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DETAILED SITE PLAN

DSP-04076/02

Application	General Data
Project Name: EYA Hyattsville Redevelopment Location: West side of Baltimore Avenue (US 1), south of Madison Street Applicant/Address: LH West Associates Limited Partnership Attn:Aakash Thakkar 4800 Hampton Lane, Suite 300 Bethesda, Maryland 20914	Date Accepted: 5/8/2007
	Planning Board Action Limit: 7/12/2007
	Plan Acreage: 6.77
	Zone: M-U-I
	Dwelling Units: 137
	Square Footage: 6,619
	Planning Area: 68
	Tier: Developed
	Council District: 2
	Municipality: Hyattsville
	200-Scale Base Map: 207NE04

Purpose of Application	Notice Dates
Deleting five lots, adding signage and signage guidelines, approving the architecture for the loft level and other miscellaneous detailed site plan revisions.	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/19/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 5/22/2007

Staff Recommendation		Staff Reviewer: Ruth E. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

June 13, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-04076/02, EYA Hyattsville

The Urban Design staff has reviewed the subject application and relevant referral comments received on the project. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.
- b. The requirements of the Zoning Ordinance in the M-U-I (Mixed-Use Infill) Zone.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. The requirements of Detailed Site Plan DSP-04076 and DSP-04076/01.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The request in this application is to delete five lots, add signage and signage guidelines, approval of architectural design of the elevations of the loft level of the units and other miscellaneous site plan revisions.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Mixed-use (under construction)	Mixed-Use
Acreage	6.77	6.77
Parcels	2	2
Lots	137	133
Building Square Footage/GFA	6,610	6,610

OTHER DEVELOPMENT DATA

SUMMARY OF PROVIDED PARKING					
Type of parking space	Regular	Compact	Nonstandard	Handicap	Total
A. Surface Parking Structures	25	3	0	3	31
b. Garage parking spaces*	75	161*/93	0	0	236*//168
Subtotal*	100	164*/96	0	3	64*/196
C. Parallel parking spaces	3	0	33	0	36
Total Parking Provided	103	164*/96	33	3	303*235
(176(*108) First number = all optional unit types / second number = all standard unit types					
Parking Required					
Note: The Lustine Community Center will include approximately 6,000 square feet of museum, art gallery, cultural center, library or similar facility. The sector plan allows 2.5 spaces per 2,000 SF for these uses, requiring 7.5 (8 rounded up) total spaces.					
Parking required: 1*124 units + 1.5* 13 live/work units + 8 spaces for the Lustine Community Center.					
Handicap: 3 spaces total required by ADA, 1 being van accessible (garage parking not considered in calculation).					
Additional Parking Information					
Type of Parking Space	Regular	Compact	Nonstandard	Handicap	Total
D. Lustine Community Center parking	4	3	0	1	8
E. Surface parking for live/work units	21	0	0	2	23
F. Unassigned surface/on-street parking	3	0	33	0	36
G. Garage parking in unit type A	24	24*	0	0	48*/24
H. Garage parking in unit type B	44	44*	0	0	88*/44
I. Garage parking in unit type C	0	66	0	0	66
J. Garage parking in unit type D	0	24	0	0	24
K. Garage parking in unit type E	3	3	0	0	6
L. Garage parking in unit type F	4	0	0	0	4
Total Parking					303*/235
Notes:					
1. Regular parking space (PS) is 9.5' x 19' (parallel 8.0' x 22.0')					
2. Compact parking space (PS) is 8.0 x 16.5 (parallel 7.0 x 19.0')					
3. Nonstandard parking spaces are parallel 7' x 22'.					
*Occurs only when optional ground floor is selected. Max total is 303 spaces. Minimum total is 235 spaces.					

3. **Location:** The site is in Planning Area 68, Council District 2. More specifically, it is located on the west side of Baltimore Avenue (US 1), south of its intersection with Madison Street.

4. **Surroundings and Use:** The subject property is bounded to the north by DeMatha High School, single-family residential land use, and commercial retail land use along Baltimore Avenue; to the west by multifamily and single-family residential land use; to the east by commercial retail land use; and to the south by residential and commercial retail land use.
5. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision 4-04192, which was approved by the Planning Board on September 8, 2005, and formalized in PGCPB Resolution 05-191. The site is also the subject of Detailed Site Plan DSP-04076—EYA Hyattsville approved by the Planning Board on September 8, 2005, and formalized in PGCPB Resolution 05-188. Subsequent to that time, Final Plats 5-06041 and 5-06042, approved by the Planning Board on March 9, 2006, were recorded in the Office of Land Records on April 20, 2006, as Arts District Hyattsville, West Village, Plats 1 and 2, for 82 and 55 attached units, respectively. The site is also subject to approved Stormwater Concept 9124-2005 and Detailed Site Plan DSP-04076/01.
6. **Design Features:** The case involves minor revisions to the detailed site plan, landscape and elevation plans as follows:
 - Revisions to landscaping to change plant selection around four units
 - Relocate the wooden fence on the rear side of units 30-33 to be parallel to the lot line of Unit 30
 - Change the material for the walls behind Units 56-61 from segmented concrete block to split faced CMU
 - Add bollards to protect transformers where they are proximate to a road
 - Change in bulb type for the Route 1 pedestrian lights from 100 Metal Halide (MH) to 150 High Pressure Sodium (HPS) consistent with PEPCO and city standards
 - Move some of the mail boxes back from the curb, sometimes eliminating the need for a depressed curb in front of the mail boxes
 - Remove lot 62 and revise its strip elevation
 - Add signage guidelines
 - Add marquee signs, including text and design, on Lots 136 and 4
 - Revise sheet C1.00 to show additional landscape and architectural sheets, remove lots 30-33 as they are being sold to DeMatha High School and revise the grading and utilities as a result of the loss of the units,
 - Reconfigure the accessible parking spaces and aisles to adhere to ADA requirements
 - Revise the public utility easement location and size
 - Make changes to hardscape on the landscape plans
 - Adjust plan view of building 9 so that it matches the elevations

- Relocate the transformer after coordinating with utility companies and contractors
- Make other minor changes, including slight spot grading changes, revising ground floor elevations and riser information
- Have approved architectural elevations for the optional fourth story lofts

Included in the subject application is a request for approval of the architecture treatment of the optional loft level of the townhome units. The architectural style and materials proposed for the sides and rear of the loft level is identical to the lower stories of the townhome on those respective facades. On the front facades, however, the architectural treatment of the loft level differs slightly from the lower stories, in both materials and style, but remains substantially similar and complementary to the architectural treatment of the lower stories. In contrast to the variety of materials utilized on the lower stories, which includes brick and corrugated metal, the loft level utilizes “hardiepanel” consistently. The hardiepanel, however, is painted in a variety of colors either matching or complementing the color of the façade below. A painted metal cornice is provided on the loft level in a color matching that of the main cornice of the unit. One-inch by four-inch painted trim is provided around the glass sliding doors that offer access onto a roof-patio and as a vertical separation between units. Mill finished aluminum batten vertical accents provide additional visual interest to the loft level. Window embellishment in terms of provision of a sill and lintel is absent on the loft front façade because it is designed to have the glass sliding doors as its sole fenestration. The submitted prototype will be utilized on all the buildings. A recommended condition below would ensure its application. Please note that because revised sign guidelines are expected to be presented by the applicant at the public hearing for the project, a recommended condition below would ensure their appropriate inclusion in the approval of the subject project.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The requirements of the *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District*:** The subject revision does not alter the previous findings of conformance made at the time of approval of the underlying detailed site plan.
8. **Development District Standards of the Development District Overlay Zone (DDOZ):** The subject application does not affect the findings made regarding the DDOZ during the approval of the underlying detailed site plan, DSP-04076 for EYA Hyattsville.
9. **The requirements of the Zoning Ordinance in the M-U-I (Mixed-Use Infill) Zone:** The subject application does not affect the findings made during the approval of the underlying detailed site plan, DSP-04076 for EYA Hyattsville, regarding compliance with the requirements of the Zoning Ordinance in the M-U-I Zone.
10. **Preliminary Plan of Subdivision, 4-04192:** The subject application does not affect previous findings regarding compliance with Preliminary Plan of Subdivision 4-04192.
11. **Landscape Manual:** The proposed development is not subject to the requirements of the *Landscape Manual*.
12. **Woodland Conservation and Tree Preservation Ordinance:** The application is not subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet, there is less than

10,000 square feet of existing woodland. A standard letter of exemption (S-096-05) from the ordinance was issued by the Environmental Planning Section, Countywide Planning Division, dated March 30, 2005.

13. **Detailed Site Plan DSP-04076 and DSP-04076/01:** Staff has reviewed the subject project against the requirements of Detailed Site Plan DSP-04076 and found it to be substantially in compliance.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In comments offered May 11, 2007, the Historic Preservation and Public Facilities Planning Section stated that the subject revision to the detailed site plan will have no effect on historic resources.

Subdivision—In a memorandum dated June 4, 2007, the Subdivision Section, noting that the property is the subject of Preliminary Plan of Subdivision 4-04076/02, which was approved by the Planning Board on September 8, 2005 and adopted via PGCPB Resolution 05-191 and is recorded in as Plats 73 and 74 in Book 217, stated that the subject application has no impact on the previous finding of conformance with the requirements of the preliminary plan of subdivision. In closing, they mentioned that Lot 62 is proposed to be removed as part of the subject application, apparently as a result of the need for additional stormdrain easement.

Permits—In comments dated May 31, 2007, the Permit Review Section stated that Sign 2, which contains the “New Homes Sales” wording, should be revised after complete buildout of the development to the name of the development or the Gateway Arts District or advertising for the commercial component. A condition to this effect has been included below.

Department of Public Works and Transportation—At the time of this writing, the Department of Public Works and Transportation has not offered comment on the subject project.

City of Hyattsville— In a letter dated June 4, 2007, the mayor of the City of Hyattsville indicated that the City Council has reviewed the requested revisions and voted to support the application provided that the applicant replace the “New Homes Sales” sign with more appropriate signage once a specific percentage of the dwellings become occupied. They suggest that the copy could be changed to “Arts District, Hyattsville.” A condition implementing the spirit of this suggestion is contained in the recommendation section of this report.

Other Municipalities—Although staff referred the project to the eight municipalities surrounding Hyattsville and located within a mile of the subject project’s boundaries, either comment was not offered or the municipality indicated that they did not intend to comment on the project.

15. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan’s proposed revisions to DSP-04076 represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. The recommended conditions below are intended to augment the requirements of the original approval, DSP-04076 and DSP-04076/01, the first revision, which will remain in full force and effect.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04076/02, EYA Hyattsville Redevelopment, Second Revision, subject to the following condition:

1. Prior to signature approval of the plans, applicant shall:
 - a. Revise the plans to include a note stating that Sign 2, which contains the “New Home Sales” wording, shall be revised after 100 percent of the residential units have been sold, to read “The Gateway Arts District.”
 - b. The Urban Design section, as designee of the Planning Board, shall approve revised signage guidelines in accordance with the materials presented at the Planning Board’s public hearing on the subject property.
 - c. Applicant shall submit and the Urban Design Section as designee of the Planning Board shall approve all four elevations in color of all buildings in the development inclusive of detailed depiction of the loft level, specifying materials based on the prototype presented at the Planning Board’s public hearing on the subject property.