

Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Taylor Robey, City Planner

Date: November 14, 2022

Re: Suffrage Point Development – Detailed Site Plan 21001

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|--------------|------------------------------|------------------------|
| Attachments: | ARCP-DSP-21001 | A-SOJ-DSP-21001 |
| | A-SOJ-DSP-21001-Supplemental | SWML-DSP-21001 |
| | SWMP-DSP-21001 | LSP-DSP-21001 |
| | CIVP-DSP-21001 | PPS 4-21052 Resolution |

The purpose of this memorandum is to provide the City Council with a summary of the detailed site plan (DSP) application for the lower parcel of the Suffrage Point property, as well as provide initial Staff recommendations related to the development.

Project Summary

- The subject site is located south of Gallatin Street at the site of a surface parking lot. It is adjacent to Driskell Park to the west and 40th Place to the east.
- The detail site plan application is limited to the lower lot parcel and requests approval to construct 41 townhouse units.
- The applicant has requested various modifications from the Gateway Arts District Sector Plan Design Standards.

Property Description

The subject property is located west of 40th Place and east of Driskell Park, within the Gateway Arts District Traditional Residential Neighborhood (TRN) Character Area.

Total gross acreage of the Suffrage Point property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and was approved for redevelopment through PPS 4-18001 and DSP-18005. The lower site is 4.66 acres and is zoned R-55. Previously, this site was zoned O-S (Open Space) but was rezoned through the approval of CSP-18002. Preliminary Plan of

Subdivision 4-21052 for the lower site was approved by the Planning Board on June 16, 2022. Parent Cases relevant to this DSP are summarized in the table below.

Parent Cases

| <i>Application</i> | <i>Type</i> | <i>Date</i> | <i>Status</i> | <i>Purpose</i> |
|--------------------|---------------------------------|-------------|---------------|---|
| CSP-18002 | Conceptual Site Plan | 5/13/2019 | Approved | Rezone the O-S zone parcel to R-55 and allow the development of SFD and SFA dwellings on both parcels |
| PPS-4-19053 | Preliminary Plan of Subdivision | | Withdrawn | See PPS-4-21052, withdrawn due to insufficient notice for parties of record |
| PPS-4-21052 | Preliminary Plan of Subdivision | 6/16/2022 | Approved | Subdivision for 41 Lots and 4 Parcels for 41 Single-Family Attached Homes |
| DSP-21001 | Detailed Site Plan | - | Pending | Construction of 41 Single Family detached townhome units |

Previous Approvals

Conceptual Site Plan

On July 26, 2018, the Prince George's County Planning Board approved CSP-18002 through Resolution No. 18-74(a). This resolution approved the rezoning of the lower parcel from Open Space (O-S) to One Family Detached Residential (R-55).

The Resolution noted that the lower parcel was zoned O-S to create opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area. At the time of CSP, the applicant indicated that they had a tentative agreement to transfer approximately 1.8 acres to the City of Hyattsville for expansion of the park with this proposed development

The Hyattsville City Council voted to oppose the rezoning of the lower parcel from the O-S to R-55 Zone. Additionally, the City Council was not supportive of the recommended density of nine dwelling units per acre for single-family attached and maximum density of 6.7 dwelling units per acre for single-family detached.

Preliminary Plan of Subdivision – Lower Lot

In June 2022, PPS 4-21052 was approved allowing the subdivision of this site into 41 lots for a townhome development, an interior alleyway to provide circulation and services, and additional parcels for compensatory storage and access to Driskell Park.

Rezoning and Approved Density

On June 14, 2019, the Prince George's County Council, sitting as the District Council, approved CSP-18002 to rezone the lower parcel from Open Space (OS) to R-55 and modified the development standards to permit R-55 development within the entire 8.26-acre site.

On February 23, 2022, the Court of Special Appeal of Maryland directed the District Council to amend the Planning Board's Resolution for CSP-18002 to clarify density.

On September 17, 2022, the District Council ordered planning staff to amend the CSP and establish a density at 6.7 units per **net** acre for single-family detached units and a density of 12.3 units per **net** acre for single-family attached units. Additionally, condition 14 of PPS 4-21052 for the lower site specifies that prior to approval of the final plat for the project, the 41 units proposed shall not exceed the revised maximum net density approved by the District Council on the remand of CSP-18002, as required by the Court of Special Appeals order. This review is required prior to approval of a final plat.

Architecture

The proposed architecture for townhomes on the lower site is similar to the townhomes on the upper lot in design and materials. Two townhome models are available, the Isabella and the Chelsea. The Isabella is blue, and Chelsea is red in Exhibit A below. Both will have 30-year asphalt shingles and prefinished aluminum gutters and downspouts. Some of the townhouses will have EPDM low slope roofing, a synthetic rubber roofing membrane commonly used in low-slope roofing. Hardie-board siding and trim will be used, and some models will have painted brick. Both models will have vinyl double hung windows (1 over 1 or 6 over 1) and metal roofing over porch areas. The base of the townhouses will have either painted brick or stamped concrete with a brick pattern. Further details on both unit types can be found in the table below.

| <i>Name</i> | Isabella | Chelsea |
|------------------|-----------------|----------------|
| <i>Type</i> | Attached | Attached |
| <i>Width</i> | 24' | 20'/22' |
| <i>Depth</i> | 40' | 39' 4"/40' |
| <i>Area</i> | 2,280 SF | 2,044 SF |
| <i>Bedrooms</i> | 4 | 4 |
| <i>Bathrooms</i> | 3.5 | 4 |
| <i>Porch</i> | Wraparound | Front |

Exhibit A: Townhouse Units (group front elevation)



Site Circulation

As requested at time of PPS, internal roadway Alley 2 will be built to a public standard (Urban Street Design Standard Alley STD 100.31) to ensure the roadway can be serviced by the City's Department of Public Works, which will include sanitation services and street maintenance.

After construction and at time of dedication, the applicant must file a confirmatory deed stating that the alleyway is being publicly dedicated to the City of Hyattsville specifically.

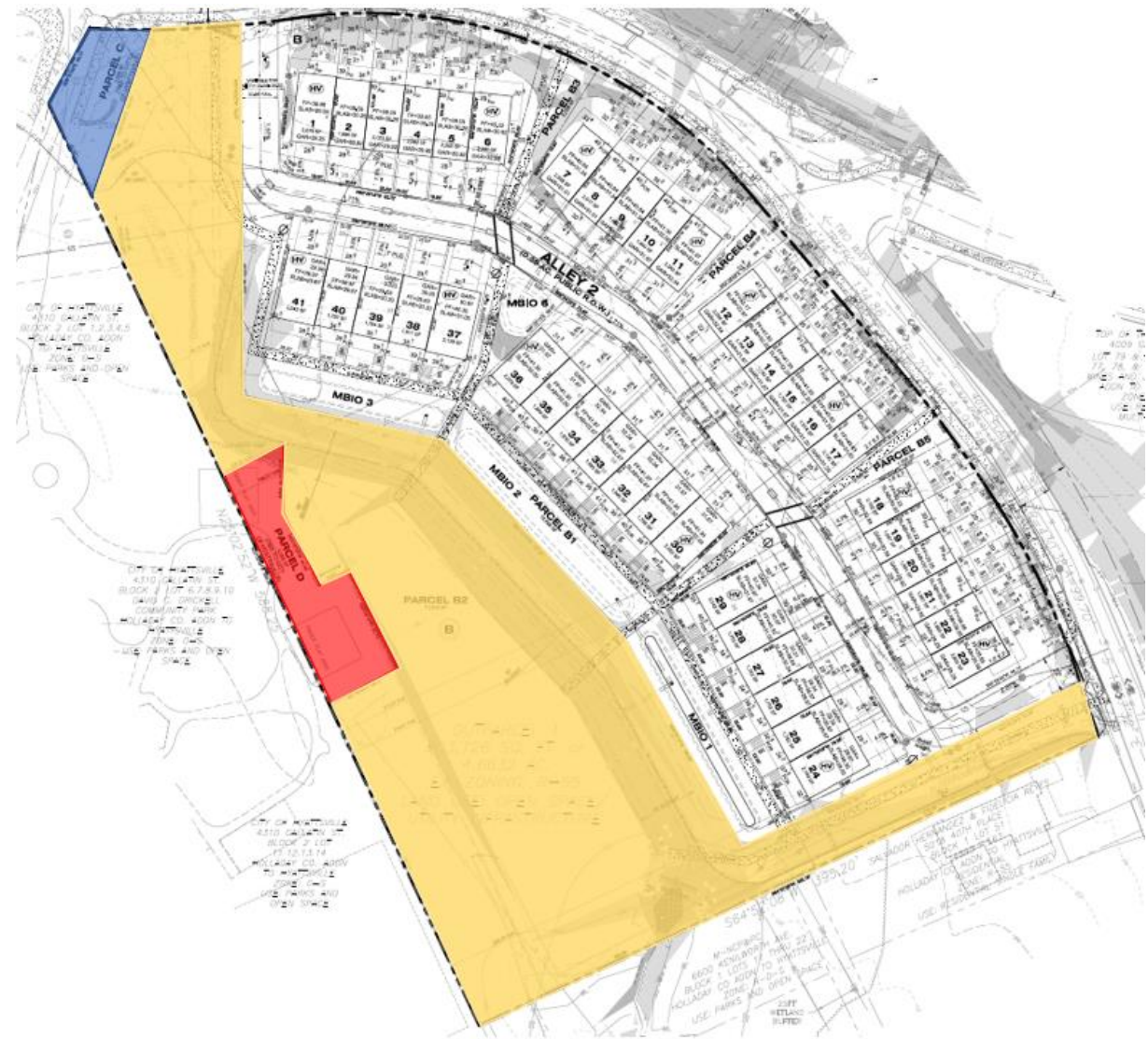
Five-foot sidewalks are shown throughout the site. These pedestrian walkways follow the outer edge of the townhomes throughout the site and provide access through the development from Gallatin Street to Parcel B2 at two locations: between Lots 6 & 7, 37 & 36 and between Lots 17 & 18, 30 & 29. In its current configuration, walkways dead end at the back of the development into Parcel B2. Staff recommends connection from the site at Parcel B2 and Driskell Park be made to ensure pedestrian connectivity is achieved between the two sites. Staff recommend plans include crosswalks, or other mechanisms to enhance pedestrian visibility, where pedestrian infrastructure crosses vehicular infrastructure throughout the site.

Parcel B2, C, and D

The applicant and the City have a tentative agreement to transfer approximately .19 acres to the City of Hyattsville for the purposes of maintaining access to existing park structures and to allow additional space for intersection improvements at Gallatin Street and the entrance to Driskell Park. These two parcels are shown as Parcel C and Parcel D in Exhibit B below. Parcel C is approximately 0.068 acres and shown in blue. Parcel D is approximately 0.12 acres and shown in red.

City Staff is recommending that Parcel B2 be dedicated as a Public Use Easement, in which the applicant shall maintain ownership of Parcel B2, but access of the parcel shall be granted to the general public. Parcel B2 shall primarily serve to provide compensatory storage for the subject parcel, but shall be used by the public, and permitted at the City's discretion, under a separate Memorandum of Understanding. Parcel B2 is shown in yellow in Exhibit B below.

Exhibit B: Parcel B2, C, and D



Lighting

At the time of preliminary plan, Staff recommended overhead lighting be included within the alley way for safety purposes. This should include overhead lighting at the entrance/exit of the site at Gallatin Street, entrance/exit of the site on Alley 2, and along pedestrian walkways to ensure adequate lighting visibility throughout the site. Staff recommends lighting similar in design to that used in the Suffrage Point upper site and that conforms to Pepco standards so that it may be accepted into the public utility system.

Additional Modification Requested

The applicant requested the same modifications as those requested on the upper site DSP in their Statement of Justification. At the November 14, 2022 Subdivision Development Review Committee Meeting, M-NCPPC staff asserted that the applicant must re-submit these materials as part of the DSP for the lower sit. Staff concur with this request.

Planning Committee Review

The applicant met with the Planning Committee on November 15, 2022, to present and discuss the detailed site plan application. Any comments and recommendations adopted by the Committee will be included in Staff memo at time of discussion and action on December 5, 2022.

Next Steps

This item will come back to City Council on December 5, 2022 for Discussion and Action. The M-NCPPC Planning Board is scheduled to conduct a hearing to consider DSP-21001 on Thursday, January 5, 2023. Any recommendations adopted by the City Council at the December 5, 2022 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Pending additional information from M-NCPPC staff and the applicant, Staff will develop additional recommendations regarding the following:

1. In the Statement of Justification, the applicant requests the same modifications to the Development Standard as requested in the DSP for the upper lot. These DSPs are not connected so modifications requested for the lower lot must be re-requested as part of this DSP application. Specific staff comments on these requests for modification will follow.
2. As conditioned in the approved preliminary plan of subdivision, the applicant shall provide a plan for the development of interpretive signage and public outreach measures about the WSSC Headquarters and the 1913 Suffragist Rally. This plan shall include the timing for installation of signage and implementation of public outreach measures. Staff are coordinating with the applicant and Historic Preservation on this item.