

February 27, 2020

Mayor and City Council
City of Hyattsville
4310 Gallatin St
Hyattsville, MD 20781
Re: Dewey Property Parcel 5
DSP-19050
Soltesz, No.: 3936-00-00

Dear Mayor and City Council,

We would offer our written and graphic responses to your comments and concerns related to the Detailed Site Plan that you reviewed on Tuesday February 18th, 2020

City Staff Responses to Requested Modifications

Comment 2: Relocate transformers out of the frontage zone on new B street.

Response: A combination of landscape material and a physical screen has been proposed and can be seen on the first page of our graphic response. We have proposed an artistic alternative that fits the artistic nature of the City of Hyattsville. The screens are made of patterned metal panel designs which also function as safety barriers for vehicular traffic. In addition, the TDOZ standards allow for private utilities to be above ground. According to “Downtown Core B Street standards on page 266 which states that “Delivery services, loading, dumpsters, parking facility (surface and structured) entrances, and above-ground utilities servicing buildings fronting on A Streets or Pedestrian Streets shall be located on B Streets or Alleys.” We have proposed them on a “B” street. To accommodate subgrade transformers requires more than twice the area, special waterproof vaults, proper ventilation for the heat, adequate access and Pepco’s differential costs for subterranean transformers prohibit the undergrounding of these facilities.

Comments 3-5 Requesting an extension from the required build to line....for the Toledo Road corner of the building.

Response: The request is limited in nature. The area in question can be seen on page 2 of the graphic response in pink. According to page 268 under miscellaneous number 2 in the chart, in the front yard where the buildings do not meet the build to line...seating for eating and drinking establishments are permitted. The applicant is proposing outdoor seating for all potential retail users and all users of the community. The outdoor seating allows for the activation of the of the street by residents, customers, and members of the community.

Comment 6: Requesting the retail space have a storefront fenestration height of 10’ as opposed to the required 14’.

Response: The ceiling height of 14ft would cause considerable amount of added expense because of the limited nature of the retail thus causing all the ceiling heights of the multifamily on the first floor to increase with the retail height. The applicant proposes to have 10 ft high retail ceiling and has provided a list of retail uses

that operate with 10 ft ceiling heights. Additional architectural measures have been added to the façade of the building to represent that the retail visually maintains a look of 14 feet in height. The graphic response can be seen on page 3

Comment 7: Requesting an extension from the required build-to line for the proposed retail space.

Response: Our response is the same as in our responses in #3-5 above. There is an additional graphic response that can be found on page 4 which shows the seating area.

Comment 9: Requesting the entrance of the apartment building front Public Road B as opposed to an "A" Street (Toledo Road).

Response: The lobby has been relocated to the corner of Toledo Road and the new B street which is the primary entrance for the residents. The leasing center remained near the parking garage for operational purposes and to allow for an active street along Toledo after business hours. Our graphic response is on page 5.

City Staff Recommendations-Vehicular and Transportation

Comment 1: City Staff recommends the establishment of a dedicated delivery and service area within the proposed garage rather than have vehicles utilize Public Road B for deliveries.

Response: The building and site are limited in space to accommodate this type of movement without a considerable amount of disturbance to the parking structure would occur and would not be feasible. The architectural elevations have been revised to clearly show a higher quality material which is opaque. All the loading and service will occur within the building. In addition, a highly visible walk has been added in front of the loading area and parking garage entrance to enhance the pedestrian safety and experience. Our graphic response is on page 6.

Comment 2: To ensure the building has adequate bicycle parking capacity for its residents, City Staff recommends a 1:1 ratio of bicycle parking spaces to vehicle parking spaces.

Response: The standard in the TDOZ is 1 bicycle space for 20 parking spaces or 5%. We have proposed 50(15%) bicycle spaces within a secure room within the first floor of the garage. Our graphic response is on page 7.

City Staff Recommendations-Aesthetic Recommendations

Comment 1: City Staff recommends the applicant employ a more diverse and visually appealing color palette for the architecture of the building. In addition, City Staff recommends the incorporation of an art installation in a publicly visual location on or near the proposed building.

Response: We are currently working on implementing some color into the project based upon staff's input. We will be introducing this update to staff and Council on Monday.

City Staff Recommendations-Crosswalks

Comment 1: An inquiry was made concerning additional crosswalks along Toledo Road

Response: After further clarity by staff concerning the existing crosswalk that crosses Toledo Road at America Blvd. The applicant will agree to replace the existing paver crosswalk on the west side of America Blvd. Product has yet to be determined, but at a minimum, a stamped concrete will be used.



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

Sincerely,

Soltesz, LLC

David Bickel, RLA
Director of Planning