

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE DRAFT MINUTES**  
**MAY 18, 2021**

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**Register in advance for this webinar:**

[https://zoom.us/webinar/register/WN\\_itaE7eEUSQm0tKj3AUu\\_Rg](https://zoom.us/webinar/register/WN_itaE7eEUSQm0tKj3AUu_Rg)

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

- Maureen Foster, Committee Chair
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Cliff Mayo, Committee Member
- William Seath, Committee Member
- Greg Barnes, Committee Member
  
- Ben Simasek, Council Liaison
- Bart Lawrence, Council Liaison
- Joseph Solomon, Council Member
  
- Chris Hatcher, Presenter
- Mark Ferguson, Presenter
- Larry Taub, Presenter
- Nate Forman, Presenter
  
- Julie Chawla-Kazer, Attendee
- Peter Burkholder, Attendee
- Rose Fletcher, Attendee
- Scott Wilson, Attendee
- Dave Dukes, Attendee
- Tom Wright, Attendee
- Jim Menasian, Attendee
  
- Jim Chandler, Staff Liaison
- Kate Powers, City Staff
  
- Eugene Poverni, Presenter
- Henry Watford, Presenter
- Dan Pascale, Presenter
- James Dankovich, Presenter
  
- Nick Speech, Attendee
- Vince Biase, Attendee
- Monte Dawla, Attendee
- Sheila Gupta, Attendee
- Emily Palus, Attendee
- Timothy Ng, Attendee
- Sam Denes, Attendee

**2. Committee Business**

- Welcome New Committee Appointments
- Approve April 2021 minutes
  - Delay minute approval until June meeting

### 3. PSG East West Storage LLC, DSP-99044-20

- Presentation
  - Lawrence Taub, Representation for the Applicant, O'Malley, Miles, Nysten & Gilmore, P.A.
- Overview of Project

### 4. Clay Property, CSP-20007

- Presentation
  - Chris Hatcher, Representation for the Applicant, Lerch, Early & Brewer, Chtd.
- Overview of Project
  - Introduction by Chris Hatcher and Mark Ferguson.
  - Second time this zoning request has come before the Planning Committee. The last time was in November 2020.
  - The comments received from this committee in November revolved around affordability levels and administration. The developer will come to general terms with the selected affordable housing provider (Habitat for Humanity) in terms of affordability administration. Currently, we are discussing 10% units with a range of 60% to 80% average median income (AMI).
  - Another issue discussed was the enforceability of the developer's proffers. This has been taken care of, as the applicant has changed the format of their request from a zoning rewrite to rezoning through a Conceptual Site Plan (CSP) application.
  - The layout of the site will be determined during the Preliminary Plan of Subdivision (PPS).
  - We heard the Committee's issues and addressed those issues specifically.
  - For new Committee members, the Clay Property is within the Prince George's Plaza Transit Development Overlay Zone, a regional transit district. This area has an intensity of uses and is one of three regional downtowns, where the County is directing development regrowth.
  - Clay is at the northern end of the transit development overlay zone.
  - The Landy Development Phase 2 was on the agenda at the last City Council meeting. Phase 1 will soon be breaking ground once permits are secured.
  - The Prince George's Plaza Metro station is the heart of the transit district.
  - The Clay Property is a bit further away in the Neighborhood Edge character area. The intention of this area is to transition the high intensity downtown core to the outside residential area.
  - We have been tracking staff comments closely and integrating them into our revisions. The applicant has included an enhanced buffer along the existing single family dwelling units to the east. The connection to Calverton Drive will solely accommodate pedestrian, bike, and emergency vehicle traffic.
  - 100-year stormwater management will occur on-site through local environmental design.
  - As seen on the Tree Conservation Plan (TCP), the western side of the site has steep slopes and a concentration of specimen trees. Soltez has revised the

- site plan in response to these environmental features, moving the park connection on the west side of the site further north.
- There will be an opportunity to save some trees with more sensitive grading.
  - The revisions also include the alignment of the interior roadway with Calverton Drive.
  - Revised plans will be made available to the city shortly.
  - We initially presented the plan to the public while seeking rezoning through the Countywide Map Amendment (CMA). We brought the proposal back as a Conceptual Site Plan (CSP).
  - Another component of the project is the potential land swap with Park and Planning, a suggested action in the TDDP. We have been discussing this option with the Parks Department.
  - The site layout will likely change with the land swap.
  - The Parks Department will reach out to the City when starting the swap process.
- Clarifying Questions
    - Cliff: Can the presenters clarify how this proposed development meets the mix of housing types described in the Neighborhood Edge Character Area definition?
      1. Applicant: The Neighborhood Edge Character Area does not state that single family detached (SF-D) housing must be present.
      2. Cliff: Why proposed a development made up of only townhouses when it is the only property in the Neighborhood Edge zoned for single family detached housing?
      3. Mark: Looking at this from a big picture planning standpoint, ideally this area would be high density (40 units/acre), as it is adjacent to a downtown transit district.
      4. Cliff: Is it the explicit goal of the applicant to increase density as much as possible on the property?
      5. Chris: I don't believe that is an accurate summary. The R-20 zone does allow a broader array of residential uses. The current layout is a placeholder. It was our impression from previous public meetings that the community preferred a 50-foot landscaped buffer on site over the inclusion of single family detached homes directly adjacent to the existing neighborhood.
    - Yohannes: I do not have any clarifying questions at this time.
    - Greg: With the current layout at a placeholder and a 16.33 units per acre cap on R-20 properties, can you provide use with a rough idea of the square footage of individual units?
      1. Chris: This may be a little premature. The applicant envisions the Clay Property would look similar to the Landy project. Townhomes at Landy will range from 1800 sf to 2200 sf at the largest.
      2. Mark: Yes, it is a bit too early to talk about the specific units. Stanley Martin is the likely builder, who worked on the Whole Foods project and will construct the Landy townhouses. Currently, we are

- requesting rezoning, not specific housing types. The townhouse units will have a range of different widths. We do not intend to pursue multifamily products as there is major resistance.
- Marshall: Is the applicant requesting the entire parcel be rezoned to R-20, or just a portion of the property be rezoned?
    1. Applicant: Yes, we are requesting the L-shape property be rezoned to R-20, but the land swap may alter the footprint of the development area.
  - Will: Can you clarify the approximate change in grade from east to west on the property?
    1. Applicant: The west end of the property down to the adjacent parkland is about a 20 ft drop. There is an approximate change in grade of 20 to 30 feet west to east across the property.
  - Public Comment: Are the elements agreed upon by the applicant binding?
    1. Applicant: The CSP associated with with the rezoning is a bubble plan. Some elements are binding; for example, the buffers reflected on the bubble plan would be binding unless the CSP is revised. It is not uncommon that the zoning of the property permits greater density that the developer wants. We cannot fit the max number of units associated with R-20 zoning on this property.
  - Peter Burkholder: Can you explain why the Landy Property was clear cut in 2016-2017 and left to grow wild for four plus years? Will the Clay Property receive this same thoughtless treatment?
    1. Applicant: The forest harvest at the Landy Property was specifically a response to the Police Department and Northwestern High School. Unwanted activity was occurring in the woods and there was a strong desire for better visibility and less cover. I can't speak to the possibility of this happening again, but the Clay Property has different circumstances than the Landy Property.
  - Peter: On page 28 of the packet materials, there is a 50 ft buffer on east side of the property but it appears that specimen trees are being removed in that area.
    1. Applicant: We look at the health status of the specimen tree to determine if it will be preserved or removed.
  - Cliff: Has the applicant explored the possibility of including stacked townhouses or 2-over-2 units on the property?
    1. Applicant: There are no obvious impediments to this, however in my experience laying out projects, they are unfriendly to small sites. These units need a larger footprint and flatter surface area. They do not tend to work well from an urban design standpoint. I'm personally not a fan. Also, condos are harder to finance and are not a fee simple product. It may be possible but it is likely we would need a bigger, flatter site.
  - Maureen: What is the difference between the 10-ft south side buffer and the 50-ft buffer along Bridal Path?

1. Applicant: The required buffers for the perimeter of the property is zero. TDDP Section 4.7 does not apply in the TDOZ. WE have a 10 ft buffer currently on the plan, as this is a common buffer width between townhomes and multifamily products. There is a hierarchy of buffers based on what is perceived to be appropriate. The buffer for Hitching Post was initially 50 feet, but we found that to be inadequate, so it was revised to 150 feet. We believe a 50 foot buffer between the single family attached homes on the Clay Property and the existing single family detached homes is an appropriate transition.
- Committee Comments
    - *The Planning Committee supports City Staff recommendation to preserve specimen trees on the west side of the Clay Property. The Planning Committee supports the preservation of as many specimen trees as possible on site.*
      1. In Favor: Cliff, Yohannes, Will, Greg, Marshall, Maureen **(Passes 6-0)**
    - *The Planning Committee supports the 150-foot buffer to the north of the site as well as the potential land swap with M-NCPPC.*
      1. In Favor: Marshall, Greg, Will, Yohannes, Cliff, Maureen **(Passes 6-0)**
    - *If the 50-foot buffer is established on the east side of the property, this land should be incorporated into private lots to ensure its maintenance.*
      1. In Favor: Marshall, Cliff, Yohannes, Will, Greg, Maureen **(Passes 6-0)**

*The Planning Committee recommends the City Council support the Clay Property rezoning to R-20. 3 in favor (Marshall, Yohannes, Will), 3 opposed (Cliff, Greg, Maureen). **Motion does not pass.***

*The Planning Committee recommends the Clay Property zoning remain R-80. 3 in favor (Cliff, Greg, Maureen), 3 opposed (Marshall, Yohannes, Will). **Motion does not pass.***

*No consensus reached.*

## 5. Development Update

- Hamilton Manor Acquisition – *County Right of First Refusal*
  - Closing early next month
  - Capital improvements details currently unknown.
- Affordable Housing Strategy – *Plan Adoption May 3, 2021.*

## 6. Additional Questions & Discussion

## 7. Adjourn (9:45 PM)

Attendee Report

Report Generated:

5/19/2021 14:12

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Planning Committee Meeting - May 2021	945 8361 1733	5/18/2021 18:53	170	17
Host Details				

Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Kate Powers	committees@hyattsville.org	5/18/2021 18:53	5/18/2021 21:42
Panelist Details				

Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	JosephSolomon	Jsolomon@hyattsville.org	5/18/2021 18:58	5/18/2021 19:39
Yes	JosephSolomon	Jsolomon@hyattsville.org	5/18/2021 19:39	5/18/2021 19:40
Yes	JosephSolomon	Jsolomon@hyattsville.org	5/18/2021 19:40	5/18/2021 21:42
Yes	BartLawrence	bartkathleen@hotmail.com	5/18/2021 19:06	5/18/2021 21:42
Yes	Maureen Foster	kcmaureen@verizon.net	5/18/2021 18:59	5/18/2021 21:42
Yes	William Seath	wseath@gmail.com	5/18/2021 18:56	5/18/2021 20:34
Yes	William Seath	wseath@gmail.com	5/18/2021 20:41	5/18/2021 21:42
Yes	Jim Chandler	jchandler@hyattsville.org	5/18/2021 19:02	5/18/2021 21:42
Yes	Nathaniel Forman	nforman@omng.com	5/18/2021 18:53	5/18/2021 19:56
Yes	Nathaniel Forman	nforman@omng.com	5/18/2021 18:58	5/18/2021 19:31
Yes	Yohannes Bennehoff	bennehoff@gmail.com	5/18/2021 18:54	5/18/2021 21:42
Yes	Cliff Mayo (Clif Mayo)	lokasenna@gmail.com	5/18/2021 19:01	5/18/2021 21:42
Yes	Henry Watford	Henry.Watford@preit.com	5/18/2021 19:00	5/18/2021 19:04
Yes	Henry Watford	Henry.Watford@preit.com	5/18/2021 19:04	5/18/2021 19:22
Yes	Henry Watford	Henry.Watford@preit.com	5/18/2021 19:21	5/18/2021 19:56
Yes	Larry Taub	ltaub@omng.com	5/18/2021 19:00	5/18/2021 19:56
Yes	Chris Hatcher	clhatcher@lercheary.com	5/18/2021 18:55	5/18/2021 21:20
Yes	Dan Pascale	Dan.Pascale@preit.com	5/18/2021 18:59	5/18/2021 19:56
Yes	Greg Barnes	greg@tlstrategies.com	5/18/2021 19:04	5/18/2021 21:42
Yes	Ben Simasek	bsimasek@hyattsville.org	5/18/2021 19:13	5/18/2021 19:31

Yes	Ben Simasek	bsimasek@hyattsville.org	5/18/2021 19:35	5/18/2021 21:26
Yes	Ben Simasek	bsimasek@hyattsville.org	5/18/2021 19:32	5/18/2021 19:35
Yes	Mark Ferguson (Mark Ferguson)	mglferguson@engsite.tech	5/18/2021 18:53	5/18/2021 20:57
Yes	Mark Ferguson	mglferguson@engsite.tech	5/18/2021 20:57	5/18/2021 20:58
Yes	Mark Ferguson	mglferguson@engsite.tech	5/18/2021 20:58	5/18/2021 21:20
Yes	Nicholas Speach	nspeach@bohlereng.com	5/18/2021 18:58	5/18/2021 19:56
Yes	James Dankovich	jdankovich@bwdarchitects.com	5/18/2021 19:00	5/18/2021 19:56
Yes	Marshall	truthinhyattsville@yahoo.com	5/18/2021 18:53	5/18/2021 18:53
Yes	Marshall	truthinhyattsville@yahoo.com	5/18/2021 18:53	5/18/2021 18:53
Yes	Marshall	truthinhyattsville@yahoo.com	5/18/2021 18:53	5/18/2021 19:12
Yes	Marshall	truthinhyattsville@yahoo.com	5/18/2021 19:12	5/18/2021 21:42

#### Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Dave Dukes	Dave	Dukes	Davedukes@live.com
Yes	Joseph Solomon	Joseph	Solomon	Jsolomon@hyattsville.org
Yes	Vince Biase	Vince	Biase	vgbiase@lercheary.com
Yes	Jim Menasian	Jim	Menasian	menasian@gmail.com
Yes	Bart Lawrence	Bart	Lawrence	bartkathleen@hotmail.com
Yes	Julie Chawla-Kazer	Julie	Chawla-Kazer	julesdreamyt@icloud.com
Yes	Peter Burkholder	Peter	Burkholder	pburkholder@pobox.com
Yes	Tom Wright	Tom	Wright	jl.and.tw@gmail.com
Yes	Rebecca Marx	Rebecca	Marx	r.s.marx8@gmail.com
Yes	Sam Denes	Sam	Denes	sam.denes@gmail.com
Yes	Timothy Ng	Timothy	Ng	timothy.ng@gmail.com
Yes	Timothy Ng	Timothy	Ng	timothy.ng@gmail.com
Yes	monte Chawla	monte	Chawla	montechawla@yahoo.com
Yes	Rose Fletcher	Rose	Fletcher	rose@exartedesign.com
Yes	Rose Fletcher	Rose	Fletcher	rose@exartedesign.com
Yes	Greg Barnes	Greg	Barnes	greg@tlstrategies.com
Yes	S W	S	W	Sw6@juno.com
Yes	Sheila Gupta	Sheila	Gupta	sheilargupta@gmail.com
Yes	Sheila Gupta	Sheila	Gupta	sheilargupta@gmail.com

Yes	Emily Palus	Emily	Palus	empalus@gmail.com
Other Attended				
User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
16105637608	5/18/2021 19:16	5/18/2021 19:31	15	United States



# Cancelled	Unique Viewers	Total Users	Max Concurrent Views
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Time in Session (minutes) Country/Region Name  
 170 United States

Time in Session (minutes) Country/Region Name  
 41 United States  
 2 United States  
 122 United States  
 157 United States  
 164 United States  
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112 United States  
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 151 United States

Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
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5/18/2021 12:33	approved	5/18/2021 19:00	5/18/2021 21:21	141	United States
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5/18/2021 6:35	approved	5/18/2021 18:54	5/18/2021 21:42	169	United States
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5/18/2021 9:02	approved	5/18/2021 19:06	5/18/2021 21:07	121	United States
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		5/18/2021 19:54	5/18/2021 21:22	88	United States

5/18/2021 8:23 approved

5/18/2021 19:01 5/18/2021 21:21

140 United States

18:59:12 From Kate Powers to Joseph Solomon and all panelists : Hello Councilmember Solomon!  
Would you like to be promoted to panelist?

18:59:32 From Joseph Solomon to All panelists : Hey Kate, Sure thank you!

19:04:06 From Greg Barnes to All panelists : I'm here. Trouble using the link. Greg Barnes

19:07:24 From Bart Lawrence to All panelists : Hi. Sorry for being late. Zoom is haunting me.

19:07:24 From Bart Lawrence to All panelists : Bart

19:08:08 From Kate Powers to Bart Lawrence(Direct Message) : No problem! Promoted you to panelist

19:10:49 From Marshall to Kate Powers(Direct Message) : THERE IS A QUESTION IN THE Q&A ASKING  
IF THIS MEETING IS BEING RECORDED.....

19:42:30 From Sam Denes to All panelists : Mr haba asked if they considered using the space as an arts  
space.

19:43:15 From Jim Chandler to All panelists : That is correct, thank you Mr. Denes.

19:58:57 From Ben Simasek to All panelists : mine are long. apologies.

20:00:02 From Jim Chandler to Everyone : Comments from Ben S. Per, the TDDP, to implement the  
TDDP policies and land use recommendations... several properties within the TDDP area are reclassified  
to bring their zoning into conformance with the TDDP. The comprehensive rezoning process (via the  
TDOZMA) provides the most appropriate mechanism for the public sector to achieve this goal.

The TDDP established that the Clay Property parcel would retain its R-80 zone (see TDDP map 22, pg  
152).

The Neighborhood Edge character area is defined in the TDDP as 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.

Policy HN3 Minimize and mi

20:01:19 From Bart Lawrence to All panelists : Sam, Mr. Haba did. However, this, as you know, not  
owned by the city.

20:01:36 From Bart Lawrence to All panelists : And assuming the owner is being up-front, the  
availability of the lower-level space isn't necessarily reflective of a "larger problem." It could also be that

the sorts of retail and their storage needs have changed, which is what the owner implied. Before covid, the mall was doing quite well.

20:03:23 From William Seath to All panelists : Are others having audio difficulties as Jim reads?

20:03:43 From Ben Simasek to Everyone : I've redacted my interpretation/opinions from the statement in what Jim is reading and left only the relevant citations of the TDDP.

20:24:39 From S W to Everyone : isn't this property limited in its development in front of Hitching Post Hill just north of this parcel?

20:35:25 From S W to Everyone : I've got a question

20:36:43 From Jim Menasian to Everyone : Clarifying Question: The Blumberg Family and Soltesz are asking for rezoning to R20 with a proposed site plan of only 123 units. Yet R20 will allow for over 200 units to be built on those 12+ acres. ?? And it has been said several times over by Chris Hatcher that this conceptual "site plan" is only an idea, and not at all binding. So once the land is rezoned, based upon the Blumberg Project Team's submitted "bubble plan," the developers can do any damn thing they want within the R20 restrictions, and void any and all of their prior "commitments" made to the community.

This makes absolutely no sense at all. Please explain the process again? Why do you think this is reasonable? Thank you.

20:40:43 From Jim Menasian to Everyone : Then why not ask for R55 rezoning? If the property is rezoned to R20, could the Blumberg Family sell it, and therefore none of their promises would be binding anymore?

20:42:53 From William Seath to All panelists : Apologies - My computer overheated and shut down during Mark's answer.

20:43:05 From Jim Chandler to Everyone : For clarification, the request was from Prince George's County Police, as the parcel was at that time, unincorporated and patrolled by County PD.

20:43:17 From William Seath to All panelists : I have no further questions.

21:01:31 From Peter Burkholder to All panelists : Mr Chandler - Can you provide a copy of that letter from PGCP?

21:03:56 From Jim Chandler to Everyone : I am sure that we can make that available.

21:04:41 From Jim Chandler to Kate Powers(Direct Message) : Maybe pull up a screen share of the memo?

21:07:26 From Peter Burkholder to All panelists : Sorry, I can't understand how you're conflating the land swap with MNCPP and the 150 foot buffer.

21:07:59 From Maureen Foster to Peter Burkholder and all panelists : They are two separate items and we are in favor of both.

21:09:06 From Peter Burkholder to All panelists : Ms Foster - There has been nothing presented about the land in question tonight. The NW corner has trees that are clearly visible in the 1938 aerial photography. It is the most environmentally valuable protion of the whole area.

21:09:31 From Peter Burkholder to All panelists : I'm not saying you shouldn't do it, it just seems its a decision being made in a vacuum of information.

21:22:16 From Bart Lawrence to Everyone : Thank you all.

21:28:02 From Rose Fletcher to All panelists : Thank you ALL for your thoughtful consideration and everything you do for this great city!

Question Report					
Report Generated:	5/19/2021 14:11				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question	
Planning Committee Meeting - May 2021	945 8361 1733	5/18/2021 18:53	170	43	
Question Details					
#	Question	Asker Name	Asker Email	Answer(s)	
1	New to this I assume we the citizens just listen in or may we ask questions? Peace. Dave Dukes 7111 Pony Trail Court Hyattsville MD since 1962.	Dave Dukes	Davedukes@live.com	You may type questions into the Q&A. We will ask them when the presentation is completed. First we will do clarifying questions and then the committee will make recommendations to the City Council	

2	Can people rename themselves to distinguish between City and Private interests? E.g. "Jane Doe (City of Hville)" Or "Ann Lawyer (name of firm)"	Peter Burkholder	pburkholder@pobox.com	live answered	I have asked people to do so.
3	Is this being recorded?	Peter Burkholder	pburkholder@pobox.com	live answered	Yes, it is being recorded.
4	Will the retail deliveries continue to use the loading ramps? Will there be conflict between private automobiles and delivery trucks?	Sam Denes	sam.denes@gmail.com	live answered	
5	Are statements allowed or just questions?	Peter Burkholder	pburkholder@pobox.com	live answered	
6	Did the planning committee hear, or read, the statements yesterday to the City Council	Peter Burkholder	pburkholder@pobox.com	live answered	
7	Jim's audio is in-and-out.	Tom Wright	jl.and.tw@gmail.com	live answered	
8	What gives a developer the right to violate long standing zoning laws and negatively impact hundreds of Hyattsville households and their families just to put up zoning prohibited non single family housing to make more money at the expense of Hyattsville's long term residents. Dave Dukes.	Dave Dukes	Davedukes@live.com		
9	Tom Wright	Tom Wright	jl.and.tw@gmail.com	live answered	
10	Tom Wright - Resident - Clarifying - Is the entire parcel included in the R-20 rezone request or a portion of the parcel?	Tom Wright	jl.and.tw@gmail.com	live answered	
11	Tom Wright - Clarifying - The May 2020 discussion was an ultimatum - either a buffer or a dwelling. There was mixed reaction, but generally the response was to keep the lowest density.	Tom Wright	jl.and.tw@gmail.com	live answered	
12	Can you explain why the Landy Property was clear cut in 2016-2017 and left to grow wild for four+ years? Will the Clay Property receive this same thoughtless treatment?	Anonymous Attendee		live answered	



13	Can you explain why the Landy Property was clear cut in 2016-2017 and left to grow wild for four+ years? Will the Clay Property receive this same thoughtless treatment? (sorry didn't mean to ask anonymously)	Peter Burkholder	pburkholder@pobox.com	live answered	
14	On page 28 of the Clay Property Packet Materials, why have you marked for removal trees within the 50-ft buffer on the east?	Peter Burkholder	pburkholder@pobox.com	live answered	
15	is there still a five acre development restriction in front of Hitching Post Hill?	S W	Sw6@juno.com	live answered	
16	You stated tonight there's strong opposition to multi-family units. Would a single MFU on the south, akin to the Garden Apartment not provide more opportunities for affordable housing than the current proposal?	Peter Burkholder	pburkholder@pobox.com		
17	five acre? by Scott Wilson	S W	Sw6@juno.com	live answered	
18	Why have the less-well-to-do renters in the Garden Apartments to south only been afforded a 10ft treeless buffer, while the wealthier residents on Bridle Path lane have a 50-foot buffer?	Peter Burkholder	pburkholder@pobox.com	live answered	
19	That is a false statement. CanI address that?	Peter Burkholder	pburkholder@pobox.com		
20	PLEASE consider what the impact will be on the wildlife and other residents who live next to the parcel that seem to never be included in the discussion.	Julie Chawla-Kazer	julesdreamyt@icloud.com	live answered	
21	Hyattsville does NOT need to turn into another city...we have enough here. Consider building up the Landy Property first before destroying Clay Property.	Julie Chawla-Kazer	julesdreamyt@icloud.com	live answered	
22	Can you ask about the 10ft buffer - clarifying there on the rationale?	Peter Burkholder	pburkholder@pobox.com	live answered	

23	I just remember it coming up when HPH was (I believe) owned by a state elected official, during the time I was on the council	S W	Sw6@juno.com		
24	Clarifying question on the SWM: On the SWM, page 25, on the southwest corner of the property, the slope as shown by the contours descends to the SW. Do the large arrows on the SWM show water flowing to east?	Peter Burkholder	pburkholder@pobox.com		
25	Clarify question to the developers: Would you support higher density zoning on the south side (e.g supporting MFU) and single family R-35 on the east side to actually provide a transition and more affordable housing?	Peter Burkholder	pburkholder@pobox.com		
26	Clarifying question: Is there any zoning in between R-80 and R-20?	Peter Burkholder	pburkholder@pobox.com		
27	the large trees also absorb and shield from rains	S W	Sw6@juno.com	live answered	
28	Clarifying question: can you vote on the land swap without having any study of the trees etc on that property?	Peter Burkholder	pburkholder@pobox.com		
29	Tom Wright - Comment - The TDDP supports R80 single-family detached.	Tom Wright	jl.and.tw@gmail.com		
30	what about my question please? Dave.	Dave Dukes	Davedukes@live.com		
31	under zoning when I was there the was R55 and I think r65	S W	Sw6@juno.com		
32	Clarifying question: Can you explain why you've voted on the land swap absent any study or presentation of that property?	Peter Burkholder	pburkholder@pobox.com		
33	The TDDP specifically references the unique elements of Clay to remain as the only R80 parcel. Please support the uniqueness.	Tom Wright	jl.and.tw@gmail.com		

34	Is there any consideration of the loss of tree canopy of Hyattsville and beyond? Also is there any consideration of the impact on traffic, air quality, wildlife, and quality of life in an existing neighborhood?	Rose Fletcher	rose@exartedesign.com		
35	Maureen - you run a great meeting! Thank you.	Tom Wright	jl.and.tw@gmail.com		
36	Will the questions here be public record along with the recording?	Peter Burkholder	pburkholder@pobox.com		
37	A well run meeting maureen. peace. dave.	Dave Dukes	Davedukes@live.com		
38	Then why not ask for a rezoning between R80 and R20 (which I think is R55)? If the property is rezoned to R20, could the Blumberg Family sell it, and therefore none of their promises would be binding anymore?	Jim Menasian	menasian@gmail.com		
39	thanks Maureen	S W	Sw6@juno.com		
40	THANK YOU MAUREEN!!!!	Rose Fletcher	rose@exartedesign.com		
41	I think they go up from Jefferson along Queens chapel?	S W	Sw6@juno.com		
42	It was nice to see you Maureen. Tom	Tom Wright	jl.and.tw@gmail.com		
43	link would be nice for attendees too	S W	Sw6@juno.com		

## Re: Clay Property statement, for the record

Ben Simasek <bsimasek@hyattsville.org>

Tue 5/18/2021 10:35 AM

To: Jim Chandler <JChandler@hyattsville.org>

Cc: Kate Powers <kpowers@hyattsville.org>

If that would be appropriate, please do. Given the Committee's advisory role to Council, I'm wary of appearing to influence them with my interpretation of the TDDP as it applies to this CSP or the recommended conditions at the end. It is public record, but if more appropriate, you can share the text below, in which I've removed my opinions and left only citations of the relevant documents.

*Per, the TDDP, to implement the TDDP policies and land use recommendations... several properties within the TDDP area are reclassified to bring their zoning into conformance with the TDDP. The comprehensive rezoning process (via the TDOZMA) provides the most appropriate mechanism for the public sector to achieve this goal.*

*The TDDP established that the Clay Property parcel would retain its R-80 zone (see TDDP map 22, pg 152).*

*The Neighborhood Edge character area is defined in the TDDP as 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.*

*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*

*Though the city's 2018 transportation study calls for only a bicycle and pedestrian connection between Dean Dr. and Calverton Dr, the future demand could arise that this route be opened to vehicular traffic..*

*The TDDP's Community Heritage, Culture, and Design goals call for: a green environmental setting that highlights Hitching Post Hill, a Historic Site and National Register property located immediately north of the Transit District. (page 102). The plan includes several policies and strategies for achieving this goal, cited below.*

*Strategy HD 10.1 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*

*Strategy HD5.3 Avoid construction that negatively impacts the following architectural vistas:*

- *The view of Hitching Post Hill from the "Clay Property"*

*Policy HD2 Create or preserve natural barriers and build transitions between the Transit District and surrounding residential communities*

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

*Recommended Resource Park 1 - Page 116, map page 115 Park designed to provide an appropriate buffer between single-family neighborhood and the historic resource at Hitching Post Hill*

*The Clay Property is designated in the County's Green Infrastructure Plan as an Evaluation Area (TDDP Map 10, pg 48), which is defined as an area containing environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats...*

*Evaluation areas will be considered during the review process as areas of high priority for on-site woodland and wildlife habitat conservation. These areas should be considered before the use of offsite conservation options. Properties that contain evaluation areas will develop in keeping with the underlying zoning and in conformance with the other regulations of applicable ordinances; however, consideration must be given to the resources that exist on the site and their priority for preservation and permanent conservation.*

*TDDP's strategy and policy for improving water quality in the watershed:*

*Policy NE3 Increase tree canopy coverage and reduce the amount of connected impervious surfaces within the Transit District*

*Strategy 2.3: 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.*

*Per county code, the R-20 and R-80 zones share the following purposes: To encourage the preservation of trees and open spaces; and to prevent soil erosion and stream valley flooding. The R-80 zone allows for a maximum of 30% of the net lot area to be covered, compared to 45% for attached housing in the R-20 zone.*

Sent from my iPad

On May 18, 2021, at 10:01 AM, Jim Chandler <[JChandler@hyattsville.org](mailto:JChandler@hyattsville.org)> wrote:

Thank you Councilman Simasek. Would you like for us to share the comments with the Committee members?

Jim

**JIM CHANDLER**

Assistant City Administrator and Director  
Department of Community & Economic Development  
City of Hyattsville

(301) 985-5013

JChandler@hyattsville.org

www.hyattsville.org

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4310 Gallatin Street, Hyattsville, Maryland, 20781, United States

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---

**From:** Ben Simasek <[bsimasek@hyattsville.org](mailto:bsimasek@hyattsville.org)>

**Sent:** Tuesday, May 18, 2021 9:35 AM

**To:** Jim Chandler <[JChandler@hyattsville.org](mailto:JChandler@hyattsville.org)>; Kate Powers <[kpowers@hyattsville.org](mailto:kpowers@hyattsville.org)>

**Subject:** Fwd: Clay Property statement, for the record

Hi Jim and Kate, I'm forwarding the statement I read last night for your records. I will listen in to tonight's Planning Committee meeting but won't make comments. I hope the cited parts of the TDDP will be considered.

Thanks for all you do.

Ben

Begin forwarded message:

**From:** Ben Simasek <[bsimasek@hyattsville.org](mailto:bsimasek@hyattsville.org)>

**Date:** May 17, 2021 at 10:59:48 PM EDT

**To:** Sean Corcoran <[scorcoran@hyattsville.org](mailto:scorcoran@hyattsville.org)>, cityclerk  
<[cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org)>

**Cc:** Laura Reams <[lreams@hyattsville.org](mailto:lreams@hyattsville.org)>, Kevin Ward  
<[kward@hyattsville.org](mailto:kward@hyattsville.org)>

**Subject:** Clay Property statement, for the record

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## Response to CSP-20007

Clay Property Development

May 18, 2021

The CSP-20007 to infill the Clay Property with roughly 135 attached townhouses is contingent on a rezone of this parcel from R80 to R20. The applicant uses references in the TDDP to justify their request to rezone the Clay Property. However, the TDDP provides sufficient support that the Clay Property should not be rezoned and that the County should deny the rezone request.

With that, the County approved TDDP essentially recognizes these very unique elemental aspects of the Clay Property, including but not limited to:

- The Clay Property is the only parcel within the TDDP to be zoned as R80<sup>i</sup> and therefore;
- The Clay Property is the only parcel within the TDDP that would be permitted to be exclusively developed with single-family detached units<sup>ii</sup> (as opposed to attached townhouse units).
- The Clay Property is the only parcel within the TDDP designated as “low density” in land use<sup>iii</sup>.
- The Clay Property is nearly fully contained within the 2005 Green Infrastructure Plan<sup>iv</sup>.

The applicant suggests a rezone is essential to permit a broader range of housing types. However, the CSP is only providing attached townhouse options which is widespread in their other development project, the Landy Project, and therefore, a rezone on the Clay Property which is the only R80 parcel within the TDDP will actually *reduce* housing types. The TDDP specifically states the Neighborhood Edge character area should provide a variety of residential *attached* housing (townhouse) options as well as single-family detached options<sup>v</sup>. Given that the Clay Property is the only R80 parcel, then rezoning this property will essentially eliminate any single-family detached options from within the entire TDDP.

Additionally, the rezone request is essentially the opinion of the applicant that the County approved TDDP to maintain an R80 zone is incompatible and inappropriate for the Clay Property<sup>vi</sup>. And therein lies the crux of the argument. I say R80 *is* appropriate and the County approved TDDP supports that claim. A rezone, therefore, undermines key elements of the TDDP by removing specific and unique specifications that only the Clay Property in its current zone can provide.

Finally, I also realize there are many in our community that would prefer the Clay Property to remain an all-wooded parcel in our backyards. While I also would like to see that happen, I believe many of us have concluded that reality is now not likely. Even so, we encourage the applicant to respect the current zone designation, respect the TDDP by withdrawing the current CSP and to also encourage the County to keep the Clay Property current R80 zone intact that ultimately encourages the lowest available density option within the TDDP.

Tom Wright, Ward 3  
Hitching Post Lane

## References

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<sup>i</sup> TDDP Approved Plan, 2016, Map 22: Proposed Zoning Map, Chapter 5 pg. 152

<sup>ii</sup> TDDP Approved Plan, 2016, General Applicability and Administration, RD2, Chapter 6 pg. 193

<sup>iii</sup> TDDP Approved Plan, 2016, Map 15: Future Land Use, Chapter 3 pg. 74

<sup>iv</sup> TDDP Approved Plan, 2016, Map 10: Green Infrastructure Network, Chapter 2 pg. 48

<sup>v</sup> TDDP Approved Plan, 2016, Land Use / Character Areas / Neighborhood Edge, Chapter 3 pg. 70

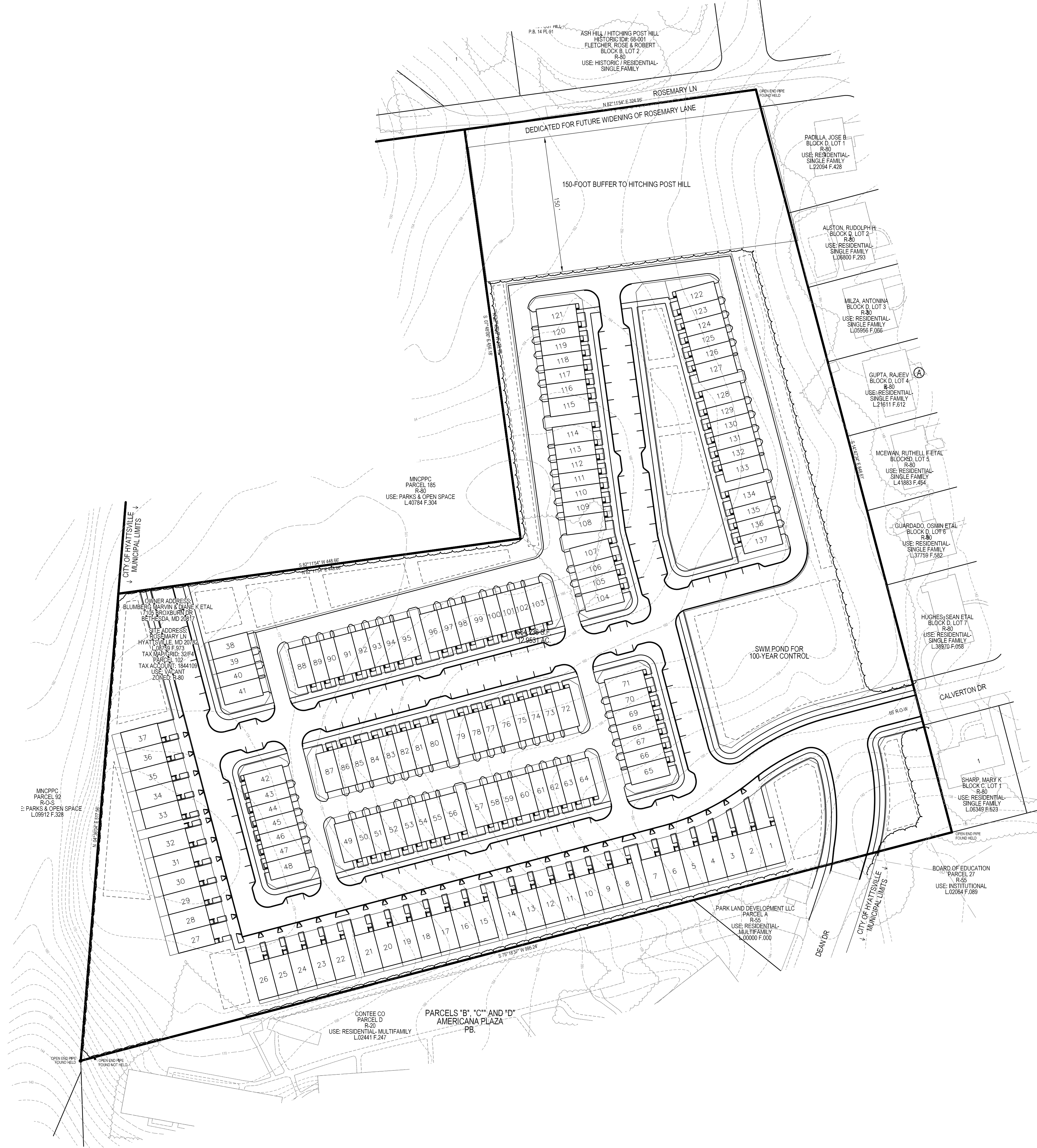
<sup>vi</sup> Applicant reference to TDDP Approved Plan, 2016, Land Use Strategies, Policy LU7.2, Chapter 3 pg. 76







GENERAL NOTES:



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NO.	REVISIONS	BY	DATE

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**OWNER / DEVELOPER / APPLICANT**  
 MRBCO, LLC  
 402 KING FARM BLVD  
 SUITE 125-211  
 ROCKVILLE, MD 20850  
 CONTACT: SETH BLUMBERG



5/19/2021

**CONCEPTUAL LAYOUT**  
**CONCEPTUAL SITE PLAN**  
**CLAY PROPERTY**  
**CSP-2007**

TAX MAP: 32, F4  
 ZONING CATEGORY: R-80

WSSC 2007 SHEET: 208NE03, 208NE03

SITE DATUM:  
 HORIZONTAL: XXXXXX  
 VERTICAL: XXXXXX

1" = 60'

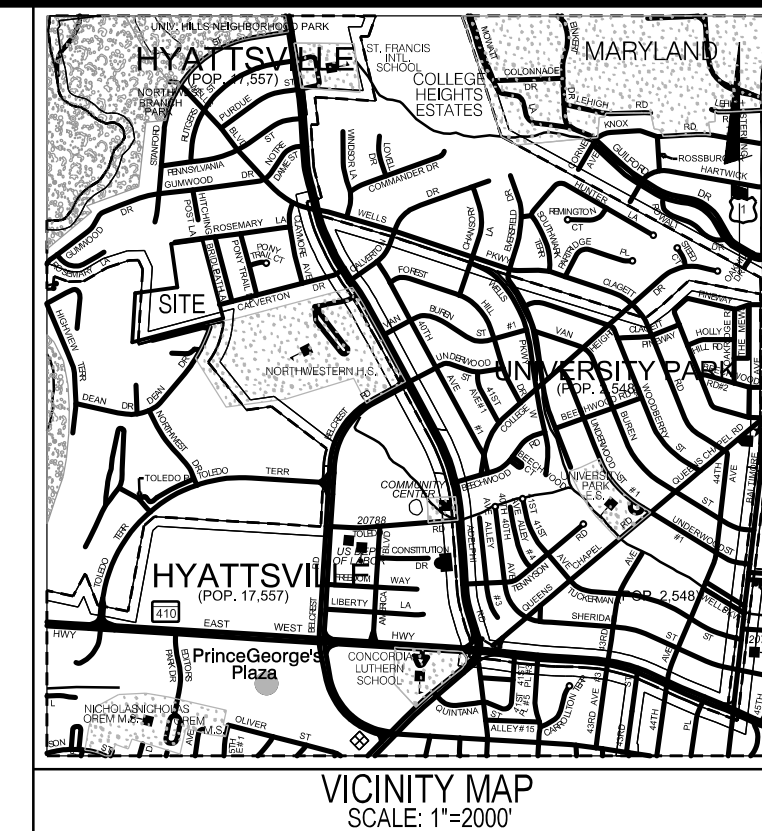
SHEET 3 OF 3

PROJECT NO. 1866-01-00

DATE: JAN. 2021  
 DESIGNED: GAM  
 TECHNICIAN: GAM  
 CHECKED: DJB  
 CAD STD'S: VB / NCS  
 VERSION:



- GENERAL NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CSP-2007. IF CSP-2007 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
  - THE TCP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
  - THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TCP2 SHALL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.
  - CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25-119(c) OF THE WOODLAND CONSERVATION ORDINANCE.
  - CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT OR DESIGNEE SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED \$9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
  - THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
  - THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-80. THE R-20 ZONE IS BEING REQUESTED BY CSP-2007.
  - THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
  - THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
  - THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
  - THE CONCEPTUAL STORMWATER MANAGEMENT PLAN IS PENDING APPROVAL WITH DPIE.
  - NOTE: THE LAYOUT SHOWN IS CONCEPTUAL AND IT IS NOT BEING APPROVED AT THIS TIME.

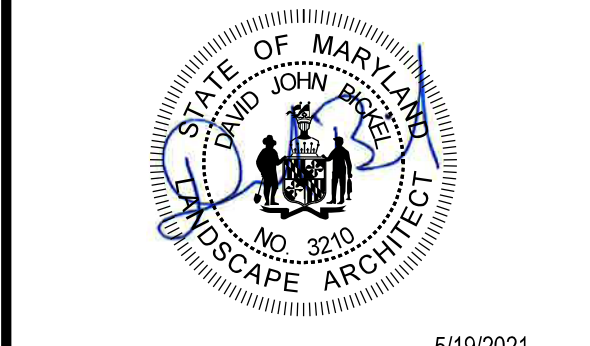


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**OWNER / DEVELOPER / APPLICANT**  
 MARVIN R. BLUMBERG COMPANY  
 402 KING FARM BLVD  
 SUITE 125-211  
 ROCKVILLE, MD 20850  
 CONTACT: SETH BLUMBERG



5/18/2021

**PLAN VIEW SHEET**  
**TREE CONSERVATION PLAN TYPE 1**  
**CLAY PROPERTY**  
 CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

**Standard Woodland Conservation Worksheet for Prince George's County**

SECTION I-Establishing Site Information- (Enter acres for each zone)				
Zone:	R-20			
2 Gross Tract:	12.95			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	12.95	0.00	0.00	

TCF Number	TCF1-XXXX-2021	Revision #	0
7 Property Description or Subdivision Name:	Clay Property		
8 Is this site subject to the 1989 or 1991 Ordinance	N		
9 Is this site subject to the 1991 Ordinance	N		
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N		
11 Is this one (1) single family lot? (Y or N)	N		
12 Are there prior TCF approvals which include a	N		
13 combination of this lots? (Y or N)	N		
14 Is any portion of the property in a WC Bank? (Y or N)	N		
15 Break-even Point (preservation) =	4.59 acres		
16 Clearing permitted w/o reforestation =	8.02 acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCTAFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		12.61	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	2.59		
19 Smaller of 17 or 18		2.59		
20 Woodlands above WCT		10.02		
21 Woodland cleared		10.57	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		10.02		
23 Clearing above WCT (0.25 : 1) replacement requirement		2.51		
24 Woodland cleared below WCT		0.55		
25 Clearing below WCT (2:1 replacement requirement)		1.10		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		6.20		

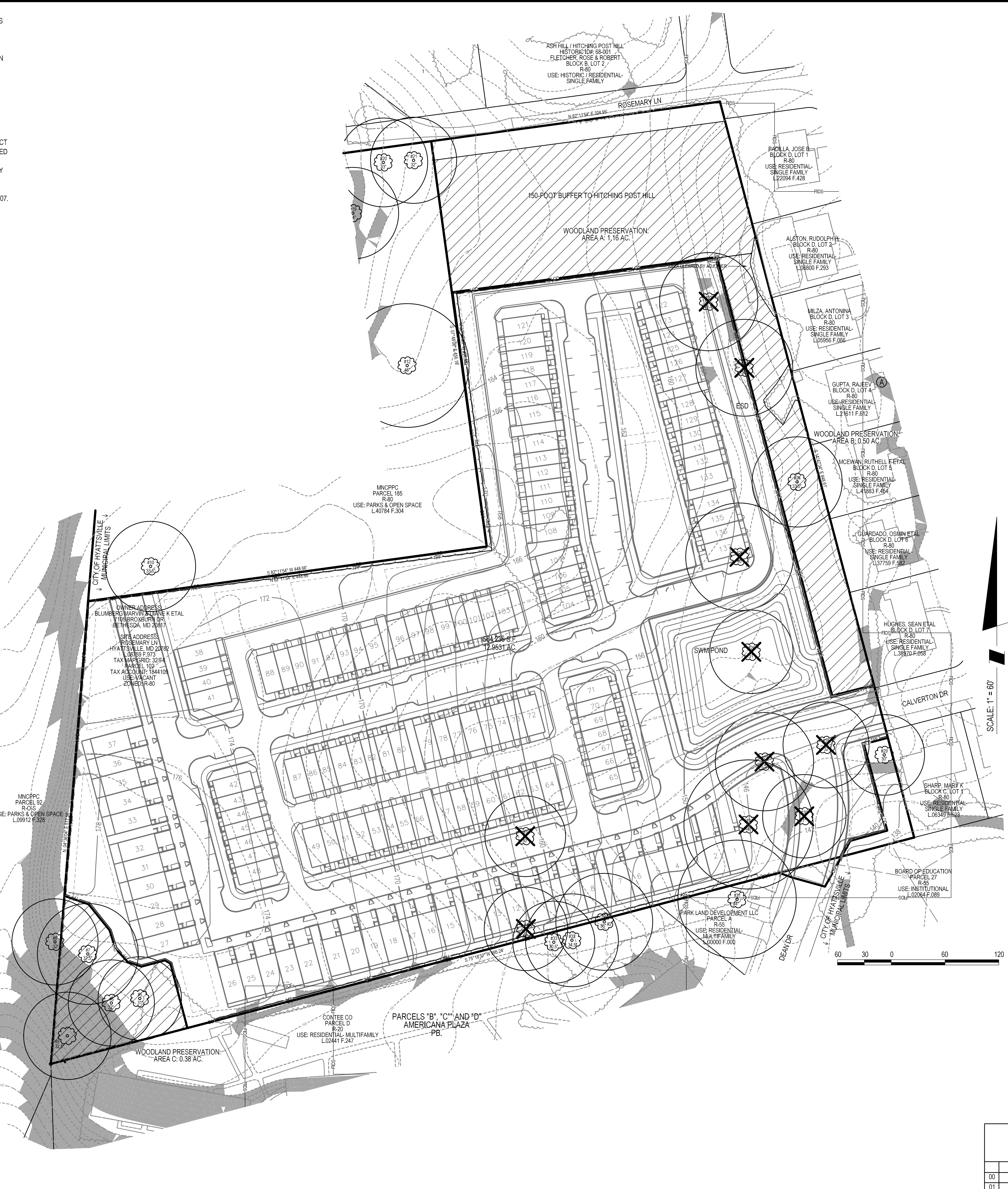
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A	Column B	Column C	Column D
29 Woodland Preservation		2.04		
30 Afforestation / Reforestation		0.00		Bond amount: \$ -
31 Natural Reforestation		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * 25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		Fee amount: \$0.00
37 Off-site Woodland Conservation Credits Required		4.16		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		6.20		

41 Area of woodland not cleared	2.04	acres
42 Net tract woodland retained not part of requirements:	0.00	acres
43 100-foot riparian woodland retained	0.00	acres
44 On-site woodland conservation provided	2.04	acres
45 On-site woodland conservation alternatives provided	0.00	acres
46 On-site woodland retained not credited	0.00	acres
47 Prepared by David Bickel	Signed <i>DJB</i>	Date 5/18/2021

**SPECIMEN TREE TABLE**

KEY	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	CRZ (IN.)	CONDITION
1	WILLOW OAK	QUERCUS PHELLOS	48	72	FAIR
2*	SOUTHERN RED OAK	QUERCUS FALCATA	36	54	FAIR
3	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	45	FAIR
4	TULIP POPLAR	LIRODENDRON TULIPIFERA	31	46.5	GOOD
5	PIN OAK	QUERCUS PALUSTRIS	31	46.5	GOOD
6	WILLOW OAK	QUERCUS PHELLOS	32	48	GOOD
7	WILLOW OAK	QUERCUS PHELLOS	37.5	56.25	GOOD
8*	BLACK CHERRY	PRUNUS SEROTINA	32	48	POOR
9	WILLOW OAK	QUERCUS PHELLOS	32.5	48.75	POOR
10*	SCARLET OAK	QUERCUS COCCINEA	33.5	50.25	GOOD
12*	TULIP POPLAR	LIRODENDRON TULIPIFERA	46	69	FAIR
19*	TULIP POPLAR	LIRODENDRON TULIPIFERA	34	51	GOOD
20*	TULIP POPLAR	LIRODENDRON TULIPIFERA	33	49.5	V. POOR
21*	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	32	48	GOOD
22	TULIP POPLAR	LIRODENDRON TULIPIFERA	36.5	54.75	GOOD
23	TULIP POPLAR	LIRODENDRON TULIPIFERA	36	54	GOOD
24	SOUTHERN RED OAK	QUERCUS FALCATA	33.5	50.25	GOOD
25	RED MAPLE	ACER RUBRUM	40	60	POOR
26	SOUTHERN RED OAK	QUERCUS FALCATA	31	46.5	POOR
27	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	36.5	54.75	GOOD
28	SCARLET OAK	QUERCUS COCCINEA	32	48	GOOD
29	TULIP POPLAR	LIRODENDRON TULIPIFERA	30	45	GOOD
30	RED MAPLE	ACER RUBRUM	31	46.5	V. POOR
31*	SOUTHERN RED OAK	QUERCUS FALCATA	44	66	FAIR
32*	WILLOW OAK	QUERCUS PHELLOS	34.5	51.75	GOOD
33*	SOUTHERN RED OAK	QUERCUS FALCATA	30.5	45.75	GOOD

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD. THE VARIANCE REQUEST FOR THE REMOVAL OF SPECIMEN TREES WILL BE REVIEWED AT THE TIME OF THE PRELIMINARY PLAN OF SUBDIVISION.  
 \* TREE LOCATED OFF-SITE



**LEGEND**

- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- TRE PROTECTION DEVICE (TEMPORARY TREE PROTECTION FENCING)
- POTENTIAL FOREST INTERIOR DWELLING SPECIES (FIDS)
- WOODLAND PRESERVATION AREA SIGN
- WOODLAND PRESERVATION AREA (WPA)
- SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL (X OVER TREE)
- SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED WITH SPECIMEN TREE SIGN
- SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE (1'DBH=1.5CRZ)

**SITE STATISTICS TABLE**

SITE STATISTICS	TOTAL
GROSS TRACT AREA	12.95 AC +/-
EXISTING 100-YEAR FLOODPLAIN	0.00 AC +/-
NET TRACT AREA	12.95 AC +/-
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC +/-
EXISTING WOODLAND NET TRACT	12.61 AC +/-
EXISTING WOODLAND TOTAL	12.61 AC +/-
EXISTING PMA	0.00 AC +/-
REGULATED STREAMS (LF OF CENTERLINE)	0 L.F. +/-

Prince George's County Planning Department, M-NCPPC  
 Environmental Planning Section

**GENERAL INFORMATION TABLE**

LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	R-80
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	32-F4
Administrative	WSSC Grid (Sheet 200)	208NE03, 209NE03
Administrative	Planning Area (Plan Area)	68
Administrative	Election District (ED)	17
Administrative	Councilmanic District (CD)	2
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	General Plan Growth Policy (2035)	EST. COMMUNITIES
Administrative	Police District	

Prince George's County Planning Department, M-NCPPC  
 Environmental Planning Section

**TYPE 1 TREE CONSERVATION PLAN APPROVAL**  
 TCP1 - 007 - 2021

APPROVED BY	DATE	DR#	REASON FOR REVISION
00			
01			
02			
03			
04			
05			

SHEET	1	DATE:	JAN. 2021
OF	1	TECHNICIAN:	GAM
		CHECKED:	DJB
		CAD STD.:	V8 / NCS
		VERSION:	

PROJECT NO.  
1866-01-00

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March 20, 2021

Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Clay Property  
CSP-20007  
Soltesz Project No.: 1866-01-00

The following is a point by point response to review comments from the SDRC meeting on 04/30/2021.

**Subdivision Section:**

Comment: CSP must be approved before the PPS is approved.

**Response: The CSP will be approved before the PPS.**

Comment: PUE locations will be evaluated with the subsequent PPS.

**Response: Noted.**

Comment: Right-of-way widths for Rosemary Lane and other internal streets will be determined at PPS stage.

**Response: Noted.**

Comment: Approval of a final plat of subdivision will be required for the property, prior to approval of permits.

**Response: Noted.**

Comment: General note 14 states that a variable width public utility easement is proposed along the internal streets, and that they will be minimum of 4.5' wide. Please revise the note to provide the minimum width of PUE to be 10', in accordance with Section 24-122(a) and Section 24-128(b)(12).

**Response: This note has been revised.**

Comment: Though adequacy of on-site recreational facilities will be tested with the PPS, the CSP does not provide for any usable open spaces which could potentially be used to provide such facilities. The applicant is encouraged to identify where adequate recreational facilities would be provided.

**Response: The plan now shows conceptual locations for open space/rec facilities.**

Comment: Consider providing a better alignment between the southernmost proposed road and Calverton Drive, in order to provide a simpler intersection between these two roads and Dean Drive.

**Response: This intersection has been reworked to provide a better alignment with Calverton Drive and Dean Drive.**

### **Transportation Planning Section:**

Comment: Sidewalks along both sides of all internal roadways and a minimum of five feet wide.

**Response: Sidewalks are provided along both sides of all internal roadways.**

Comment: Crosswalks and accessible parallel or perpendicular ADA curb ramps throughout the site.

**Response: Crosswalks and accessible ADA curb ramps are proposed.**

Comment: Pedestrian connection between Dean Drive and Calverton Drive

**Response: A pedestrian connection is proposed between Dean Drive and Calverton Drive.**

Comment: Pedestrian scale lighting throughout the site.

**Response: Street lights will be provided throughout the site.**

Comment: Minimum of two inverted u-style bicycle racks, or a style similar that allows for two points of secure contact, be provided at any future proposed recreation areas.

**Response: This will be provided at the time of DSP.**

Comment: All internal streets shall conform to the Transit District Development Plan standards and future rights-of-way shall accommodate the necessary facilities from the standards.

**Response: All internal streets conform to the Transit District Development Plan standards and future rights-of-way will accommodate the necessary facilities from the standards.**

Comment: The applicant shall provide emergency vehicle access from Calverton Drive.

**Response: Emergency vehicle access is provided from Calverton Drive.**

### **Environmental Planning Section:**

Comment: This site is entirely wooded with a total of 12.61 acres of existing woodlands and 16 specimen trees on-site. The conceptual site plan proposes to remove all the specimen trees and only meet 1.48 acres of the 20% woodland conservation threshold of 2.59 acres on-site. The woodlands proposed for preservation on-site are in lower priority areas of early successional woodlands where other landscape buffering requirements are required to be placed along the site's frontage with Rosemary Lane across the street from a historic site, and with an incompatibility use buffer between the rear yards of existing single-family residential homes to the east and the proposed site (mostly paved) to the west. EPS staff does not find the proposed prioritization of preservation on-site to be adequate per Section 25-121(b) Woodland and Wildlife Habitat Conservation Priorities and Section 25-121(c) Woodland Conservation Requirements. Staff finds that the layout must be redesigned with prioritizing preserving of woodlands to the southwestern portion of the site where more sensitive areas are situated adjacent to steep slopes (some of which are located on unsafe soils containing

Christiana complexes, which will be discussed further below) and inclusive of more mature woodlands with specimen trees that share a greater shared boundary with Rosemary Terrace Park on Parcel 92, which is also the closest portion of the existing Evaluation area to the off-site Regulated Area of the 2017 Green Infrastructure Plan. This area is not contiguous with any existing public rights-of-way and would result in a larger contiguous Green Infrastructure connection to the property to the west. The site should be re-designed such that the entirety of the 20% woodland conservation threshold is met on-site per Section 25-121(c).

**Response:** **With the redesign of the layout, the CSP now proposes to save 7 specimen trees and meet 2.04 acres (16%) of the 20% woodland conservation threshold of 2.59 acres. This redesign saves more woodland and specimen trees in the southwestern corner of the site. Efforts will be made through the continuing design process to reach the 20% woodland conservation threshold.**

**Comment:** At time of pre-acceptance, staff requested an approved stormwater management plan and associated letter from DPIE to be included with the application prior to its acceptance. However, the application contains an unapproved plan. Soils containing Christiana Complexes have been identified on this property and proposed townhouse units (Lots 29-32) and a proposed bio-retention area are shown to be placed on-top of area of steep slopes associated with these soils that extend off-site for over a 34-foot drop in elevation. Staff will refer this plan to DPIE to determine if a slope stability analysis will be required by DPIE for review prior to acceptance of the Preliminary Plan of Subdivision application. A slope stability analysis may be required to be submitted with the Preliminary Plan of Subdivision application to be forwarded to DPIE to demonstrate the slope safety of the final layout. A detailed analysis and mitigation, if necessary, will need to be addressed. At time of Preliminary Plan of Subdivision conformance with Section 24-131 of the Subdivision Regulations must be demonstrated for unsafe soils. This plan must clearly delineate the location of any associated 1.5 safety factor lines, as well as any accompanying building restriction lines that are required by county guidance. Any soil safety factor lines and accompanying building restriction lines must be identified on the TCP1. Staff cannot recommend the approval of these lots and the associated bioretention area until conformance with Section 24-131 is demonstrated. Similarly, staff is also concerned that the proposed park access terminating on-top of the edge of these existing steep slopes at the steepest shared boundary with Rosemary Lane, is not ideal.

**Response:** **Soltész is continuing to work with DPIE to obtain an approved SWM Concept Plan and Letter. With the redesign, lots and bio-retention have been moved out of this steep slope area. Also, the proposed park connection has been relocated to a more suitable area.**

**Comment:** Update the TCP1 Worksheet once the above changes to the layout of the plan have been made.

**Response:** **The TCP1 worksheet has been updated.**

**Comment:** Add a footnote to the specimen trees list stating that the Variance Request for the removal of specimen trees will be reviewed at the time of the Preliminary Plan of Subdivision.

**Response:** This footnote has been added.

Comment: The acreage of woodland preservation shown on the plan is inconsistent with that of the TCP worksheet. Revise the plan so that all references to woodland preservation are consistent across the plan.

**Response:** These are now consistent.

Comment: Update TCP1 General Note #11 to correctly state the stormwater concept plan is pending approval with DPIE.

**Response:** This note has been updated.

Comment: Update TCP1 General Note #12 as appropriate.

**Response:** This general note has been removed.

Comment: Remove all tree protection devices from the legend, since none are required or shown on the TCP1.

**Response:** These have been left on the legend, as tree protection is now proposed.

Comment: Complete and add the standard Site Statistics Table to the TCP1.

**Response:** This has been added.

Comment: Add a note to the TCP1 that the layout shown is conceptual and it is not being approved at this time.

**Response:** This note has been added.

Comment: Provide written authorization from M-NCPPC Parks Department for the placement of woodland preservation on any portion of land to be conveyed to them.

**Response:** No woodland preservation will be placed on land to be conveyed at this time.

Comment:

Should you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,

SOLTESZ, INC.

Greg Micit  
Planner