDE PMA: 0.3920 ACRES
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR ACRES:
17,077 SF / 0.3920 AC.
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/ USE: RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)/ VACANT
- PROPOSED USE OF PROPERTY: SINGLE-FAMILY ATTACHED DWELLINGS
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- DENSITY CALCULATION (RESIDENTIAL ONLY):
5 UNITS/0.386 ACRES = 12.95 DWELLING UNITS PER ACRE
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NO REQUIREMENT
- MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT WIDTH AT THE FRONT STREET LINE: 16 FEET
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 46389-2022-0, APPROVED AUGUST 22, 2023
- WATER/SEWER CATEGORY DESIGNATION
EXISTING
WATER - W3, SEWER - S3
PROPOSED
WATER - W3, SEWER - S3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: FEE-IN-LIEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI):
EuB - ELSINBORO-URBAN LAND COMPLEX - HSG:B - WEB SOIL SURVEY
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- THE SUBJECT PROPERTY IS ZONED RSF-A (RESIDENTIAL SINGLE-FAMILY ATTACHED), PER SECTION 27-1904(b) THE APPLICANT IS CHOOSING TO PROCEED UNDER THE CURRENT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

OWNER / DEVELOPER

HOK S. GAO
5630 SOUTH 7TH ROAD
ARLINGTON, VA 22204
TEL: (703) 981-4759
CONTACT: HOK S. GAO
EMAIL: HOKTAX@YAHOO.COM

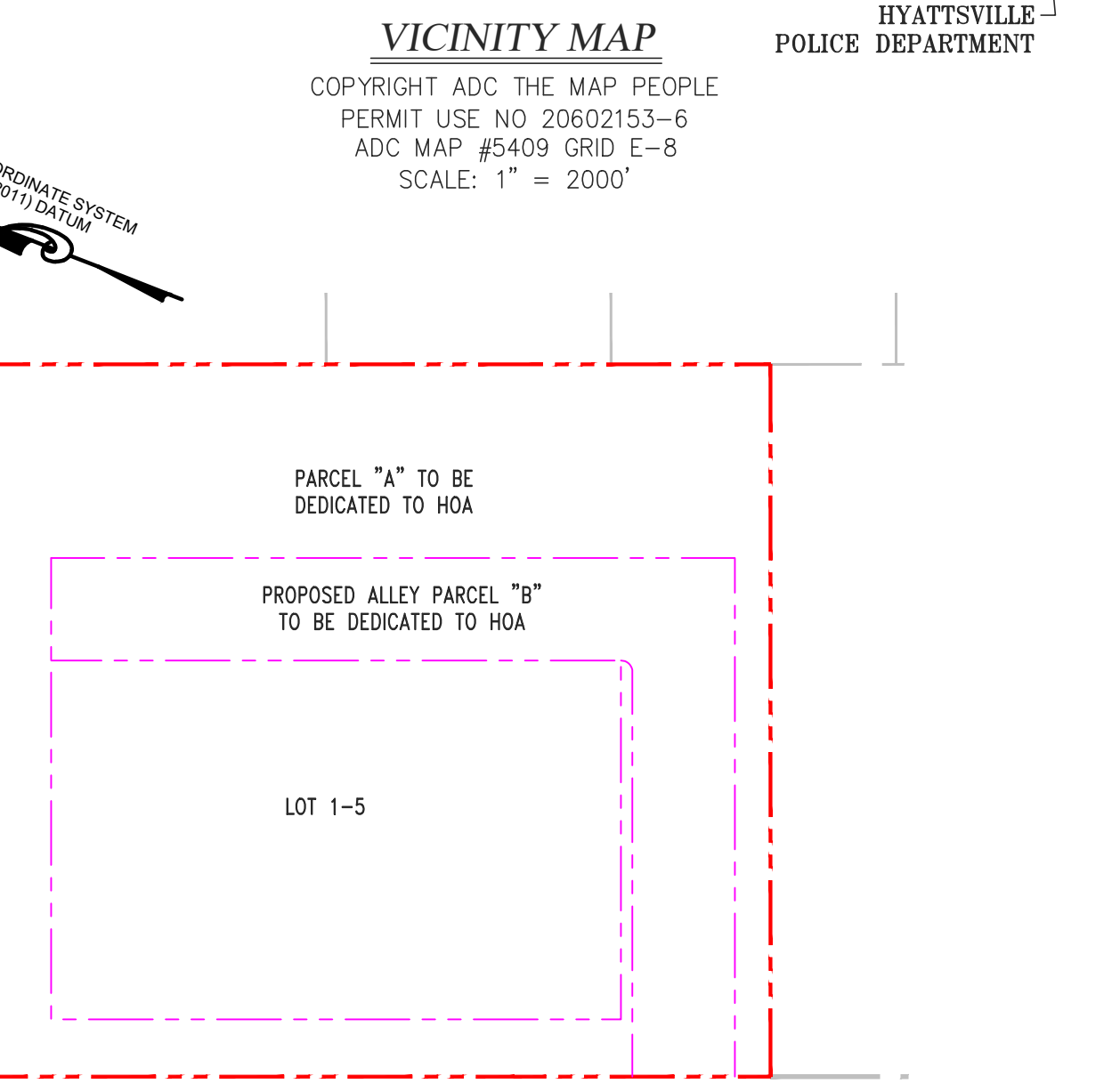
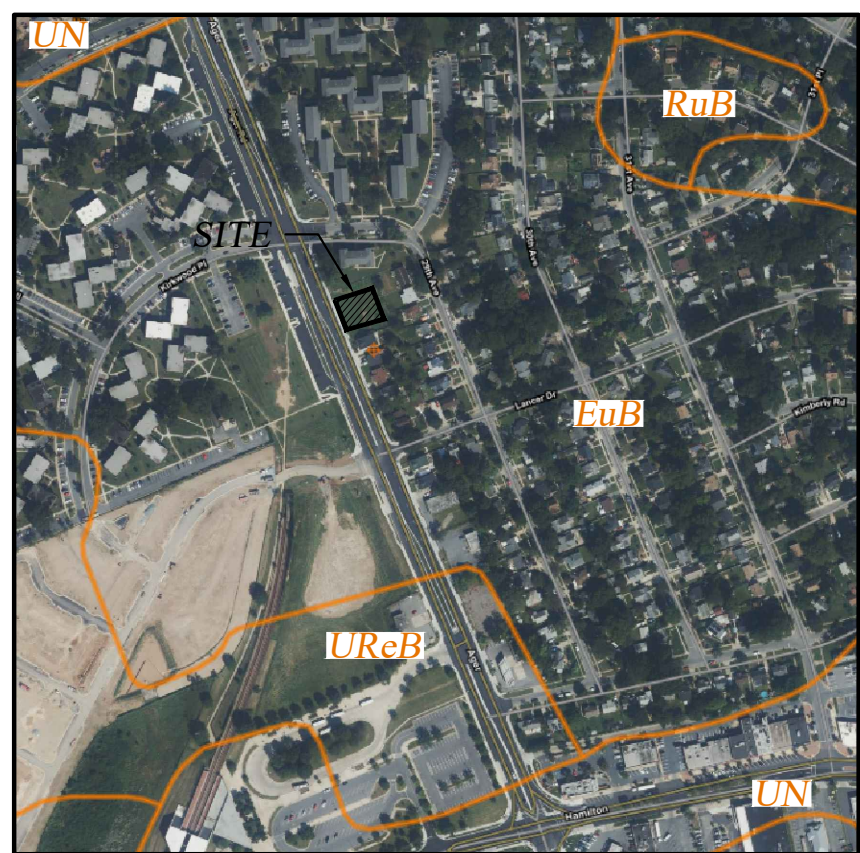
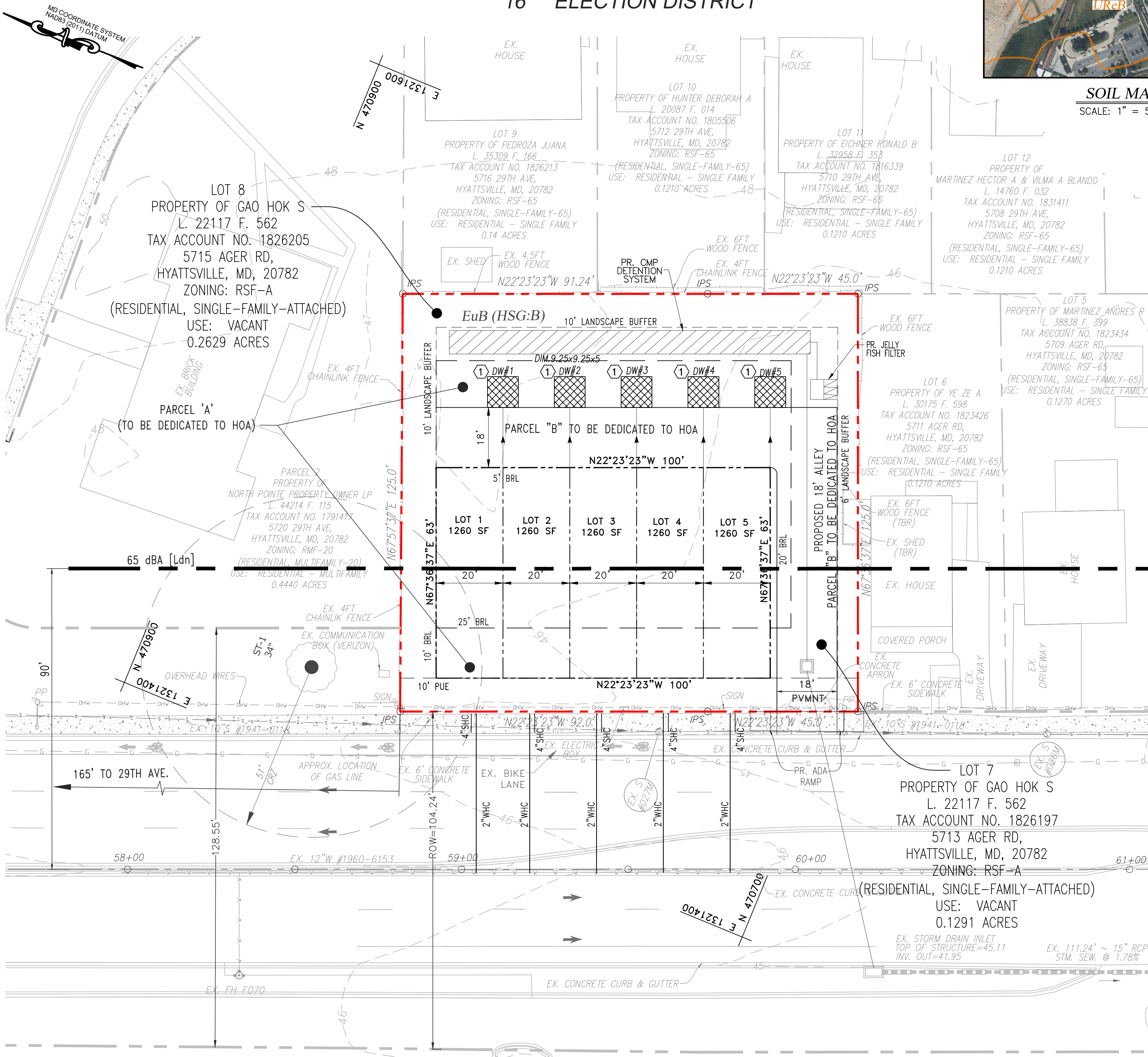
FAZ

JUAN E. NARANJO,
MARYLAND LIC. NO. 22037

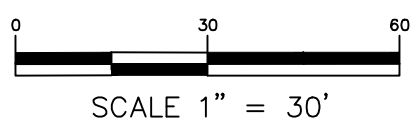
PROFESSIONAL LAND SURVEYOR
EXPIRES 07/18/2024



PRELIMINARY PLAN #2022-030
FOR
HOK SUBDIVISION
LOCATION OF SITE
5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT



LOTS 1 - 5	6,300 SF	0.1446 AC
PARCEL 'A'	7,302 SF	0.1676 AC
PARCEL 'B' (PRIVATE ALLEY)	3,475 SF	0.0798 AC
TOTAL	17,077 SF	0.3920 AC



LEGEND

TITLE	SYMBOL
SOILS LABEL	CsE
PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING CONTOUR	--- 70 ---
EX. WATER	W W
EX. SEWER	S S
EX. SPECIMEN AND CRZ	(S)
EX. UTILITY POLE	(P)
EX. OVERHEAD WIRES	OWW
EX. FIBER OPTICS	FWW
EX. CABLE	CCW
PR. WATER HOUSE CONNECTION	WHC
PR. SEWER HOUSE CONNECTION	SHC
65 dBA [Ldn]	---



ELITE
Engineering

6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

REVISIONS	BY



ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240) 206-8055



10/26/2023

HOK SUBDIVISION
PRELIMINARY PLAN #2022-030

5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGE COUNTY, MD 20782
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 10/26/2023
SCALE AS SHOWN

DRAWING

1 OF 1