

# Memo

To: Mayor and City Council

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

Date: November 28, 2022

Re: Suffrage Point Development – Detailed Site Plan 21001

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

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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 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 40<sup>th</sup> 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 40<sup>th</sup> 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PPS-4-19053	Preliminary Plan of Subdivision		Withdrawn	See PPS-4-21052, withdrawn due to insufficient notice for parties of record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>	<b>Isabella</b>	<b>Chelsea</b>
<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)**



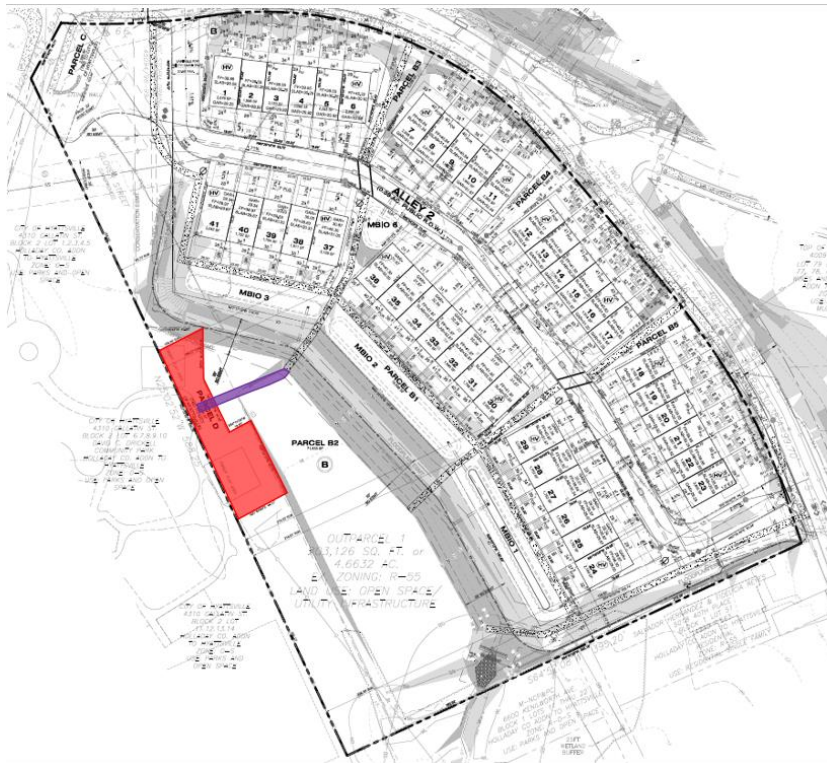
## Site Circulation

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 the compensatory storage area within Parcel B2. Staff recommend connection from the site at Parcel D and the abutting property, Driskell Park, be made to ensure pedestrian connectivity is achieved between the two sites as conditioned in 9e of the Preliminary Plan of Subdivision. Proposed connection is shown in **purple** in exhibit B below. Staff recommend detailed site plans include crosswalks, or other mechanisms to enhance pedestrian visibility, where pedestrian infrastructure crosses vehicular infrastructure throughout the site.

### Exhibit B: Proposed Pedestrian Connection



## The Suffrage Walk

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. The applicant is proposing a commemorative path adjacent to Gallatin Street containing a series of conversational benches and raised plinths. Each plinth will include an engraved

tablet showing documents and petitions of significance from the struggle to grant equal voting rights to women. A central feature of the Suffrage Walk is a Remembrance Oak flanked by stone benches using salvaged materials from the former WSSC Headquarters as shown in Exhibit C below. Staff recommends additional coordination between the applicant and the Historic Preservation Section regarding the timing for installation of signage and implementation of public outreach measures.

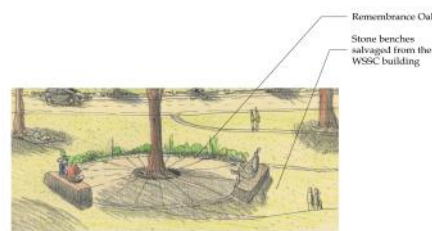
### Exhibit C: The Suffrage Walk

## The Suffrage Walk

Commemorating 100 Years of Womens' Suffrage



Detail of benches and plinths



Gathering circle, view to the north

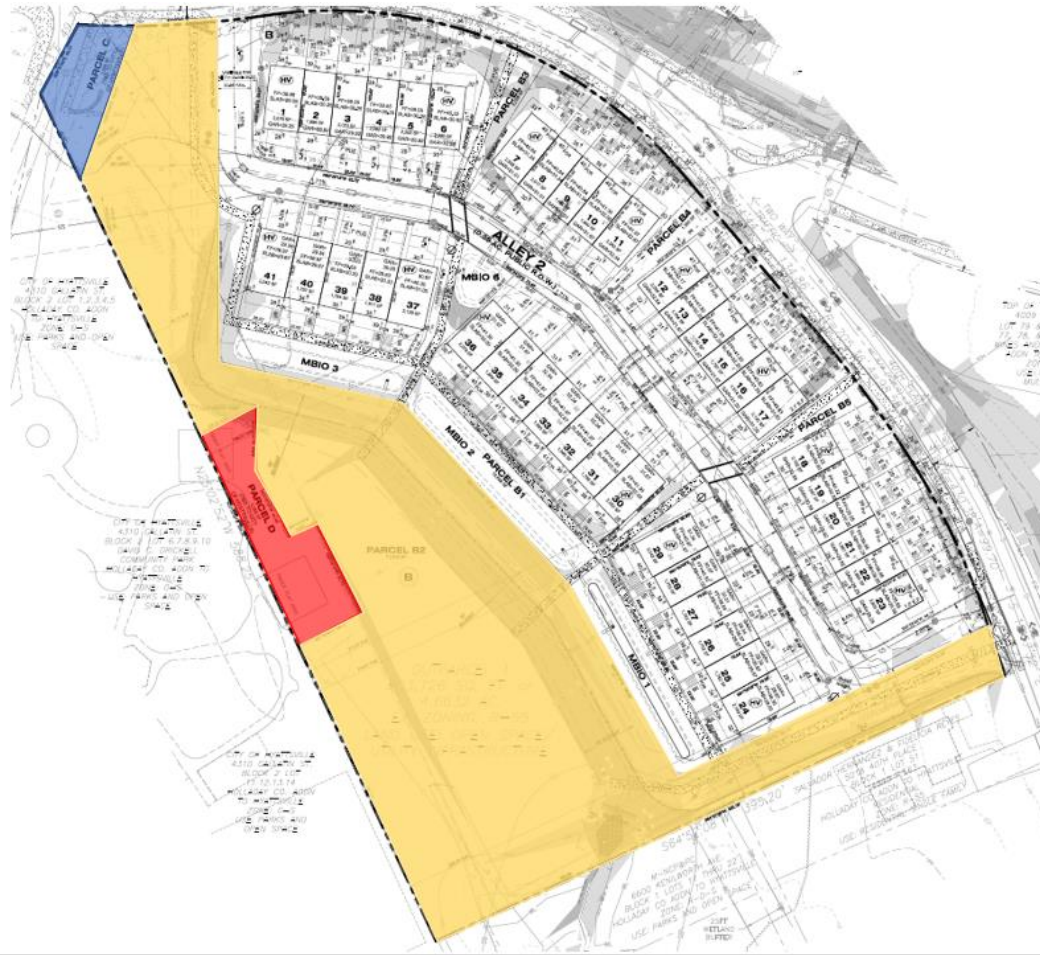
### Parcel B2, C, and D

The applicant has proffered the dedication of 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 D 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 D below.



**Exhibit D: Parcel B2, C, and D**



### **Exterior 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. Staff recommend low voltage and low to the ground lighting along all pathways between houses to increase visibility and improve safety. Staff recommend appropriate lighting be affixed to the front and back façade of all residential dwelling units to provide additional visibility at entrances and exits to dwellings.

### **Variance from the DDOZ Standard Requested**

The applicant requested modification to the following DDOZ Site Design Standard:

*The front yard shall not have more than 20 percent impervious surface and shall not include a paved area for parking between the dwelling and the street sidewalk.*

The applicant is requesting a modification to this standard to allow greater than 20 percent impervious surface in the front yards of lots 13-16 and 25-40. The lots requiring modification to the design standard are shown in yellow in Exhibit E below. These lots exceed the 20 percent impervious area maximum at 22.73 percent. Staff recommends supporting this variance, as the percentage is within 5% of requirements and is consistent with variances supported by the City for previous applications. Exterior decks provide a sense of place, eyes on the street and is consistent with housing characteristics of existing homes within the Historic District.

**Exhibit E: Lots Requiring DDOZ Variance**



## Landscaping

Due to the nature of the site and the compensatory storage area in Parcel B2, Staff believe this area will continue to hold water to some extent. Staff recommend additional plantings within the parcel that can survive sustained periods of inundation. Plants such as rush, panicum, swamp milkweed and Joe Pye or shrubs like Itea, silky dogwood and winterberry holly would do well under these conditions.

## Planning Committee Review

The applicant met with the Planning Committee on November 15, 2022, to present and discuss the detailed site plan application. At the conclusion, the committee adopted the following comments:

*The Planning Committee thanks the applicant for returning. The Committee believes the development will improve the streetscape and built environment immediately adjacent to Driskell Park.*

1. *The Committee supports the impervious surface variance to support the porches.*

2. *The Committee recommends the City requests adequate lighting along the paths and to consider the privacy of the residents along those pathways.*
3. *The Committee recommends paths are connected, accessible, and support a variety of users.*
4. *The Committee recommends that development look at options other than vinyl windows that are more sustainable and longer lasting.*
5. *The Committee recommends the City accepts the alleyway.*

### **Staff Recommendations**

Staff believe negotiations between the applicant, City Staff, and Park and Planning have greatly improved the Suffrage Point project. Staff believe this project provides a high quality-built environment adjacent to Driskell Park that is consistent with the scale and character of the existing neighborhood. Staff recommend approval of the DSP for the lower lot of Suffrage Point conditional of the following:

- Staff recommend connection to the abutting property, Driskell Park, from the site at Parcel D be made to ensure pedestrian connectivity is achieved between the two sites as conditioned in 9e of the Preliminary Plan of Subdivision and that detailed site plans include crosswalks, or other mechanisms to enhance pedestrian visibility, where pedestrian infrastructure crosses vehicular infrastructure throughout the site.
- Staff recommend additional coordination between the applicant and the Historic Preservation Section of Park and Planning regarding the timing for installation of signage and implementation of public outreach measures for the Suffrage Walk.
- Staff recommend the dedication of Parcels C and D 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 and 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.
- Staff recommend additional lighting throughout the site including low voltage and low to the ground lighting along all pathways between houses and appropriate lighting be affixed to the front and back façade of all residential dwelling units to provide additional visibility at entrances and exits to dwellings and along pathways. Lighting should be similar in design to that used in the Suffrage Point upper site conform to Pepco standards so that it may be accepted into the public utility system where appropriate.
- Staff recommend supporting the variance to the DDOZ standard to support deeper front porches, as the percentage is within 5% of requirements and is consistent with variances supported by the City for previous applications. Front porches as proposed in this application provide a sense of place, eyes on the street, and is consistent with housing characteristics of existing homes within the Historic District.
- Staff recommend additional plantings within the parcel that can survive sustained periods of inundation such as rush, panicum, swamp milkweed and Joe Pye or shrubs like Itea, silky dogwood and winterberry holly.

### **Next Steps**



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.