



## Legislation Text

---

**File #:** HCC-185-FY21, **Version:** 1

---

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

**Item Title:**

**Federalist Pig Restaurant - Detailed Site Plan (DSP-19072) Discussion**

**Suggested Action:**

Discussion Only.

**Summary Background:**

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 (DSP) 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.

**Next Steps:**

This application will come back to the City Council for action on January 19, 2021.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Staff is recommending the City Council consider the following conditions for support for communication to both the Maryland National Capital Park and Planning Commission (M-NCPPC) Planning Board and the Applicant. The conditions for approval by the Planning Board are conditions that may legally be conditioned by the Board.

**Conditions for Approval by the M-NCPPC Planning Board**

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.

The applicant's mitigation strategy shall be submitted to the M-NCPPC Planning Board for review by County Transportation staff.

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).

#### **Communication to the Applicant**

- Staff recommends the applicant consider local 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.

#### **Community Engagement:**

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

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

The Planning Committee further recommends 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.

#### **Strategic Goals:**

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

#### **Legal Review Required?**

N/A