



Legislation Details (With Text)

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Title: MR-2038F (Mandatory Referral) - Hyattsville Middle School

Sponsors: City Administrator

Indexes: Planning & Development

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Attachments: 1. Hyattsville Middle School - Action Memo, 2. Council Materials for Discussion - HMS, 3. Planning Committee Minutes Excerpt - April 20, 2021 DRAFT, 4. EFTF_Statement_Site Plan

Date	Ver.	Action By	Action	Result
5/3/2021	1	City Council		

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:
MR-2038F (Mandatory Referral) - Hyattsville Middle School

Suggested Action:

I move the City Council authorize the Interim Mayor to provide correspondence to the Maryland-National Capital Park and Planning Commission (MNCPPC) in support of Mandatory Referral 2038F, subject to the following conditions:

1. The applicant shall categorize the police officer/crossing guard traffic direction at school access points as a necessary operational activity for the building as opposed to an optional school programming activity.
2. Striping shall be placed in front of school access points to avoid blockage. The striping shall include accompanying "Do Not Block" signage.
3. "No Standing or Stopping" signage shall be placed along 42nd Avenue to avoid blockage and congestion.
4. The site shall be reassessed for Americans with Disabilities Act (ADA) compliance for pedestrians and the applicant shall institute measures to ensure an accessible site design. Specifically, the mid-block pedestrian access at 42nd Avenue shall be assessed for ADA compliance feasibility and conformance with Crime Prevention Through Environmental Design (CPTED) principles.
5. HAWK (High-Intensity Activated crossWalk) beacons at both the intersections of 42nd Avenue and Oglethorpe Street and 42nd Avenue and Oliver Street. If further review of the applicant's transportation plan determines a HAWK system at not warranted, the City shall withdraw this condition at the time of the Planning Board hearing.
6. Fencing shall be extended along the west side of the property (42nd Avenue). Fencing shall be four (4) - six (6) feet. Plantings shall be included along the fence line facing the street for aesthetic purposes.
7. The applicant shall repair and/or replace storm drain lines on 42nd Avenue and Oliver Street as part of the project.

Summary Background:

- Prince George's County Board of Education is proposing the construction of a new middle school building, parking areas, and athletic fields at the existing school site on 42nd Avenue.

- The property is located within the “Traditional Residential Neighborhood” character area of the Gateway Arts District Approved Sector Plan.
- The project will include a four-story building of approximately 163,000 SF designed to accommodate 1,200 students. Additionally, the building will be designed to the equivalent of Leadership in Energy and Environmental Design (LEED) Silver.
- The project proposes the academic building be constructed along Oliver Street and the athletic field be placed at the corner of Oglethorpe Street and 43rd Avenue.

Next Steps:

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider MR-2038F on Thursday, May 20, 2020. Any recommendations adopted by the City Council at the May 3, 2020 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

The applicant presented to the Planning Committee on April 20, 2021. The Planning Committee generally responded positively to the proposal however had some traffic concerns.

The Planning Committee discussed stormwater mitigation, landscape plantings, and fencing concerns. In addition, the Committee talked about the importance of having multiple points of access to the site to improve pedestrian egress and reduce traffic congestion.

The Planning Committee passed the following motion:

The Planning Committee has concerns about traffic backing up on Oglethorpe, as there is only one proposed entrance/exit point to each parking lot. The Committee concurs with City Staff’s recommendations with the exception of fencing the property along 42nd Avenue.

Minutes from the April 20, 2021 Planning Committee meeting are not yet available.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A