

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
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)**
- 2. Committee Business**
 - Approve of December 7, 2023, minutes
 - Election of Officers
 - Chair
 - Co-Chair/Vice Chair
 - 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.
- 4. Additional Questions & Discussion**
- 5. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
DECEMBER 7, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Rml1516YQBKFTSvXLJyuDg

1. Introduction of Committee & Guest Members (7:03 PM)

- Maureen Foster, Committee Chair
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Sam Denes, Council Liaison
- Asko Miljkovic, Applicant's Engineer
- Holly Simmons, Staff Liaison

2. Ager Road Townhomes (Hok Subdivision) PPS 2022-030

- Presentation
 - Mr. Asko Miljkovic, Elite Engineering
- Overview of the Project
 - Minor subdivision of lots 7 & 8 on Ager Road south from intersection of 29th Ave. Lots are vacant. Propose to subdivide into 5 new townhouse lots that will be 20' wide. Served by private alley 18' wide with direct access from Ager Road, which will go behind unit. Vehicular entrance to the units is to the rear of the development. RSF-A zoning. Noise study was submitted to make sure noise is properly mitigated prior to record plat acceptance. Additional noise mitigation will be needed. The applicant has applied for a waiver for ped/bike cross-access, which is under final review. Site is served by public water & sewer and WSSC has approved plans. DPW&T is not requiring additional frontage improvements, but sidewalk along property needs to be modified to current standards. Stormwater concept plan has been approved. Stormwater treatment includes drywells, and they will treat for quantity with 100' corrugated pipe. Landscaping buffer will be reduced to 50% of required width, which is acceptable so long as there is a minimum 6' high fence and additional plantings. These are proposed.
- Clarifying Questions
 - Yohannes: What will be done about the shed encroaching on south of property?

1. Asko: Owner is working on a raze permit. The PPS will not be approved until this has been addressed.
- Marshall: What are drywells?
 1. Asko: Stormwater management devices; essentially boxes that will be installed underground.
- Marshall: When discussing with City Council, there was a concern about alley being built to a City standard? Will it allow our vehicles?
 1. Asko: We contacted DPIE to see if can be public. DPIE needs the alley to be 20' wide. I am looking for further info.
 2. Holly: One of Council's concerns was that an HOA would need to provide private trash collection. I confirmed with DPW that the City will be able to provide trash and compost collection at the Ager Road street frontage.
- Marshall: How many curb cuts will be on Ager Road?
 1. Asko: 1
- Marshall: Ager Road was recently paved. Will installing public water and sewer impact existing pavement?
 1. Asko: Yes, it will be milled and overlaid to install multiple trenches.
- Greg: 5 How big will the units be?
 1. Asko: 20' wide units except lot 5 – 16' to accommodate green area between lot and drive. Unit is 40' deep. 800sf footprint.
- Greg: What about bedrooms?
 1. Asko: Applicant just hired architect. We don't have details.
- Greg: What will be the frontage?
 1. Asko: Ager road. From existing road, there will be walkways to front of unit. Alley will convey car behind to garages.
- Greg: What will the landscaping buffer look like?
 1. Asko: All three sides and back will have trees and shrubs, 6' fence. Benches, nice landscaping.
- Maureen: This will be 5 townhouses surrounded on 3 sides by 6' fence. What is a jelly fish filter?
 1. Asko: Structural stormwater device, similar to inlet. Water collected from roof into filter will clean water to detention facility.
- Maureen: Is it required by code to have 6' fence on all sides?
 1. Asko: It is not required, but to reduce the landscape buffer you need to provide screening and min 6' fence. If we provided full width of buffer, it would not be required, but landscape buffer reduction was submitted and allowed.
- Sam: No comment.

- Greg: There will be foot traffic from property to Metro. Crosswalks and even stoplight may be needed in future, but not with this project.
- Marshall: Concern about cutting into freshly paved road. 6' fence – I would prefer it to be see-through. There is nothing screaming this is bad idea. It would be important to build the alley to City standards.
- Yohannes: No comments. This will be a welcome addition. Would much rather houses than empty lot. Ager Road is dangerous and I hope County can fix it and City will continue to put pressure on County to do so.
- Committee Comments
 - The Committee recommends that the City work with County DPW&T to ensure increased pedestrian safety across Ager Road for those going to Metro and consider a traffic light at Lancer Drive.
 - The Committee recommends the City ensure the developer applies for a City fence permit at the appropriate time.
 - The Committee recommends the proposed alley be built to a public standard.

3. Committee Business

- December 5, 2023, Planning Committee minutes approved unanimously

4. Additional Questions & Discussion

- Community Services advised that the Volunteer Reception will be held on the evening of Friday, Jan 19th, 2024, to coincide with the MLK week of service. Committee members will be notified approximately 2 weeks before the reception via a combination of mail & email.
- City Clerks office indicated that, if/when committee goes back to meeting in person, a meeting can be transitioned from in-person to online; however, they would need to provide public notice of the switch from in-person to virtual format in a reasonable amount of time - ideally at least 2 hours' notice of the change in venue. Should this occur, please notify committees@hyattsville.org so notice can be provided. Future agendas that are in person should be noted as such on the agenda with the meeting room listed. We will also need to notify the police dept to keep the door open to the building for the time of the meeting since they are typically after hours.

5. Adjourn (7:44 PM)

COMMITTEE APPOINTED ROLES

Appointed roles in the Committee include the Chair and the Recorder (formally called Secretary). Committees may choose to have Co-Chairs or Vice Chairs at their discretion or at the direction of the Committee worksheet. The duties of these roles are described below.

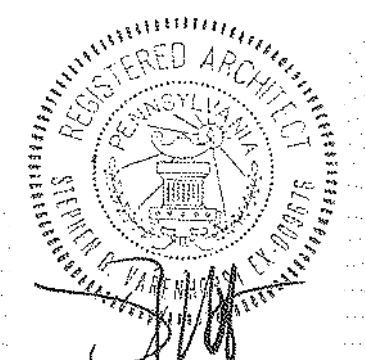
- **Committee Chair:** The Chair is elected annually in January for a one (1) year term. The Chair provides leadership and direction to the Committee to facilitate the Body in pursuing its vision and mission. The Chair facilitates the meeting by calling the meeting to order and acts as the meeting Chairperson. The Chair develops the meeting agendas in partnership with Committee members and the staff liaison(s). The Chair also works with the staff liaison(s) to ensure meeting requirements are met for the posting of agendas and approval of minutes.
- **Committee Recorder:** Elected annually in January for one (1) year term. Responsible for writing meeting minutes and submitting minutes for approval of the Body, and upon approval of the Body submitting minutes to the City for posting on the City's website.

COUNCIL LIAISON

A Council liaison is assigned to each Committee (except for the Election Board and Ethics Commission) by the City Council. Their primary role is to communicate the City Council's needs, policies, and interests to the members of the Committee and to communicate back to the City Council the recommendations made, and discussions held by the Committee. The Council liaison(s) may also bring forth any budgetary recommendations of the Committee to the full Council. They are non-voting participants and serve as advisors only.

STAFF LIAISON

A staff liaison is assigned to each Board or Committee by the City Administrator or their designee. Staff liaisons are members of the administrative staff and have knowledge or expertise in the functional area in which the Committee is involved. The staff liaison may provide research and information to help members formulate their recommendations to the City Council. The liaison works with the Chair to coordinate and schedule meetings times, dates, and locations and to ensure the Committee meets the legal requirements for meetings. The liaison also advises the City Administrator or their Department Head on the activities of the Committee. They are non-voting participants and serve as advisors only.



PA LICENSE NO. RA 009676X

REV	ISSUED	DATE
1	REVISION 1	08/25/2023
2	REVISION 2	12/19/2023

CONSULTANTS
STRUCTURAL ENGINEER:
MEPPF ENGINEER:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

OWNER: NEW TOWN
PARKING, LLC
PROJECT NUMBER: 99121

LIBRARY
APARTMENTS

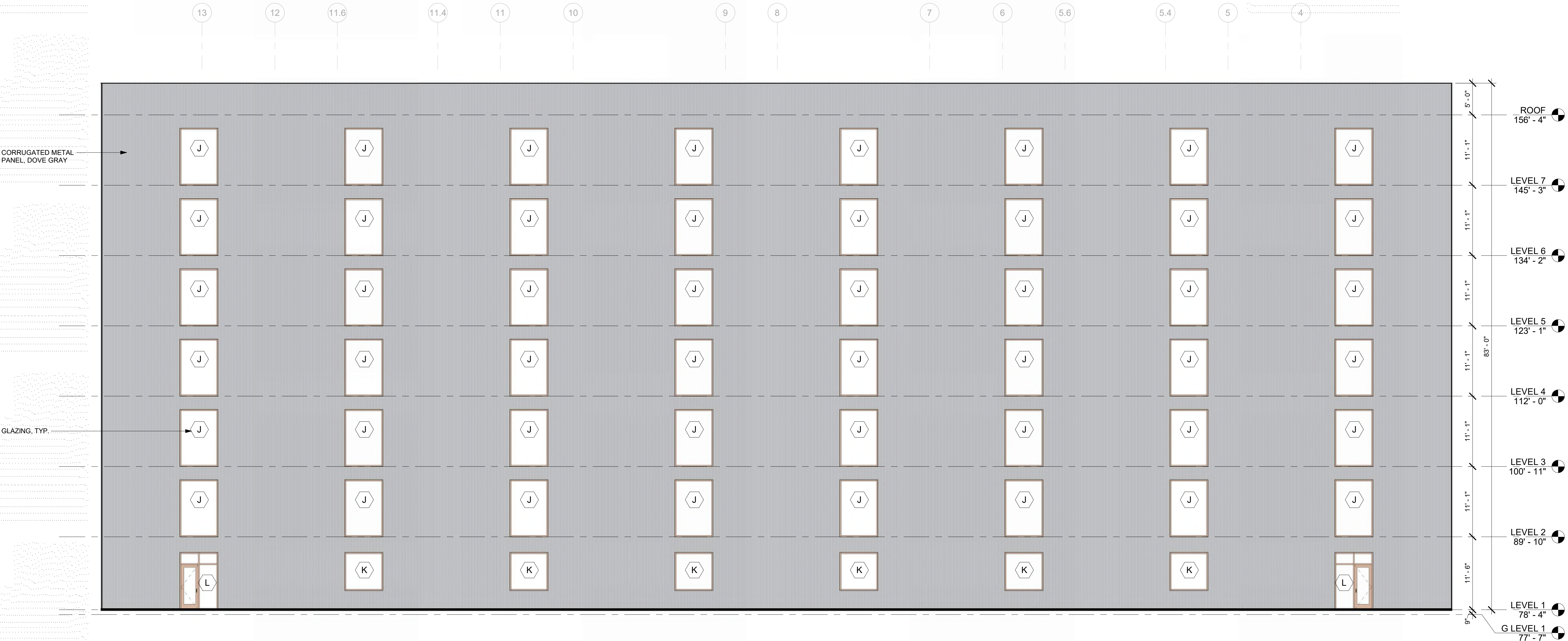
3325 TOLEDO ROAD,
HYATTSVILLE, MD

JULY 11, 2023
BUILDING
ELEVATIONS





1 SOUTH ELEVATION
DSP-15 1/8" = 1'-0"



2 LIGHTWELL (WEST) ELEVATION
DSP-15 1/8" = 1'-0"



REV	ISSUED	DATE
1	REVISION 2	12/19/2023

CONSULTANTS
STRUCTURAL ENGINEER:
IMEG
MEPPF ENGINEER:
MaGrann
CIVIL ENGINEER:
BOHLER
LANDSCAPE ARCHITECT:
RAS

LIGHTING DESIGNER:
BEAM

OWNER: NEW TOWN
PARKING, LLC
PROJECT NUMBER: 99121

LIBRARY
APARTMENTS

PROJECT NORTH
3325 TOLEDO ROAD,
HYATTSVILLE, MD

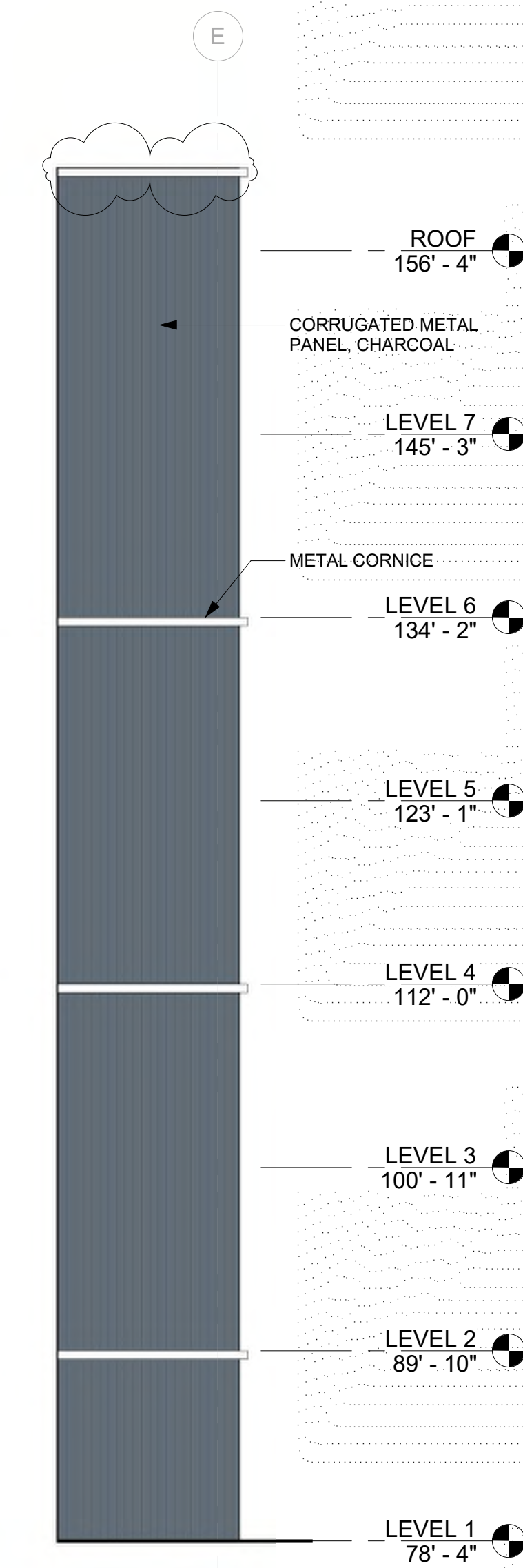
JULY 11, 2023
BUILDING
ELEVATIONS



2 COURTYARD 1 - NORTH ELEVATION
DSP-16 1/8" = 1'-0"



5 COURTYARD - TYPICAL WEST ELEVATION
DSP-16 1/8" = 1'-0"



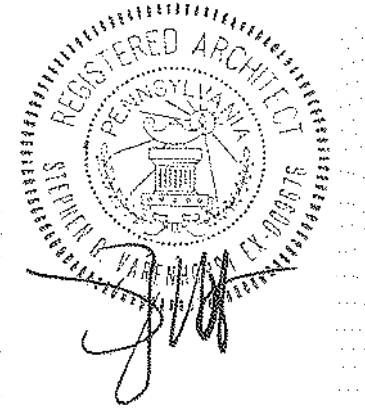
6 SOUTH BUMP OUT ELEVATION
DSP-16 1/8" = 1'-0"



4 COURTYARD 2 - NORTH ELEVATION
DSP-16 1/8" = 1'-0"



1 COURTYARD - TYPICAL SOUTH ELEVATION
DSP-16 1/8" = 1'-0"



REV	ISSUED	DATE
1	REVISION 2	12/19/2023

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CONSULTANTS

STRUCTURAL ENGINEER:



MEPPF ENGINEER:



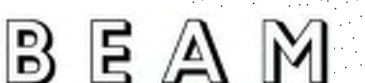
CIVIL ENGINEER:



LANDSCAPE ARCHITECT:



LIGHTING DESIGNER:



OWNER: NEW TOWN

PARKING, LLC

PROJECT NUMBER: 99121

LIBRARY

APARTMENTS



PROJECT NORTH

3325 TOLEDO ROAD,

HYATTSVILLE, MD

JULY 11, 2023

BUILDING

ELEVATIONS



REV	ISSUED	DATE
1	REVISION 1	08/25/2023
2	REVISION 2	12/19/2023

CONSULTANTS

STRUCTURAL ENGINEER:



MEPPF ENGINEER:



CIVIL ENGINEER:



LANDSCAPE ARCHITECT:



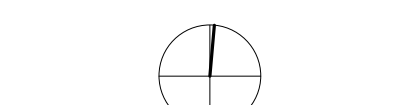
LIGHTING DESIGNER:



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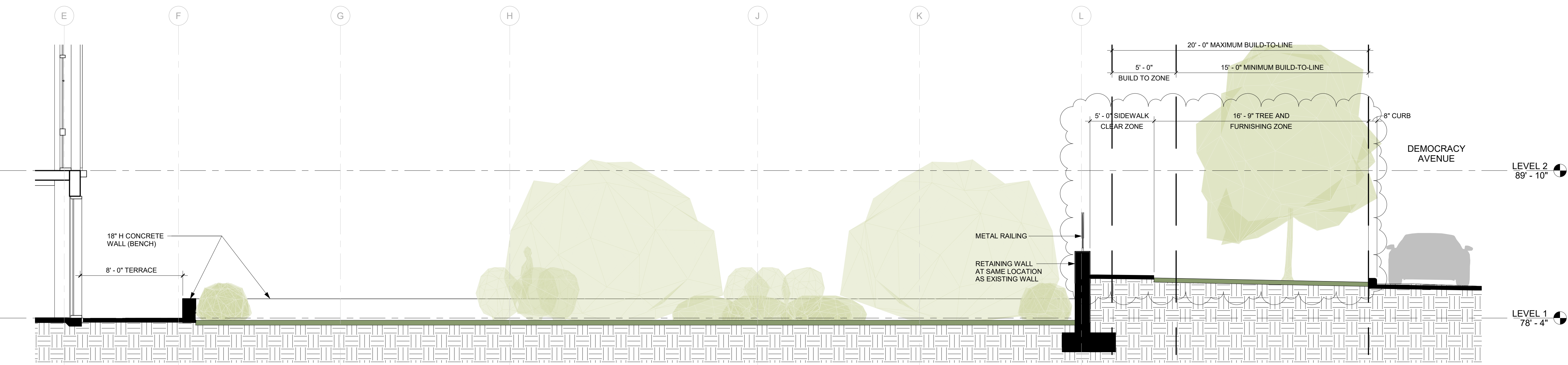
LIBRARY
APARTMENTS



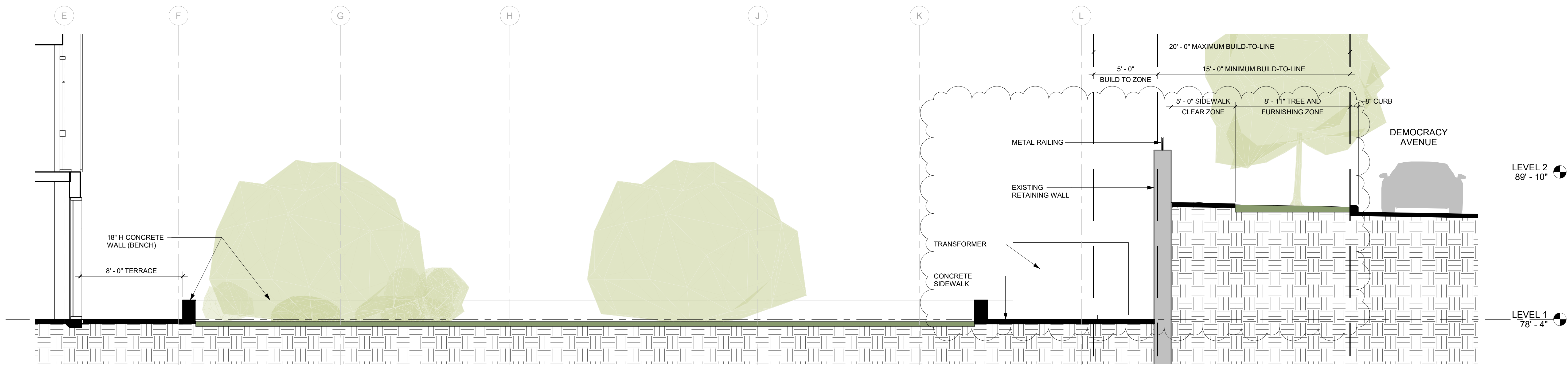
3325 TOLEDO ROAD,
HYATTSVILLE, MD

AUGUST 25, 2023

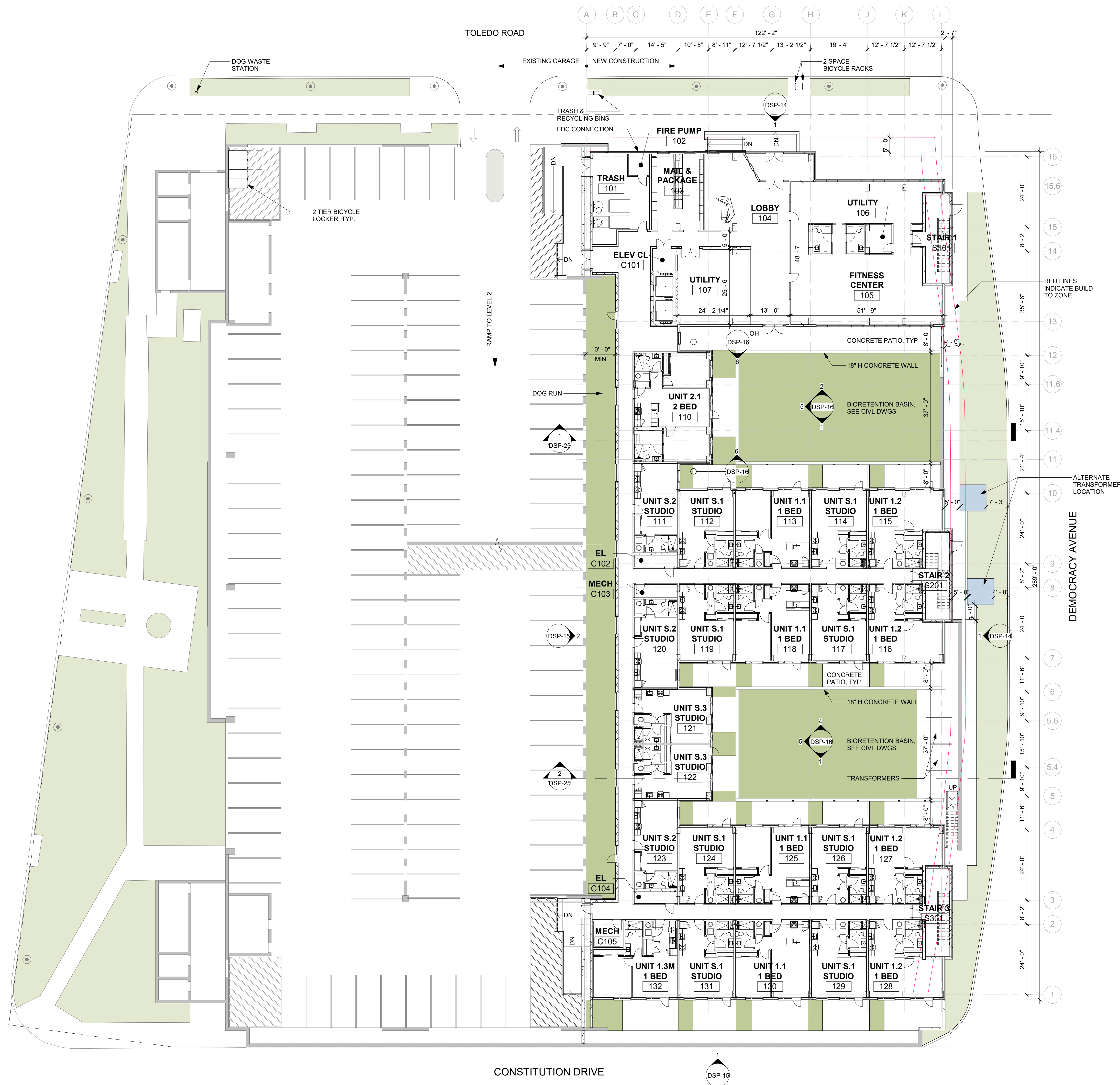
COURTYARD
SECTIONS



1 SECTION THROUGH COURTYARD 1
DSP-25 SCALE: 1/4" = 1'-0"



2 SECTION THROUGH COURTYARD 2
DSP-25 SCALE: 1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN - ALTERNATE TRANSFORMER LOCATION
DSP-31 SCALE: 1/16" = 1'-0"

REV	ISSUED	DATE
1	REVISION 1	08/25/2023
2	REVISION 2	12/19/2023

CONSULTANTS

STRUCTURAL ENGINEER:
IMEG

MEPFP ENGINEER:
MaGrann

CIVIL ENGINEER:
BOHLER

LANDSCAPE ARCHITECT:
RAS

LIGHTING DESIGNER:
BEAM

OWNER: NEW TOWN
PARKING, LLC

PROJECT NUMBER: 99121

LIBRARY
APARTMENTS

PROJECT NORTH

3325 TOLEDO ROAD,
HYATTSVILLE, MD

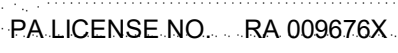
DECEMBER 20, 2023

FLOOR PLAN -
ALTERNATE
TRANSFORMER
LOCATION SKETCH

DSP-31

SCALE: 1/16" = 1'-0"

NOT APPROVED FOR
CONSTRUCTION

[illegible]

STRUCTURAL ENGINEER:



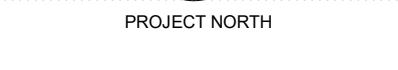
MaGrann
ASSOCIATES

BOHLER //

RAS

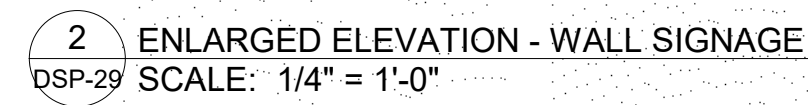
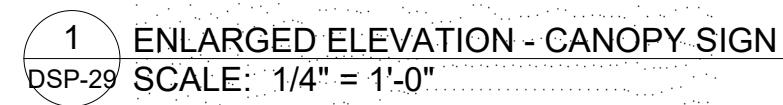
BEAM

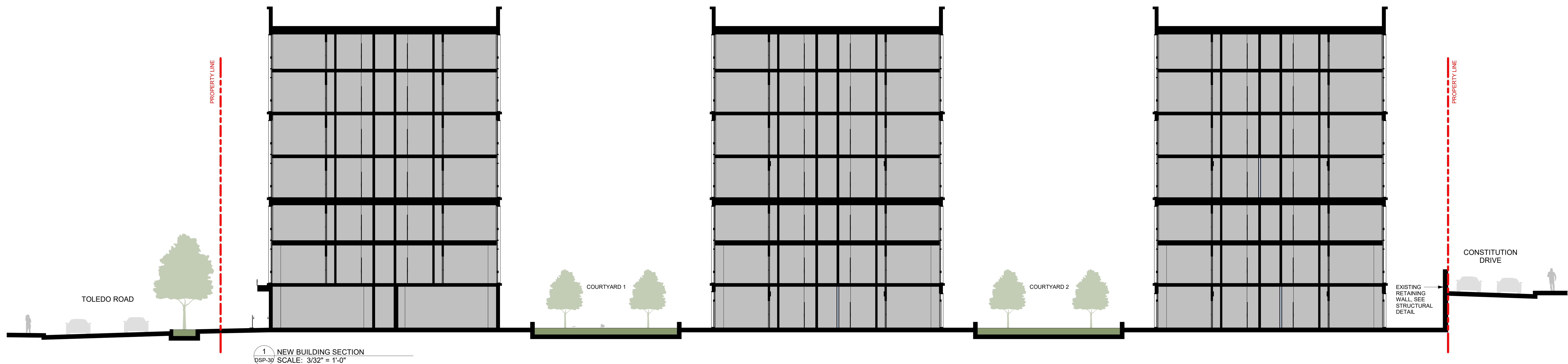
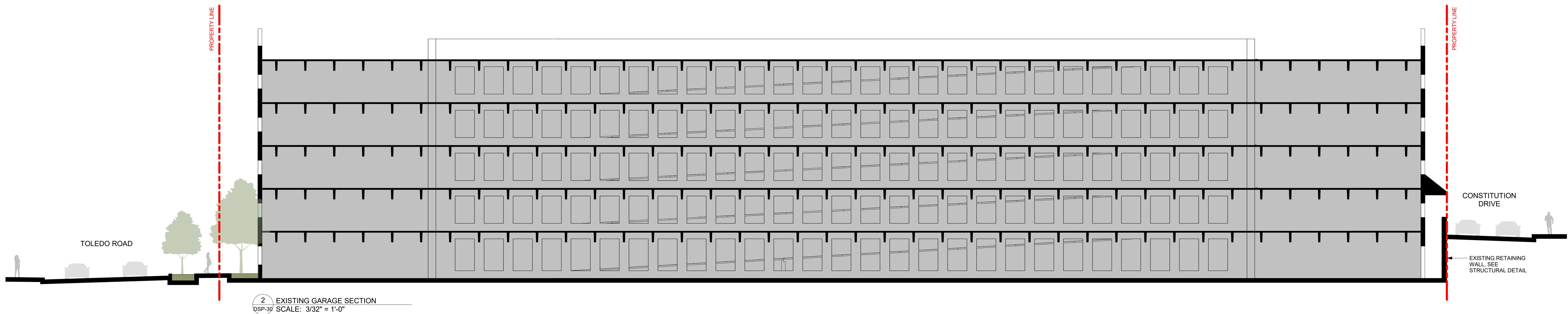
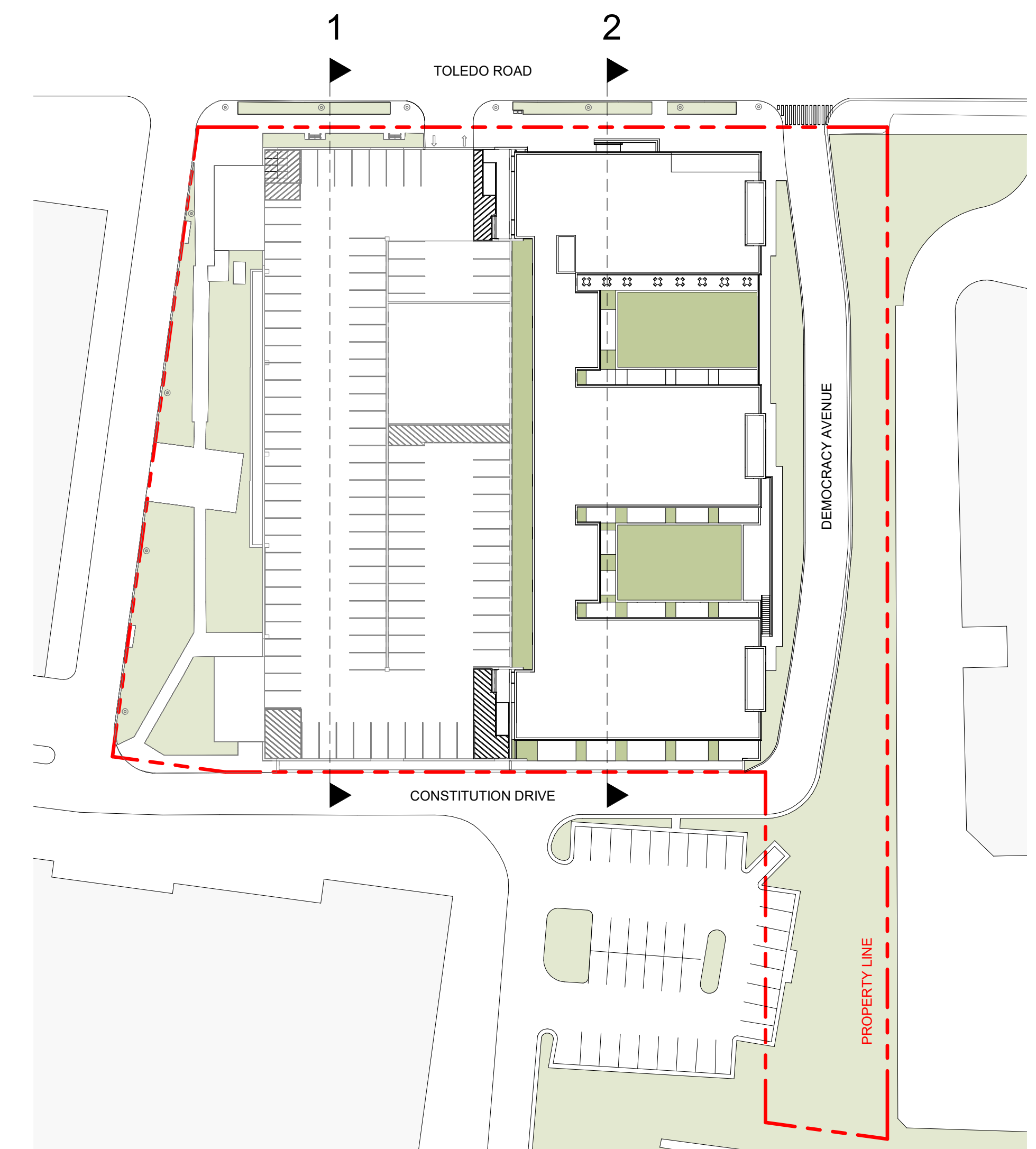
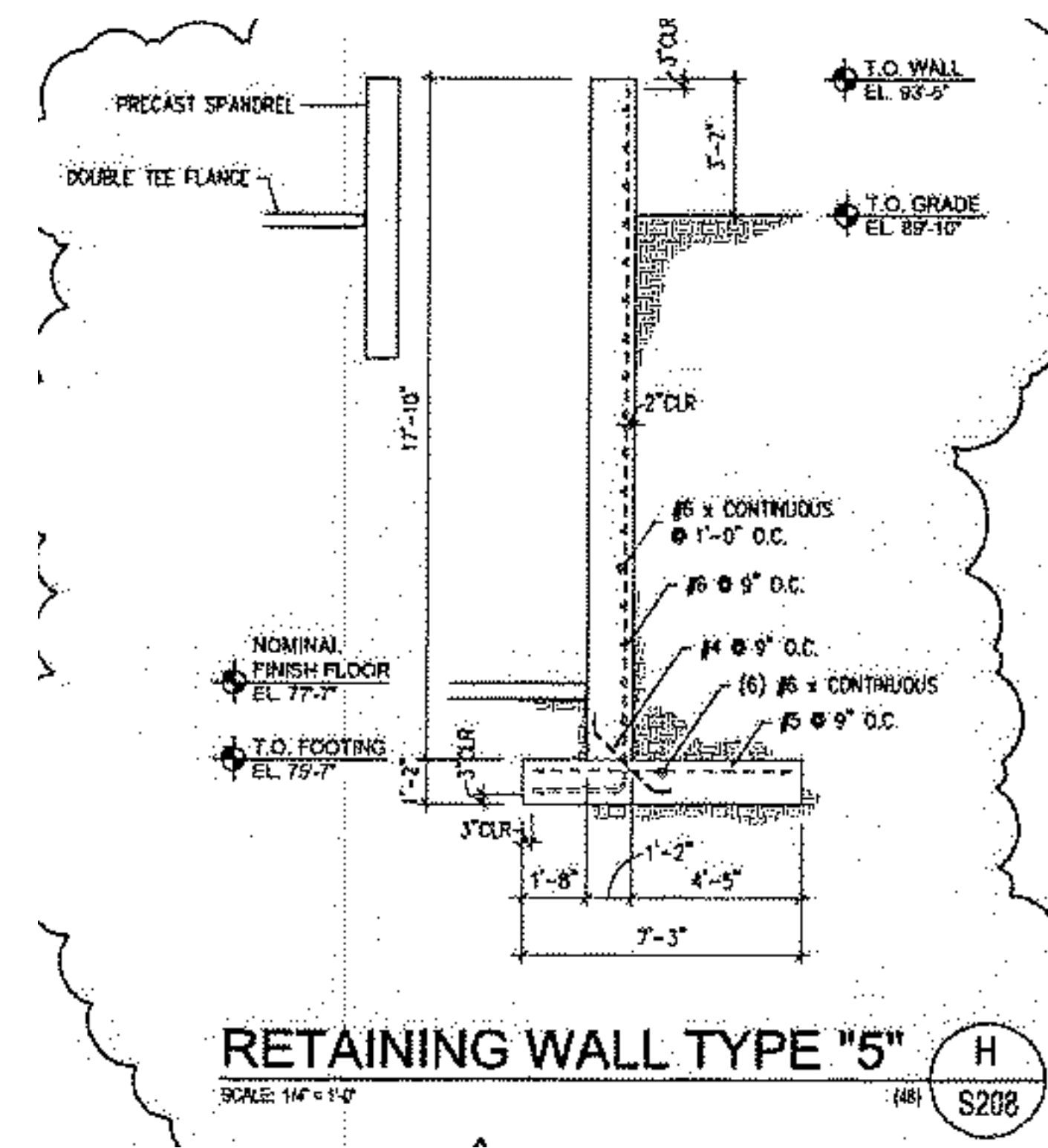
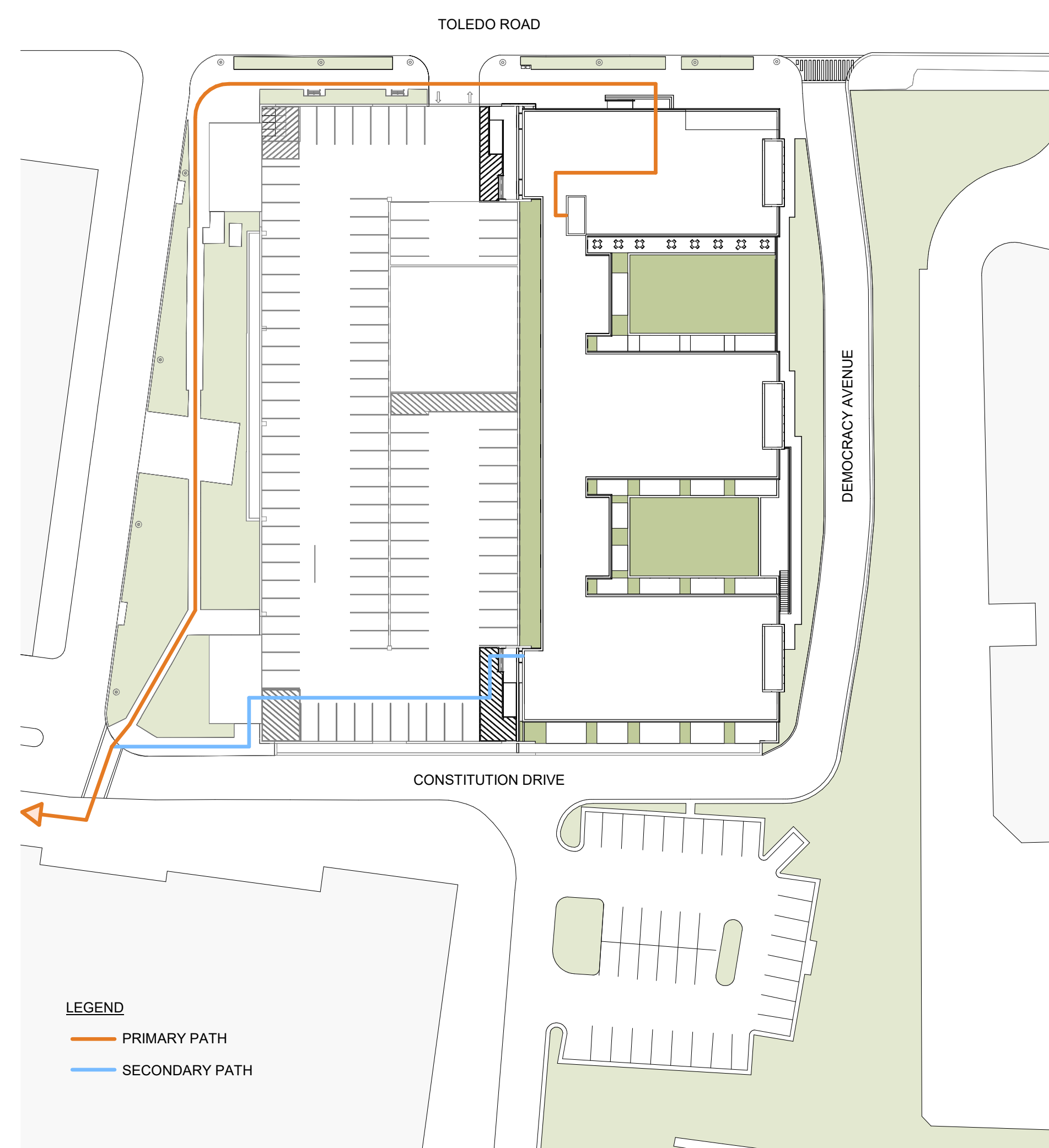
PARKING, LLC

LIBRARY
APARTMENTS

11/15/23

SCALE: 1/4" = 1'-0".





VARENHORST

250 North 21st Street
Philadelphia, PA 19103
215.940.0855
www.varenhorst.com

DETAILED SITE PLAN
SUBMISSION

NOT APPROVED FOR
CONSTRUCTION

[illegible]

CONSULTANTS



MEPFP ENGINEER:



CIVIL ENGINEER:



LANDSCAPE ARCHITECT:



LIGHTING DESIGNER:



OWNER: NEW TOWN

OWNER: NEW TOWN
PARKING, LLC

PROJECT NUMBER: 99121



PROJECT NORTH
2225 TOLEDO ROAD

DSP-30

SALE: As indicated