

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
FEBRUARY 27, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_xGAX86ryRru46PJg5tPqSQ

1. **Introduction of Committee & Guest Members** (7:00 PM)
2. **Committee Business**
 - Approve of January 23, 2024, minutes
3. **Development and Planning Updates**
 - Canvas Apartments (aka. UIP)
 - Projected timeline
 - Percentage Complete
 - Residences at the Six (renamed “The Six”)
 - Projected timeline
 - Percentage Complete
 - The Devon (aka Dewey)
 - Projected timeline
 - Percentage Complete
 - Gateway West
 - Projected timeline
 - Percentage Complete
 - Riverfront
 - Projected timeline
 - Percentage Complete
 - Sovern
 - Projected timeline
 - Percentage Complete
4. **Additional Questions & Discussion**
 - MNCPPC Presentation of West Hyattsville Queens Chapel Sector Plan Update
5. **Adjourn** (9:00 PM)

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
JANUARY 23, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_auR27dG8Rq00i8ylgqpb3Q

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Daniel Amador, Committee Member
- Cliff Mayo, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulyse, Staff Liaison

2. Committee Business

- Approval of December 7, 2023 minutes
 - A motion was made to approve the minutes by Committee Co-Chair Todd Dengel, seconded by Committee Member Denes. The motion was carried
- Election of Officers
 - Maureen Foster, Committee Chair
 - Todd Dengel, Committee Co-chair
 - Jeff Ulyse, Record Keeper

3. Updates on Library Apartments DSP 01002-04

- 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; dog run, 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.
- Maureen: Recommends that City Council continue to pursue a defined trash loading area

- Marshall: What did they say about the side walk on the one side of the building where they claim the retaining wall will cause an issue with building out the sidewalk?
 - Jeff: The applicant is no longer contesting that request and has proposed the build out of a sidewalk on Democracy Avenue to “B” street standards.
- Maureen: I’m still concerned about the transformers. I recommend that the City Council work with PEPCO to get the transfers behind the retaining. Still serves as a huge eye sore.
- Todd: I concur with her view on the trash and transformer location and encourage the City Council to work with PEPCO.
- Marshall: Does the parking garage have any existing transformers? If so, where are they currently located?
 - Jeff: No current transformers at the project site
- Marshall: I would agree with the statements made by Todd and Maureen

Committee Comments:

1. The Planning Committee recommends the use of inverted-U bike racks.
 2. The Planning Committee recommends improving lighting in garage and installation of EV infrastructure.
 3. The Planning Committee recommends 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.
 4. The Planning Committee recommends that the City Council pursue an alternative plan that addresses the designated trash collection area which we believe does not adequately safeguard interactions with pedestrians and vehicular traffic within the garage.
- Motion to approve Planning Committee comments to the City Council regarding DSP-01004-02 Library Apts made by Committee Co-Chair Todd Dengel. The motion was carried
 - **Additional Questions & Discussion**
 - Todd: I am requesting an overview/update of the UIP project
 - Yohanes: Any updates regarding the realignment of Baltimore Ave with Hamiton Street where it comes over the overpass?
 - Jeff: No updates thus far

4. Motion to Adjourn

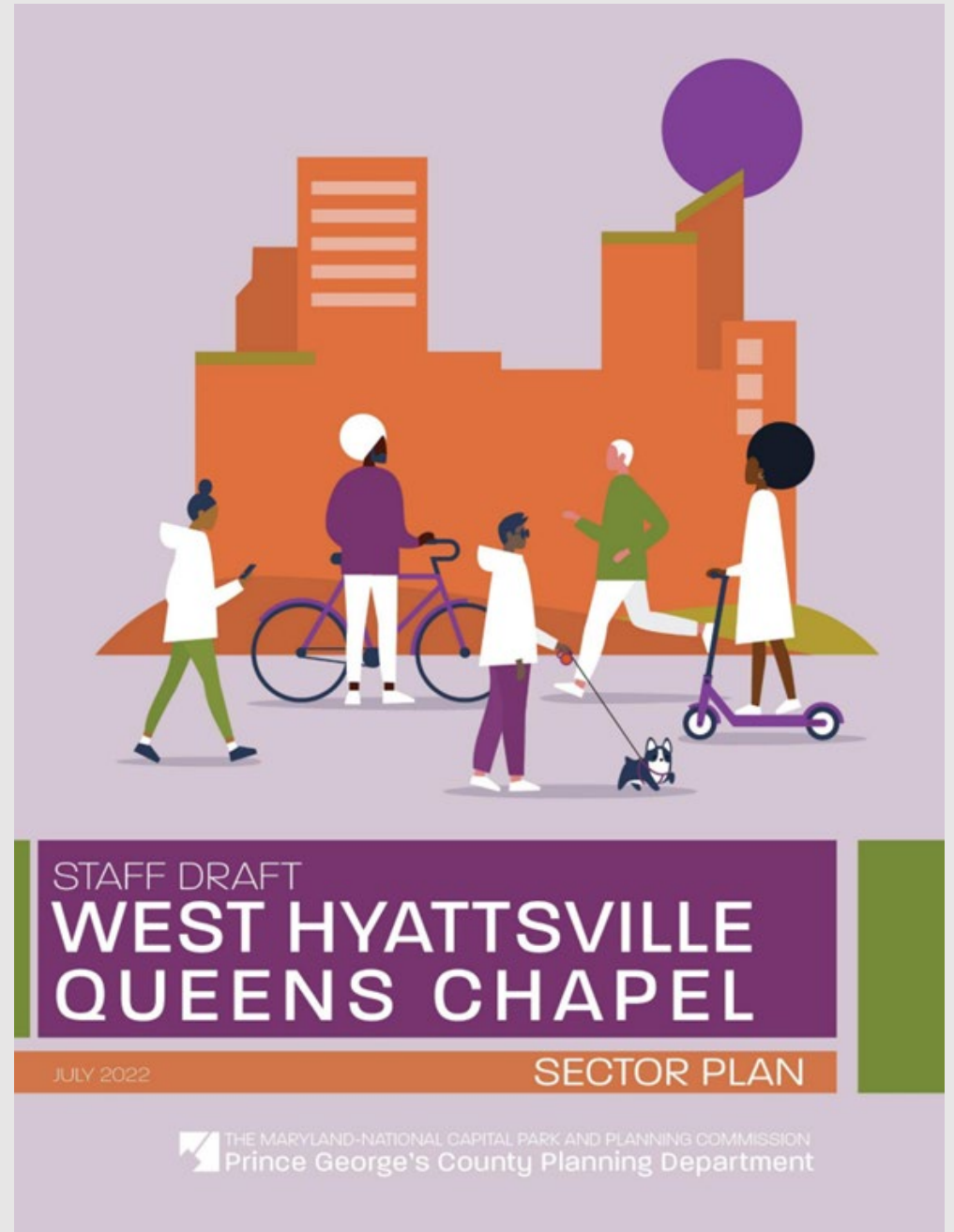
- The meeting adjourned at 7:42 PM

SCOTT ROWE

STAFF DRAFT WEST HYATTSVILLE- QUEENS CHAPEL SECTOR PLAN & SMA UPDATE

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Hyattsville City Council
December 13, 2023



Agenda

01

Master and Sector Planning
Process Overview

02

WHQC Sector Plan Overview

03

Queens Chapel Manor Overview

04

Plan Recommendation for
Queens Chapel Manor

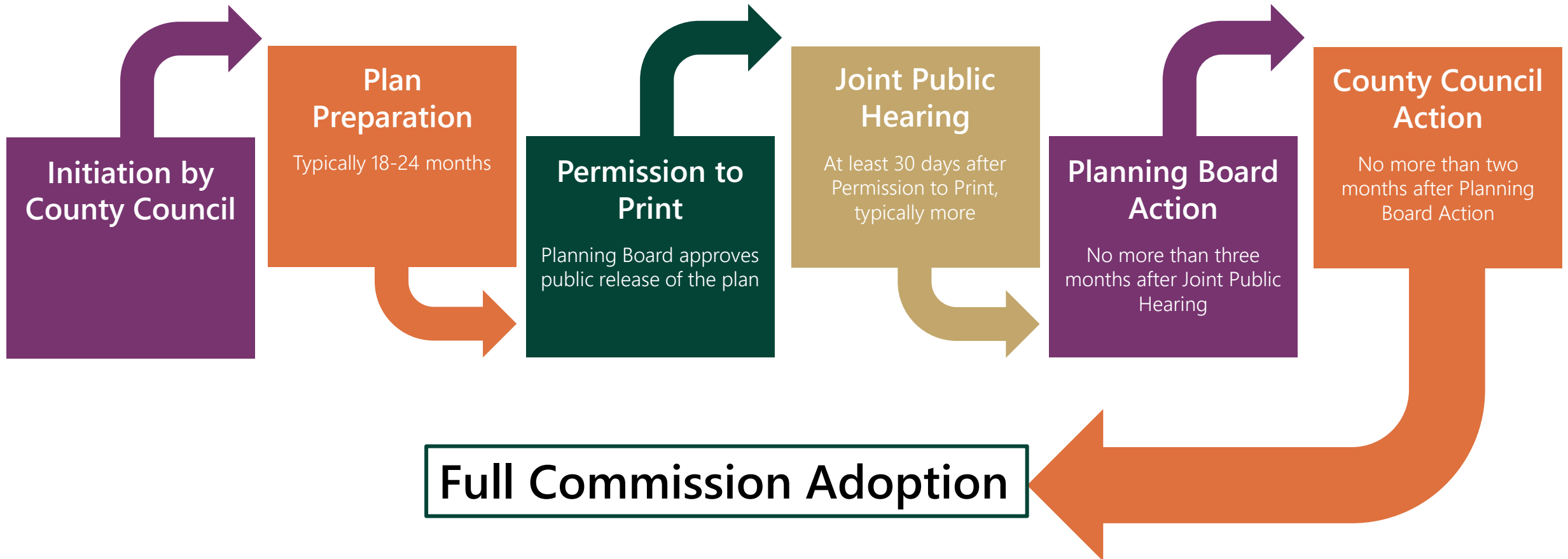
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Next Steps

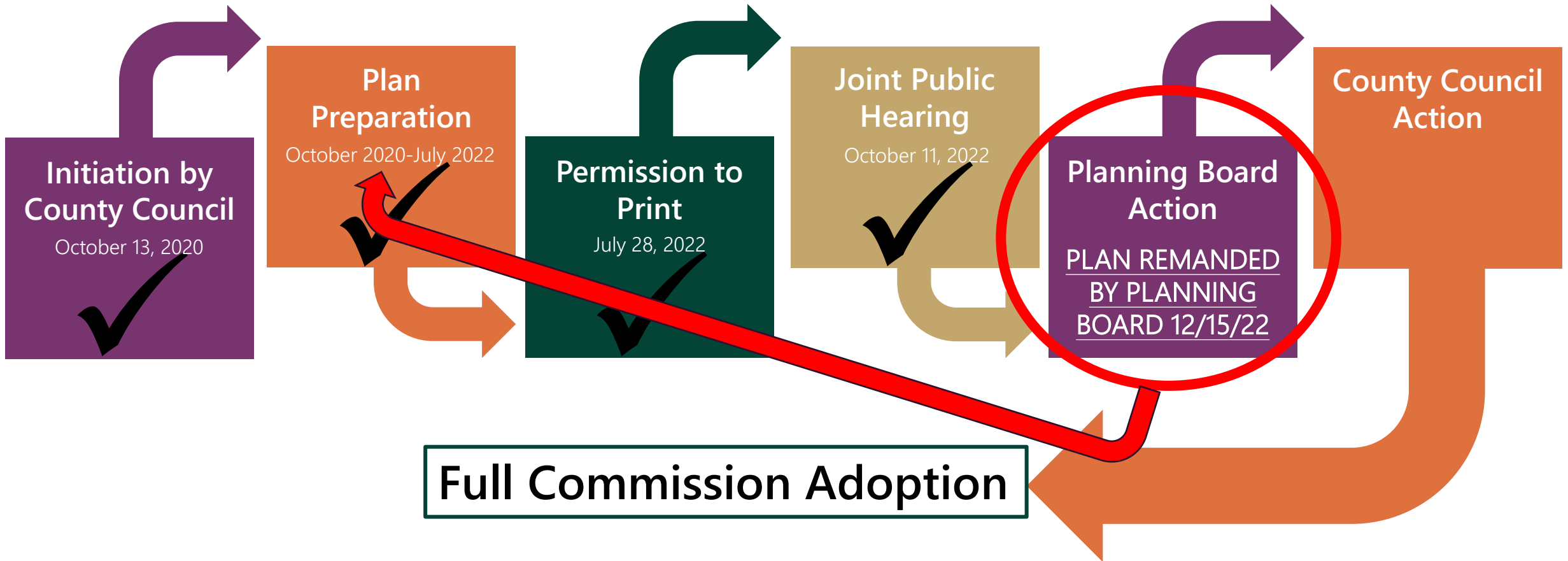
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Questions

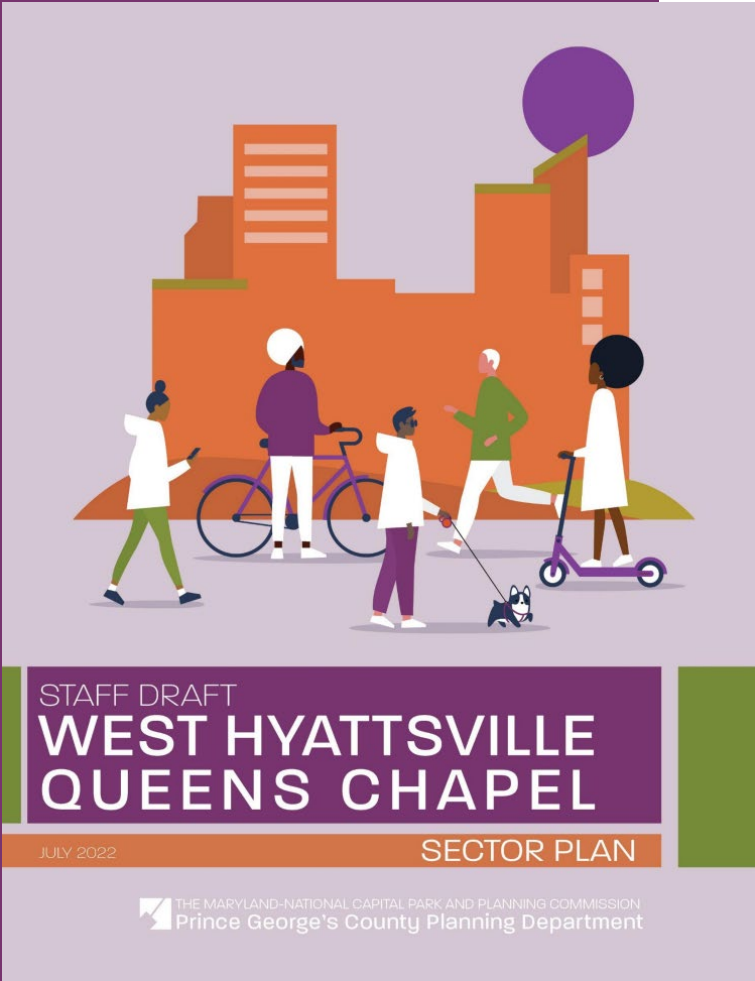
Typical Master and Sector Planning Process



West Hyattsville-Queens Chapel Sector Plan Process



Staff Draft West Hyattsville-Queens Chapel Sector Plan Overview



Three-plus year planning process guided by feedback from residents, property owners, business owners, public agencies, and other stakeholders



Plan contains long-term vision along with goals, policies, and strategies to implement the vision through the eight planning elements in Plan 2035



Proposes directing future residential growth in and adjacent to the West Hyattsville Local Transit Center and Prince George's Plaza Regional Transit District



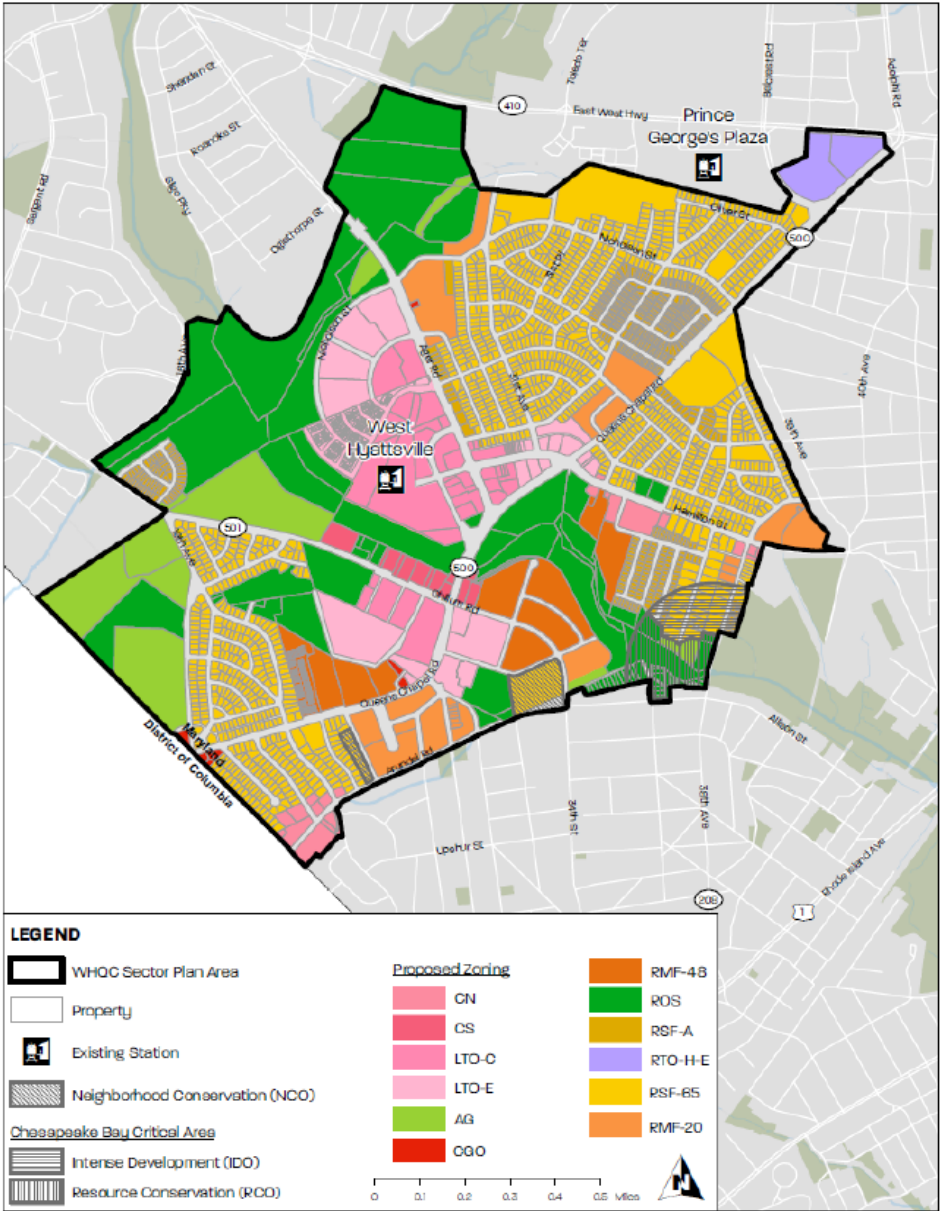
Recommends maximizing the potential for transit-adjacent and pedestrian-friendly residential development while embracing a sensitive natural environment



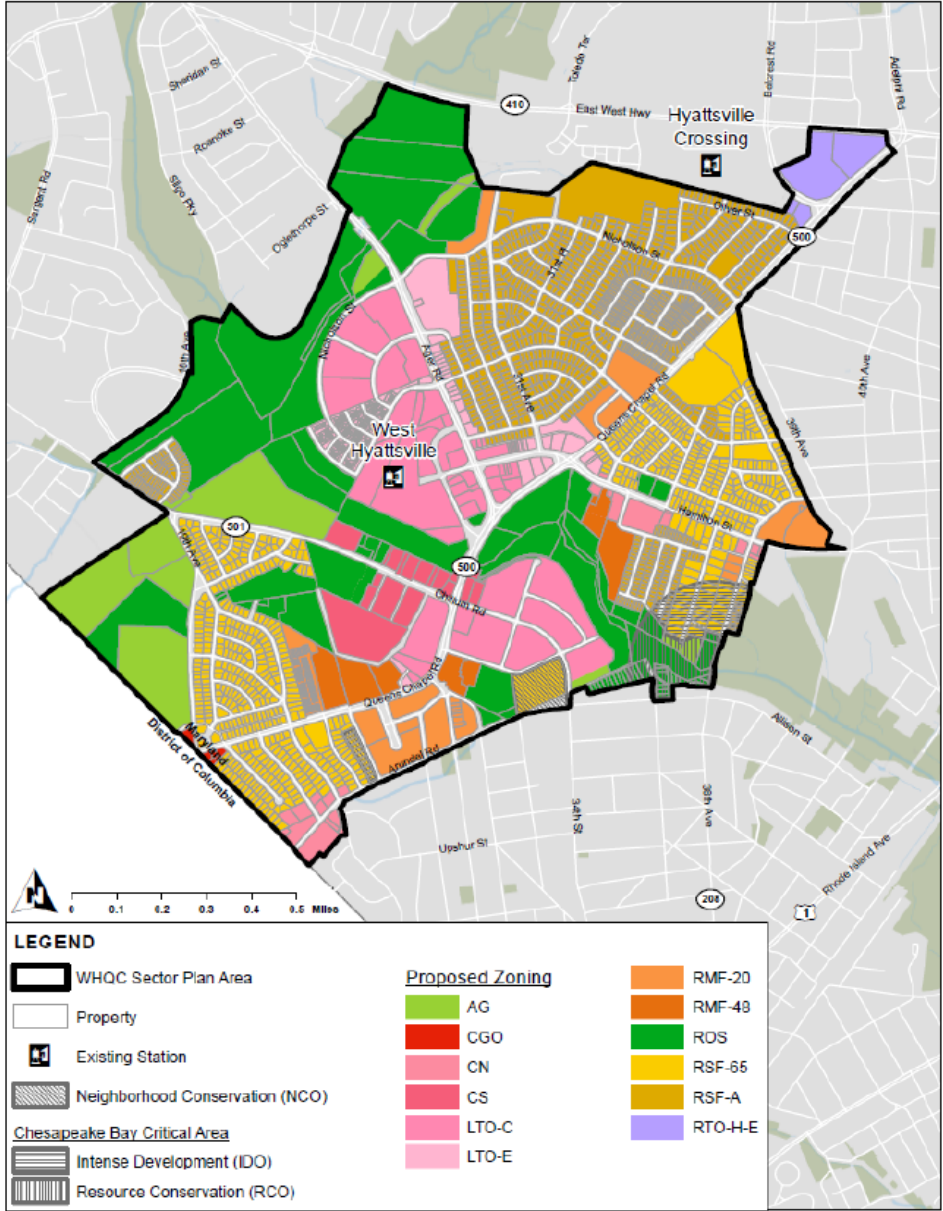
Anticipated to receive final approval by February 2025

Redevelopment Opportunities — Original Draft vs. Current Draft

West Hyattsville-Queens Chapel Sector Plan

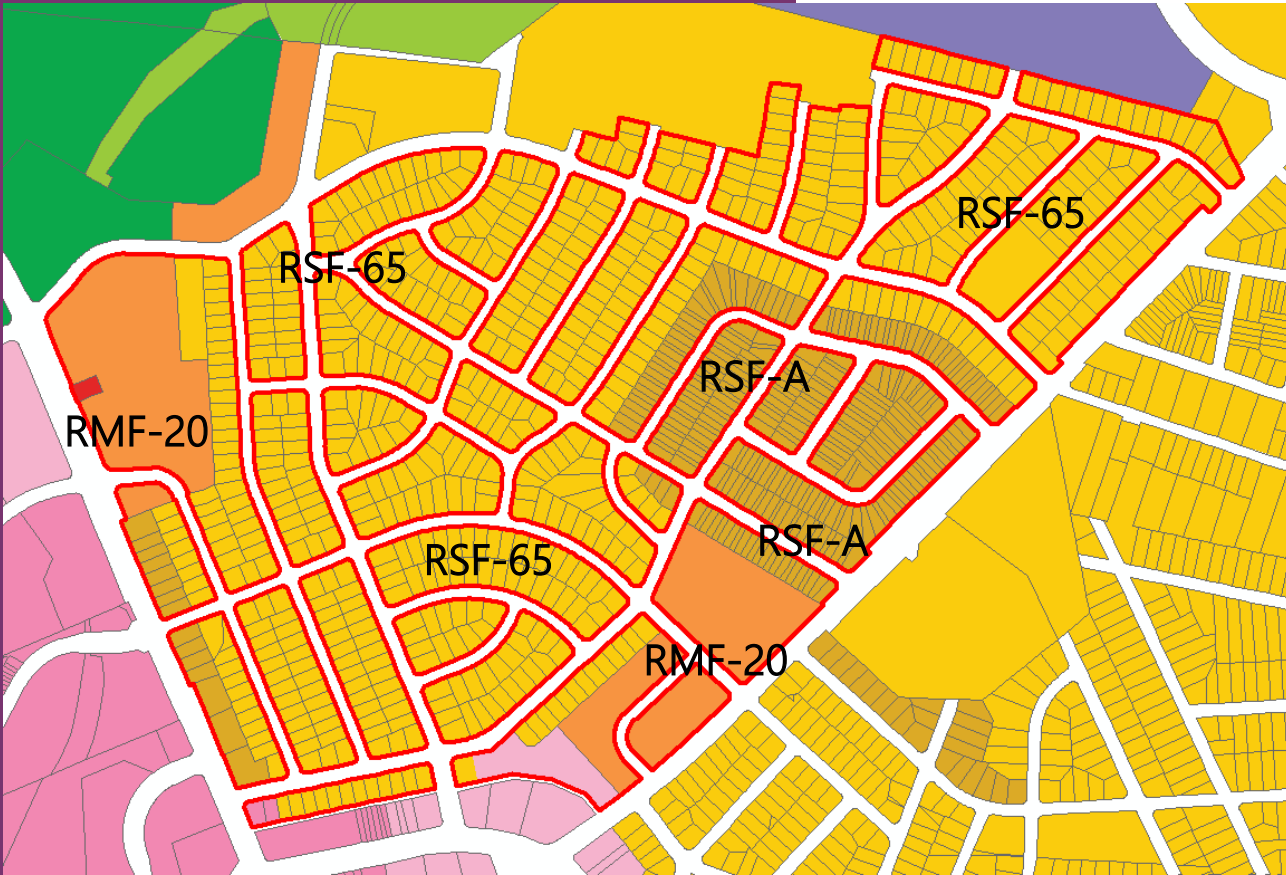


Proposed Zoning
Staff Draft West Hyattsville-Queens Chapel Sector Plan (July 2022)



New Proposed Zoning
2nd Staff Draft West Hyattsville-Queens Chapel Sector Plan (October 2023)

Queens Chapel Manor Single-Family (Attached and Detached) Housing



974 total SF units

- 684 RSF-65 zoned units (70% of SF units)
- 290 RSF-A zoned units (30% of SF units)



126.3 acres zoned for SF housing

- RSF-65: 102.6 acres (81% of SF acreage)
- RSF-A: 23.7 acres (19% of SF acreage)



RSF-65 and RSF-A Density

- RSF-65: 6.7 housing units/acre
- RSF-A: 12.2 housing units/acre

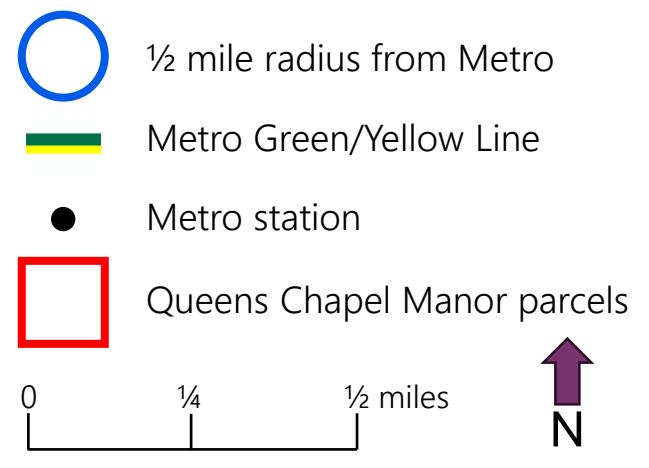
Proximity to Public Transit in Queens Chapel Manor



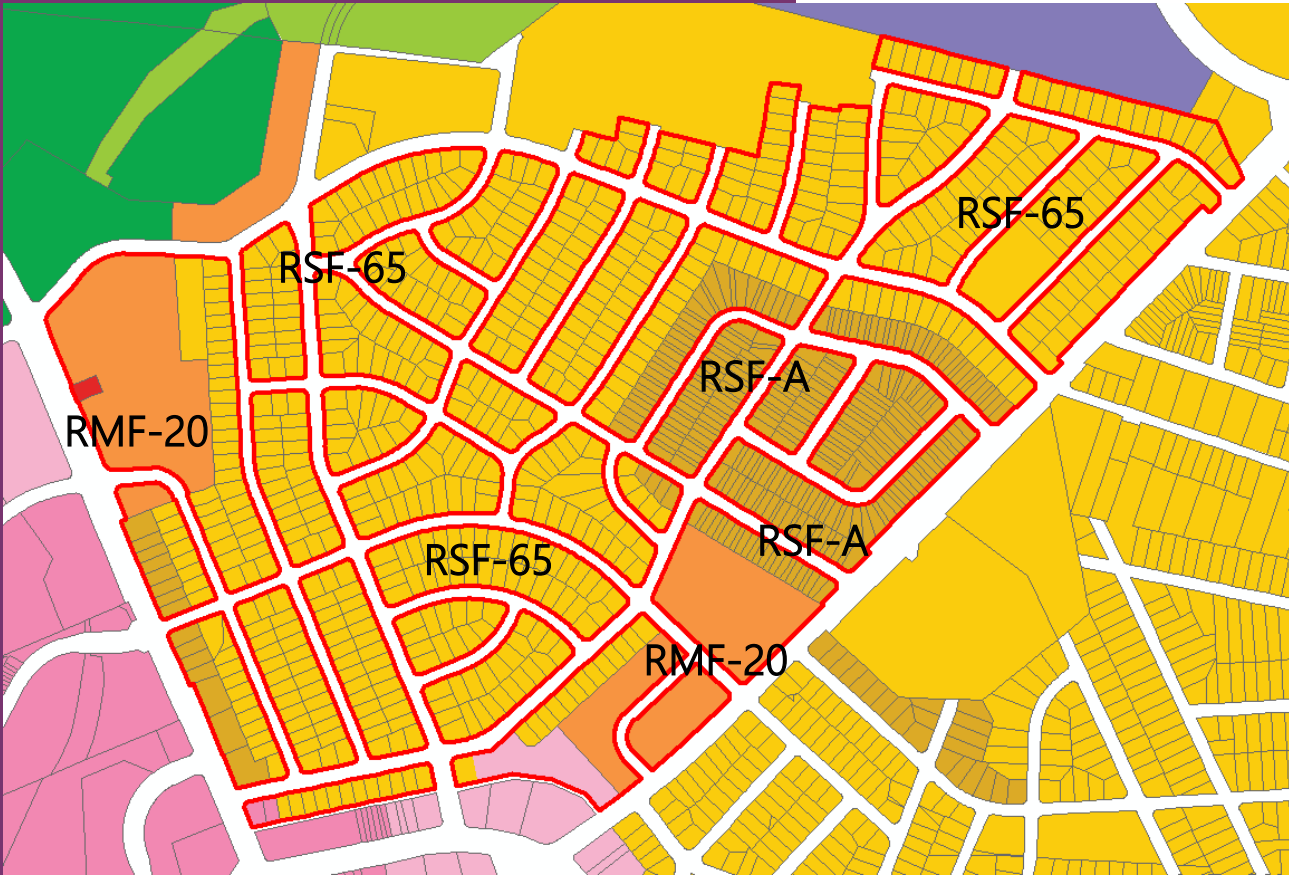
Most housing units are within a half mile radius of one of two Metro stations (West Hyattsville or Hyattsville Crossing)



Bus stops (WMATA and The Bus) located along Queens Chapel Road, Ager Road, and Franklin Street



Plan Recommendation: Fully Rezone Queens Chapel Manor to RSF-A



Strategy LU 9.3 of the draft West Hyattsville-Queens Chapel Sector Plan:

“As redevelopment opportunities arise, develop context-sensitive one-, two, or three-family dwelling units (detached or attached) within the Queens Chapel Manor neighborhood between the West Hyattsville and Hyattsville Crossing Metrorail Stations. Implement this strategy by reclassifying the subject neighborhood from the Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone.”

Why Use Infill Development in Queens Chapel Manor?



Neighborhood already includes single-family detached, duplex, and triplex homes—infill is context-appropriate



Existing residential development pattern, scale of homes, and proximity to public transit (see slide 8) supports Missing Middle development (see slide 11)



Smaller housing units can continue to contribute to West Hyattsville's affordability and desirability



More environmentally-sensitive means of building new housing



Note: Infill development does not include ADUs

Missing Middle Housing Typologies



The concept of Missing Middle Housing was conceived by Opticos Design, Inc. For further information, visit www.missingmiddlehousing.com

Next Steps



Prince George's County Planning Department

- Confirm availability for and schedule info sessions with community (before and after permission to print)
- Reschedule permission to print



City of Hyattsville

- Confirm Council date for Prince George's County Planning staff to discuss staff draft West Hyattsville-Queens Chapel Sector Plan

Questions?

Contact Us

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