



Memo

To: Mayor and City Council

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

Date: June 3, 2021

Re: Federalist Pig Restaurant – Detailed Site Plan (DSP-19072), Action Item

Attachments: Applicant’s Parking Letter ARCP-DSP-19072
CIVP-DSP-19072 LSLP-DSP-19072
SIGNS-DSP-19072 SWMP-DSP-19072
SOJ-DSP-19072

The purpose of this memorandum is to provide the City Council with recommended action language related to 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.
- The applicant provided City Staff with an outline of their proposed parking mitigation measures.
- The Prince George’s County Planning Board Hearing has been scheduled for July 29, 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.

Summary of Development Proposal

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.

5504 Baltimore Avenue is the proposed location for the second Federalist Pig location. 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 exterior façade.

Planning Committee

On November 19, 2020, the applicant met with the Hyattsville Planning Committee to present and discussed the proposed project on the Subject Property.

Overall, the Planning Committee was supportive of the Federalist Pig project on Baltimore Avenue. The Planning Committee recommended the City Council consider parking capacity, live vegetation, as well as pedestrian safety and visibility in their conditions for approval.

Also, the Planning Committee recommended the developer consider façade treatments other than corrugated metal.

*As a note: The applicant reduced the amount of corrugated metal in their façade design in response to the Planning Committee’s comments.

Summary of Recommendations (January 4, 2021)

- Staff recommends the applicant consider Black artists for the creation of the finalized mural on the north wall of the building.
- Staff recommends the applicant prioritize local individuals in the hiring process as a further investment in the City of Hyattsville and its residents.
- Staff recommends that, as a condition for support of the applicant's request for a departure from the parking standards, the applicant provide a parking reduction mitigation strategy for employees and patrons. The mitigation may include, but is not limited to, securing off-site parking facilities, employee incentives for public transit or bikeshare, and bicycle rack installation.
 - This issue has been addressed by the applicant. See [Parking section below](#).
- Staff recommends the City Council support the following departures from design standards, as proposed by the applicant:
 - 43.2% site frontage (as opposed to 80% site frontage),

- Access to parking and the rear of the lot located along US 1 (as opposed to a rear alley), and
- Loading facilities accessed from US 1 (as opposed to a rear alley).

Parking

In response to the parking issues brought forward by City Staff, the applicant provided details on how they plan to address employee parking while ensuring that enough spaces on site are available for patrons. These details are outlined in their Statement of Justification and a letter from Steve Thornton (attached).

Federalist Pig's proposed parking measures includes:

- Reimbursing employees 100% of the cost of using public transportation.
- Reimbursing employees who do not utilize public transportation \$2.00 per day (4 hours) for use of a public parking lot.
- Purchasing two monthly parking passes for management parking.
- Providing bicycle racks for employees and patrons.

The restaurant operators will continually monitor parking accessibility in the area to ensure employees and guests are aware of all available options.

Timeline

The applicant's presentation to the City Council occurred on December 21, 2020 with the item returning for discussion at the Council's January 4, 2021 meeting.

The Prince George's County Planning Board Hearing for this application is scheduled for July 29, 2021. Any recommendations adopted by the City Council at the June 7, 2021 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Staff is recommending the City Council adopt the following motion:

"I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 19072 and the applicant's proposed departures from design standards.

Additionally, the City requests the applicant consider Black artists for the creation of the finalized mural on the north wall of the building and prioritize local individuals in the hiring process as a further investment in the City of Hyattsville and its residents."