



Memo

To: Mayor and City Council

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

Date: December 16, 2020

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

Attachments: Applicant’s Presentation
DDOZ Justification Statement
CR-69-1993
Design Standard Matrix

The purpose of this memorandum is to provide the City Council with a summary of 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 be reviewed by the Prince George’s County Planning Board in January 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 44th 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. The figure below provides a visual representation of the current configuration.



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 front façade (see image below).



Behind the retained front façade, a covered portico will be created with stairs and a ramp to the new entrance of the restaurant.

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 signage includes:

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

In addition, the applicant is proposing a painted mural along the north side of the building which will contain no advertising.

The applicant plans to create an outdoor patron area in the rear of the building, which abuts 44th 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.

The Applicant plans to retain the existing driveway entrance on US 1 to access the parking lot and provide 15 parking spaces (14 full size/1 handicapped space) and 1 loading space.

Proposed Amendments to Design Standards

The table below outlines the applicant’s proposed amendments to the Gateway Arts District design standards.

Development Standard	Proposed Amendment
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.
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.
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.

<p>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.</p>	<p>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.</p>
<p>Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.</p>	<p>The loading space is in the parking lot accessed from US 1.</p>

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.

Timeline

The applicant’s presentation to the City Council is scheduled for 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 January 2021.