

Statement of Justification

Proposed 8 Town house lots, "Hyatt View"
5809-5811 44th St. Hyattsville, MD
February 20, 2018

Presented to:

M-NCPPC Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Prepared by:

RBC LLC
Alan Rahimi, Owner
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Potomac, MD 20859
301-704-6465

Background:

The subject property located at 5809 and 5811 44th St. in Hyattsville, MD is within the newly revitalized downtown area of Hyattsville. Property at current state is comprised of a single-family house that was built in 1921 and has been used as residence. Property has no significant or historical value that would encourage restoration.

Property is surrounded by commercial offices on Baltimore Ave., residential buildings across the street and Dematha High School a block away.

Significant revitalization of the downtown Hyattsville has been concentrated along Baltimore Ave. for commercial businesses. Town house and condominiums make up the residential part in streets on either side of Baltimore Ave.

Commercial businesses take the most advantage by having frontage at Baltimore Ave. for visibility and customer access. There are very few businesses on side streets.

Current Conditions:

The 2004 approved sector plan for Gateway Art District maintained the property in the Commercial Office (C-O) Zone and superimposed a Development District Overlay (DDO), placing it in the Town Center Character Area. According to the DDO, the underlying zone allows for Town Houses.

There are several commercial offices adjacent to this property on Baltimore Ave. which have been vacant for some time, indicating that demand for commercial offices are very low. Examples are the offices next to car rental agency and doctor office behind the property on Baltimore Ave.

One block down there is a recent development comprising of several hundred townhouses, condominiums and rental apartments on both side of Baltimore Ave. The existing housing units in the area are in high

demand and resales are strong every year. Demand for housing is on the rise with more people moving out of Washington DC to surrounding communities in Maryland looking for more affordable housing. Real Estate market has been particularly strong in Hyattsville and surrounding area. A new complex of housing units and super market was just opened up last year a mile up the road in Riverdale.

Best Use of the Land:

To evaluate the current state of real estate needs in the city, a meeting was arranged with the city planner, director and council member serving the area. Proposed subdivision was presented during the meeting and inputs welcomed. All city officials in attendance were in agreement with the need for more housing in that location instead of commercial offices based on current trends and uses of existing parcels.

Development decision was based on current market demands for commercial offices or residential units. Commercial offices and businesses in downtown Hyattsville are getting more established and heavily rely on local residences to support them. Additional customers will help them even more. Given the current real estate market with high demands for housing, it is desirable to offer more housing units that are affordable and meet the needs of the community and current buyers. Townhouses are very appropriate dwelling unit for this location as they will be consistent with character of the surrounding areas and promote the urban living style.

Proposed town houses will be 16'x40', which is 3' longer than existing houses nearby. They will have 4 levels with garage at the basement level and three more stories on top. Street access will be at first level to Oglethorpe St. They will have a more classic look with Mansard roof design, high-end finishes and materials for the front elevations like brick, stone and or stucco. Inside there will be four levels of finished spaces that provide maximum utilization of the land and amenities that are needed and desired by the current buyers.

The proposed development provides two parking spots (1.5 per unit is required) that will satisfy the parking needs of the residents.

Development proposes an alley in the back with one car garage in the lower level of the house and another parking spot on driveway outside the house.

The proposed town houses will provide walking distance access to shops and restaurants nearby and will reduce the need for automobiles to access such facilities. Thus, reducing traffic and improving quality of life.

Approach in Meeting the Requirements:

The proposed subdivision is designed in accordance with the requirements of Development District Standards (DDS) for the applicable requirements under Town Center (TC) character area marked with an "X". A compliance table has been generated to enumerate the requirements and demonstrates compliance in site plan.

The Permit and Site Plan review process on page 139 of the "Gateway Art District" does not necessitate generation of Detailed Site Plan when the requirements of District Development Standards are met. The proposed development is in full compliance with the stated requirements and seeks to take the path of permit process accordingly.

According to the Gateway Art District sector plan Development District Standards (DDS) for the Town Center (TC) character area lists the applicable requirements to the location for this subdivision starting at page 146. Several of the listed requirements under TC are not applicable to this project. The applicable requirements for TC character area were met point by point which made up the character and shape of this project and influenced parameters for site and architectural plan developments.

The configuration and design of subdivision was shaped in most part by the following requirements in the DDS.

1. Build to line for residential uses of +/- 15'. We propose about 8' of front yard.

2. All buildings shall be built out to minimum of 80% of site frontage. We propose 8- 16' wide townhouse units to meet the minimum frontage.
3. Designing front and end wall elevations that are made of substantial materials and don't look plain. See architectural design schematics.
4. Provide access and parking in rear alley. An alley was designed for rear loading and access.
5. 1.5 parking spaces required but designed for two parking spaces per unit.
6. 6' tall privacy fence in rear.
7. Planting shade trees at rate of one per 5000 sq. ft. (Landscape manual is not applicable in the DDS)
8. Building will be less than 45' high.

Summary:

The current and projected future needs for real estate in downtown Hyattsville area, indicates more demand for higher density residential units like townhouse compared to low demand commercial offices.

Officials in City of Hyattsville and council members have reviewed this project and they have demonstrated support for it as well. They appreciate the idea of more people in the community supporting the existing businesses and increasing the revenue source to do bigger and better things for the city.

Adding more housing units means increasing foot traffic for the businesses on Baltimore Ave. which are in need of more customers to generate revenue and to thrive.

This project will complement the new character of the down town Hyattsville and will transform the bland, old and uninteresting looking house at corner of Oglethorpe and 44th St. to a new and vibrant town house community that will be source of additional life and energy to City of Hyattsville.

Zoning Regulation for the TC in the Art District

STANDARDS

Build-to-line Standards Table(1)

	REQUIRED	PROVIDED
Density	Not Specified	30Unit/Ac
Min. Lot Area	Not Specified	1280 SF
(5) All buildings shall be built out to a minimum of 80 percent of the site frontage.	110.3'	128'
(29) Buildings on corner lots should not have blank exterior walls at the pedestrian level.	See Arch. Drawings	
Access and Circulation		
Intent		
(2) Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas	5'	5'
(3) Sidewalks shall not be made of asphalt.	Not Asphalt	Concrete
(5) There shall be a maximum of two access driveways per lot or parcel from a public street to parking.	Max. Access (2)	1
(6) Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.	Max. 18' Alley	18'Wide

Parking and Loading

Intent

(2) Parking for a residential Units

1.5 Min.-3.5 Max 2/Unit

Siting and Access

Intent

(4) Parking between sidewalk or street and the building

None None

Fencing, Walls, Screening, and Buffering

Intent

(1) Non-Opaque walls and fences, Max. Height

6'Max

6'

(2.3) Fence Material to be used

Wood

Landscaping

Intent

(2) Shade trees, Min (2½-3")

1 per 5000SF GSA

3

Building Design

Intent

(40) The maximum height

45'

<45'

Streetscape

Intent

(4) All streets shall have a sidewalk on both sides wherever possible

Yes

Yes

(6) Street trees min. (2½- to 3")

Yes

Yes

LEGEND

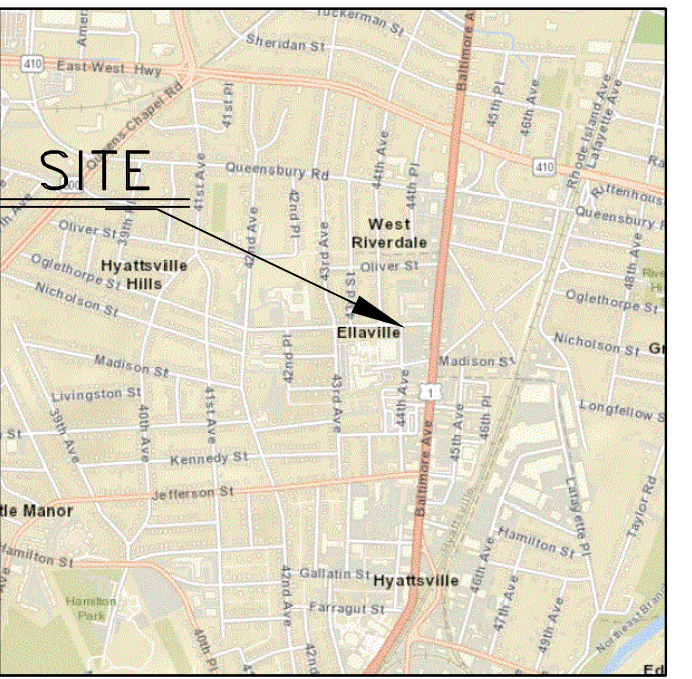
EXISTING CONTOUR	100
PROPERTY LINE	
R/W BASE LINE	
EXISTING DRAIN PIPE	
EXISTING TREE LINE	
LIMIT OF GRAVEL/MAC AREA	
OVERHEAD ELECTRIC WIRE	E E
SOIL TYPE	UrcD

UTILITY NOTE

ALL UTILITY ADJUSTMENT AND/OR RELOCATION ,i.e., ELECTRIC POLES, FIRE HYDRENT, etc., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/ BUILDER TO BE DONE DURING CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444 , Expiration Date: 9/6/18 .

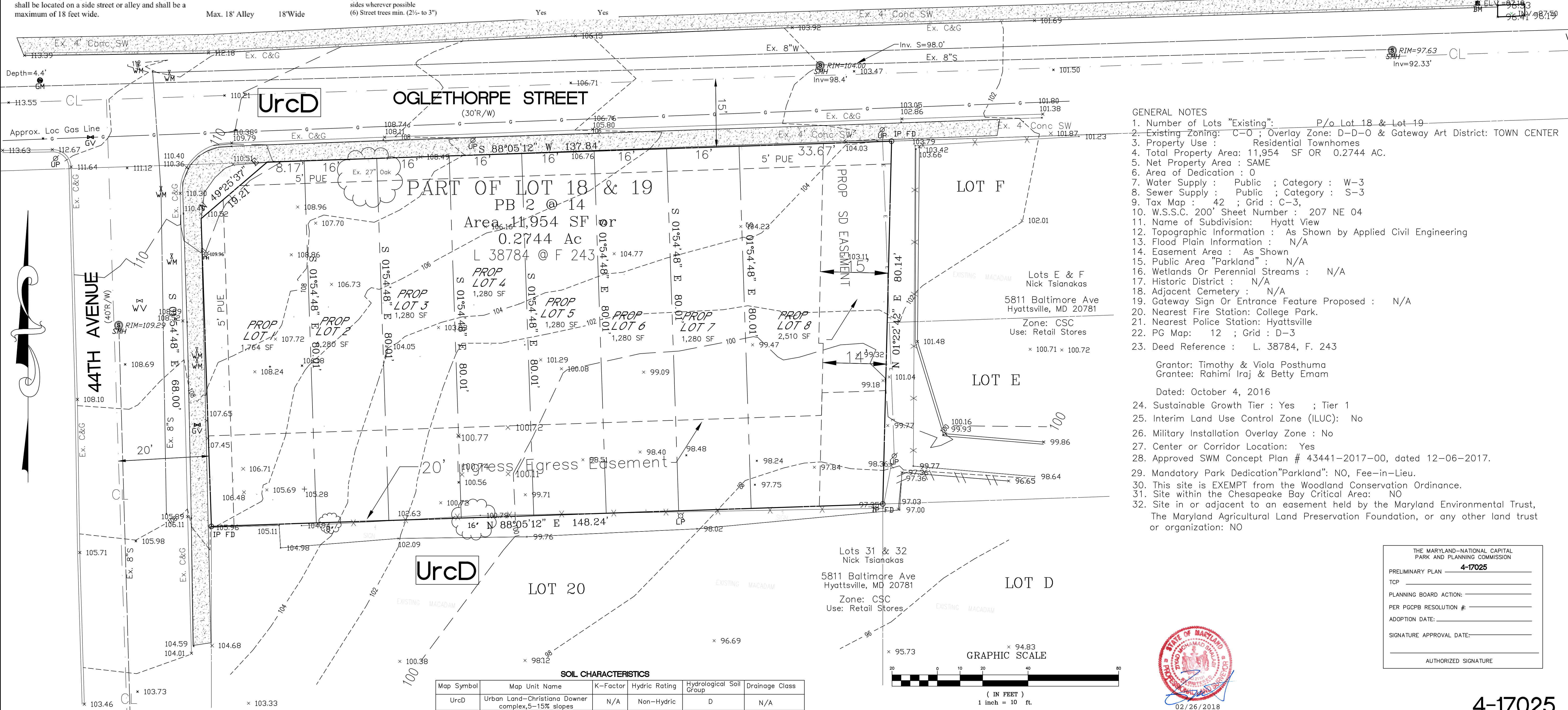


VICINITY MAP

SCALE: 1"=2000'

BM 96.14 98.19

CL



GENERAL NOTES

- Number of Lots "Existing": P/o Lot 18 & Lot 19
- Existing Zoning: C-O ; Overlay Zone: D-D-O & Gateway Art District: TOWN CENTER
- Property Use : Residential Townhomes
- Total Property Area: 11,954 SF OR 0.2744 AC.
- Net Property Area : SAME
- Area of Dedication : 0
- Water Supply : Public ; Category : W-3
- Sewer Supply : Public ; Category : S-3
- Tax Map : 42 ; Grid : C-3,
- W.S.S.C. 200' Sheet Number : 207 NE 04
- Name of Subdivision: Hyatt View
- Topographic Information : As Shown by Applied Civil Engineering
- Flood Plain Information : N/A
- Easement Area : As Shown
- Public Area "Parkland" : N/A
- Wetlands Or Perennial Streams : N/A
- Historic District : N/A
- Adjacent Cemetery : N/A
- Gateway Sign Or Entrance Feature Proposed : N/A
- Nearest Fire Station: College Park.
- Nearest Police Station: Hyattsville
- PG Map: 12 ; Grid : D-3
- Deed Reference : L. 38784, F. 243

Grantor: Timothy & Viola Posthuma
Grantee: Rahimi Iraj & Betty Emam

Dated: October 4, 2016

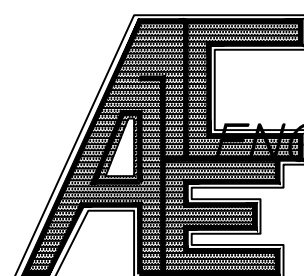
- Sustainable Growth Tier : Yes ; Tier 1
- Interim Land Use Control Zone (ILUC): No
- Military Installation Overlay Zone : No
- Center or Corridor Location: Yes
- Approved SWM Concept Plan # 43441-2017-00, dated 12-06-2017.
- Mandatory Park Dedication "Parkland": NO, Fee-in-Lieu.
- This site is EXEMPT from the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: NO
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
PRELIMINARY PLAN	4-17025
TCP	
PLANNING BOARD ACTION:	
PER PGCPB RESOLUTION #:	
ADOPTION DATE:	
SIGNATURE APPROVAL DATE:	
AUTHORIZED SIGNATURE	



4-17025

E.F.NAME:		REVISIONS		
DESIGNED:	ZMS			
	DATE: Feb. 2017	DATE	BY	
DRAWN:	ZMS			
	DATE: Feb. 2017			
CHECKED:				
	DATE:			
APPROVED:				
	DATE:			



APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
& PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

Alan Rahimi
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301-704-6465

PRELIMINARY PLAN OF SUBDIVISION

5809 & 5811 44th Avenue
Proposed Lots 1-8

HYATT VIEW

Hyattsville (16, th) Election District
Prince George's County, Maryland

SCALE: 1" = 10' CONTRACT No.: 17-02 SHEET 1 OF 1