

SUFFRAGE POINT - REMANDED

Detailed Site Plan

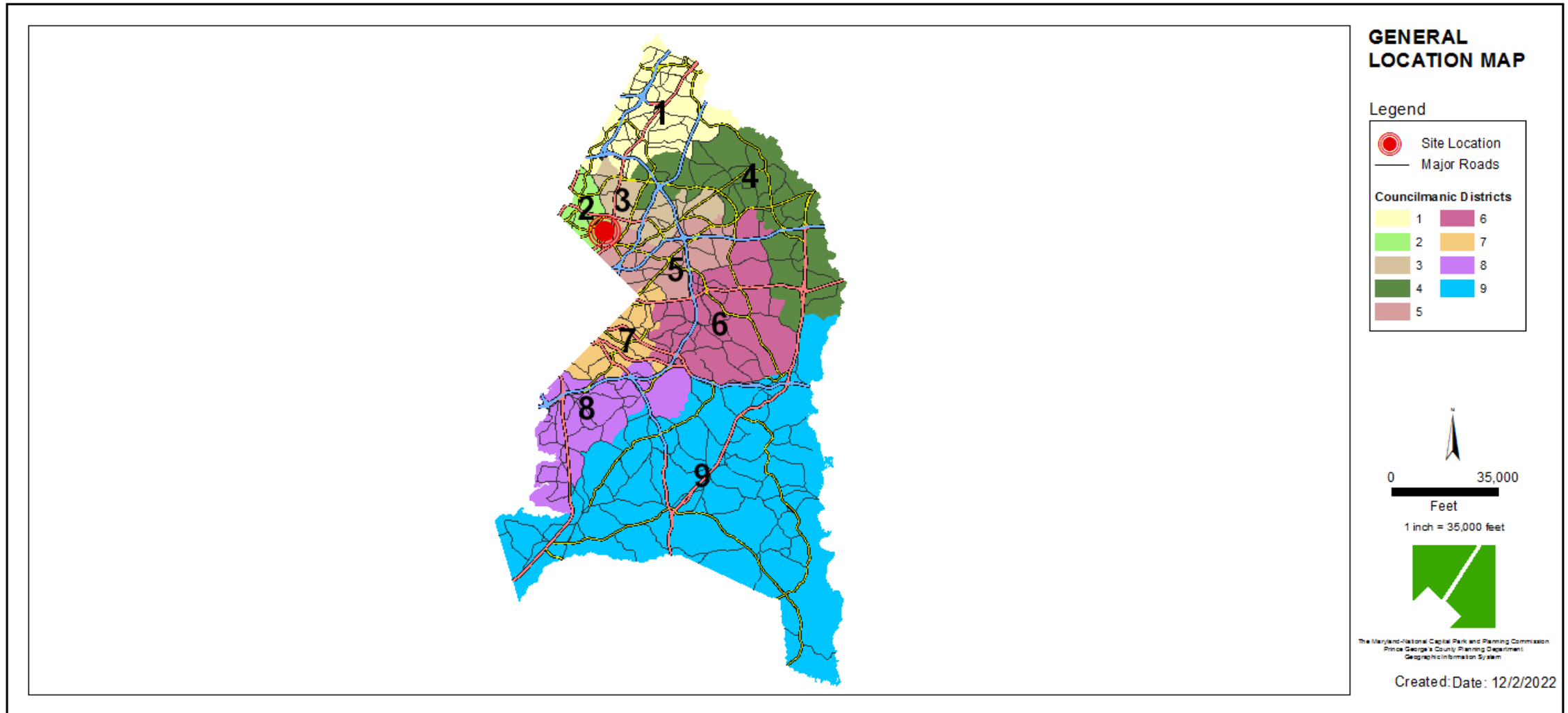
Staff Recommendation: APPROVAL with Conditions



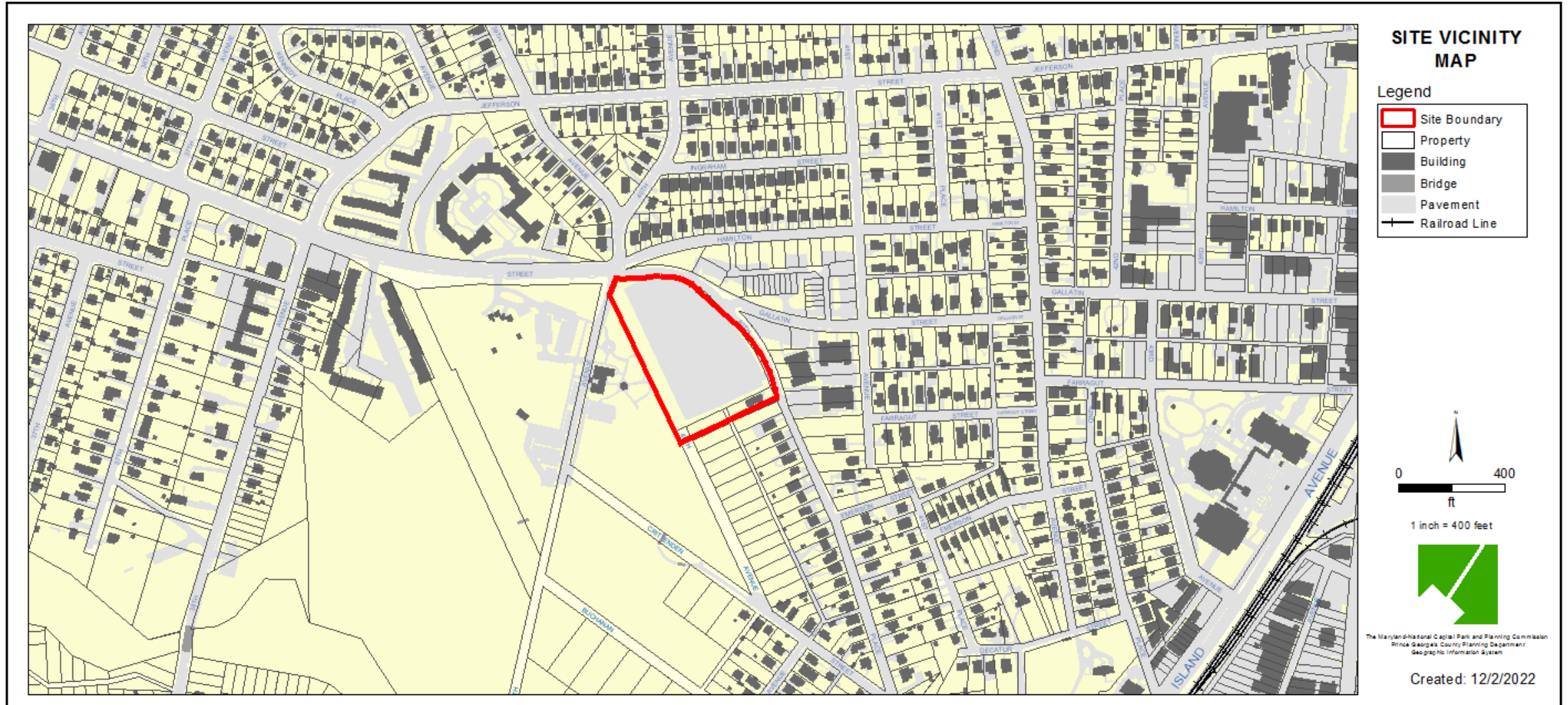
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68



SITE VICINITY MAP



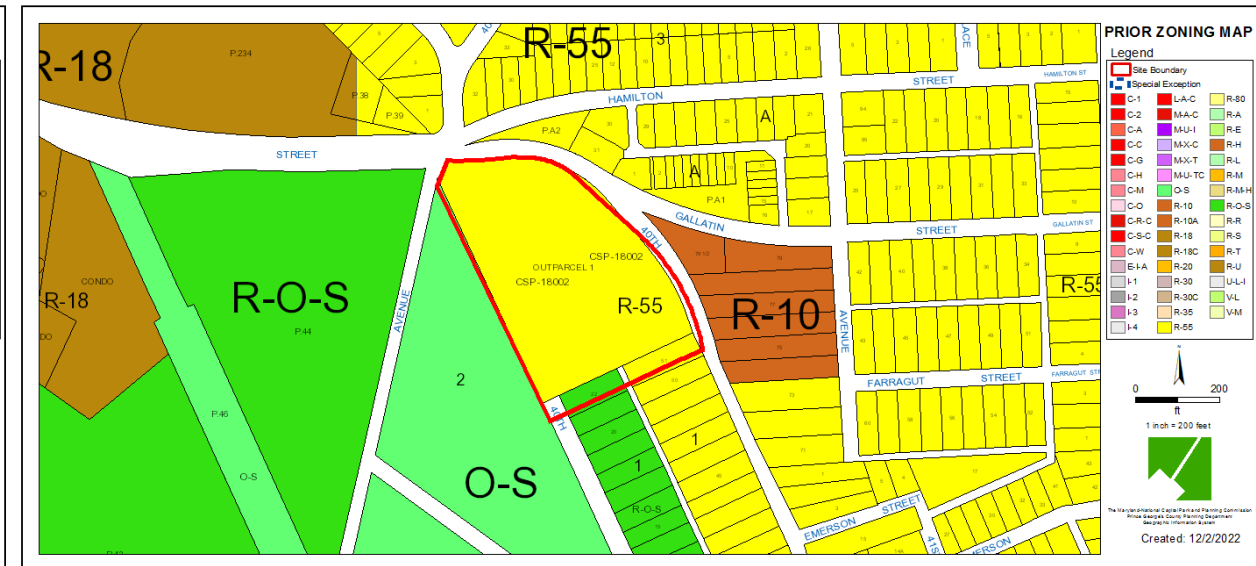
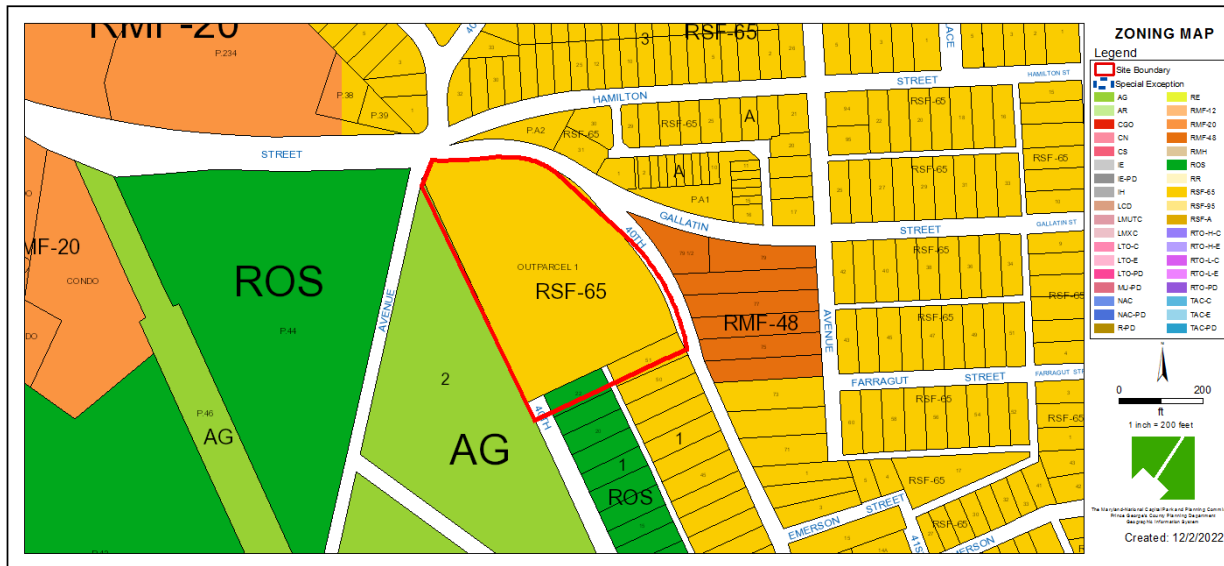
ZONING MAP (CURRENT & PRIOR)

Property Zone: RSF-65

Prior Property Zone: R-55

CURRENT ZONING MAP

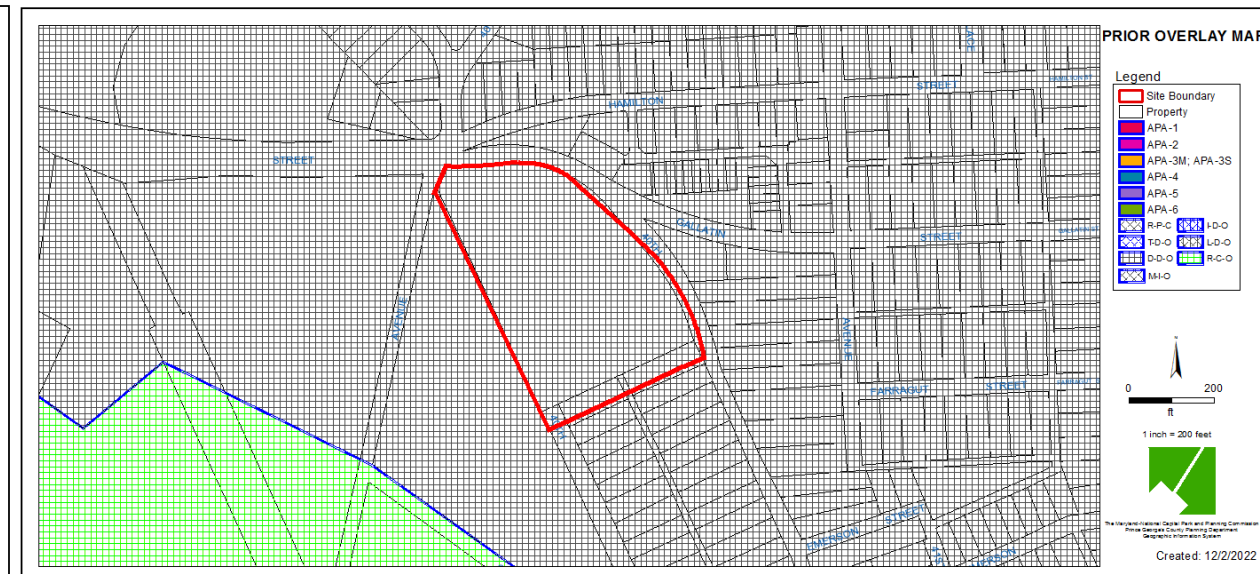
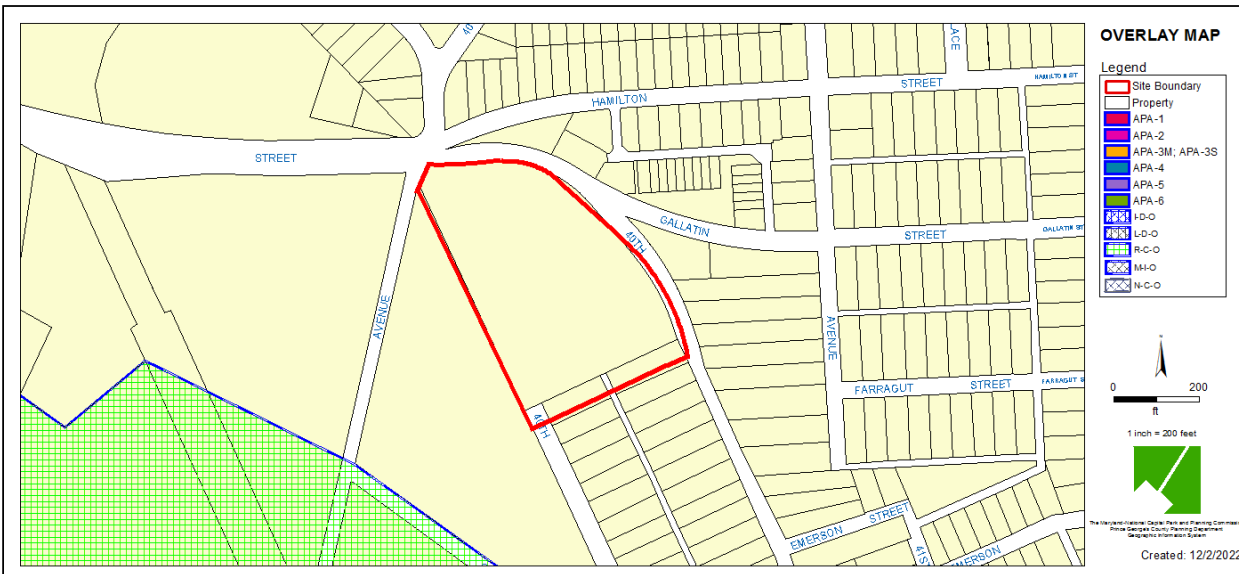
PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

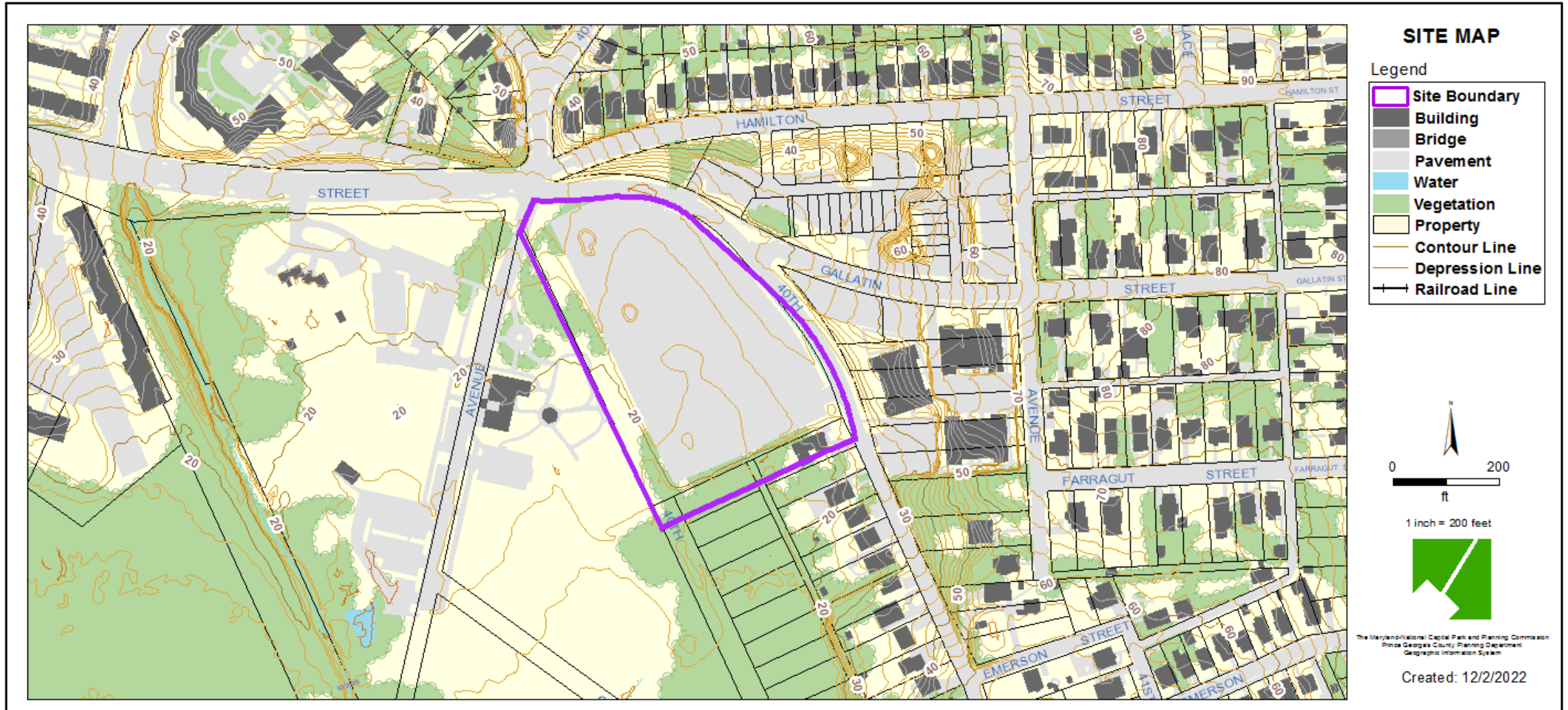
PRIOR OVERLAY MAP



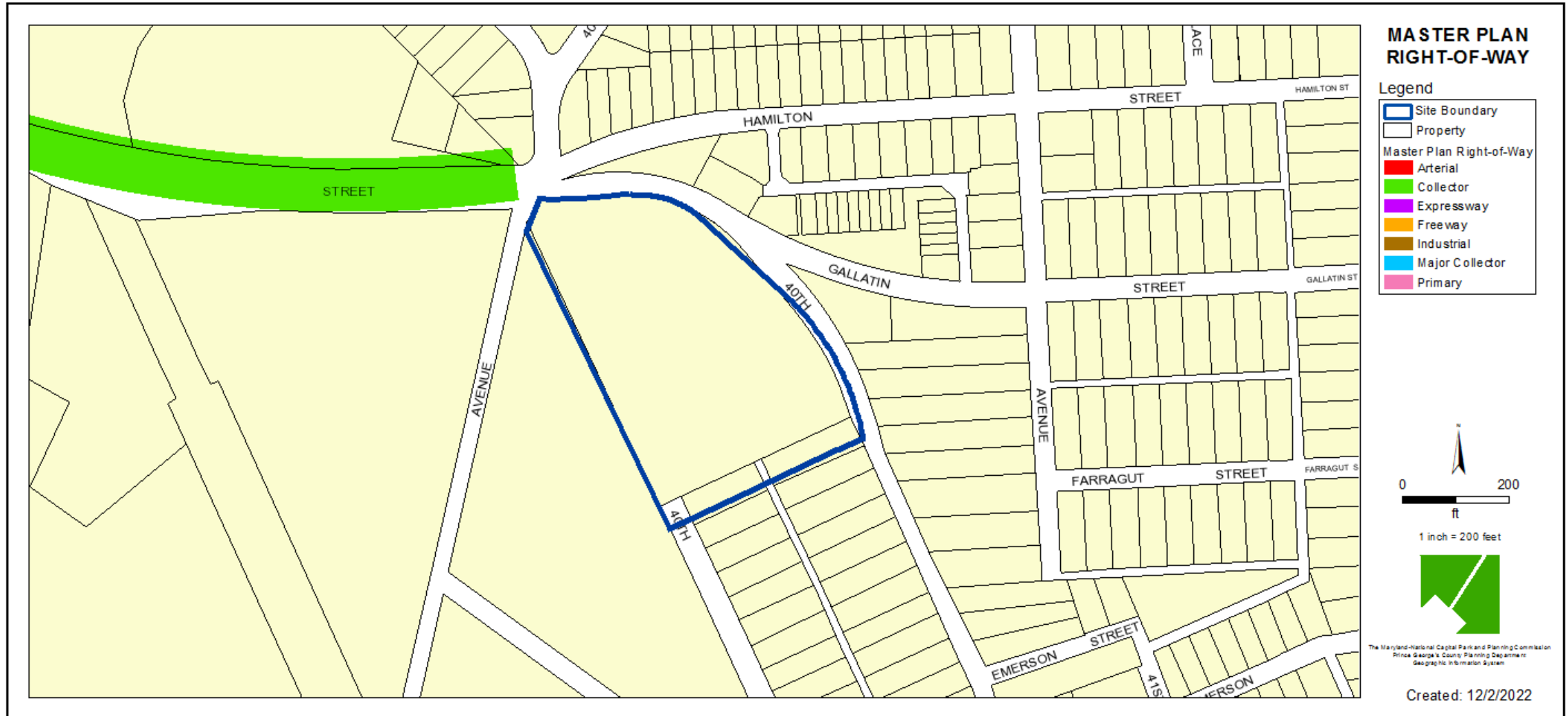
AERIAL MAP



SITE MAP

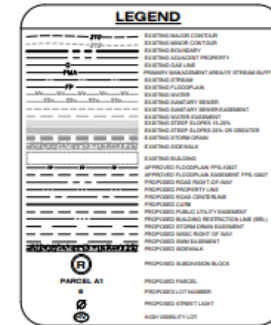


MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





LANDSCAPE PLAN

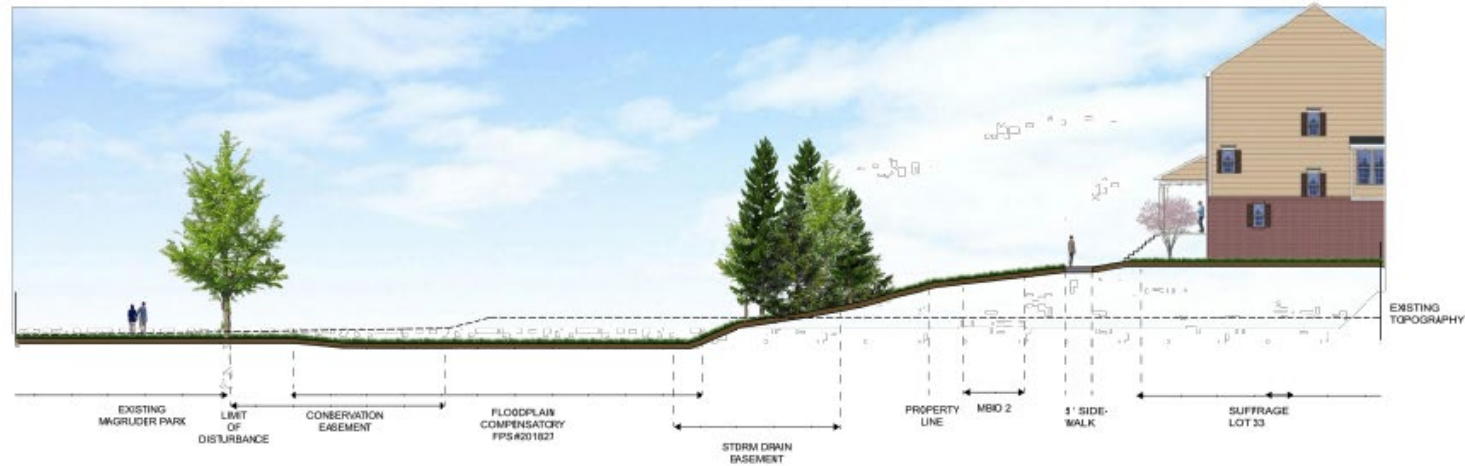


NOT FOR CONSTRUCTION

VIEWSHED EXHIBIT

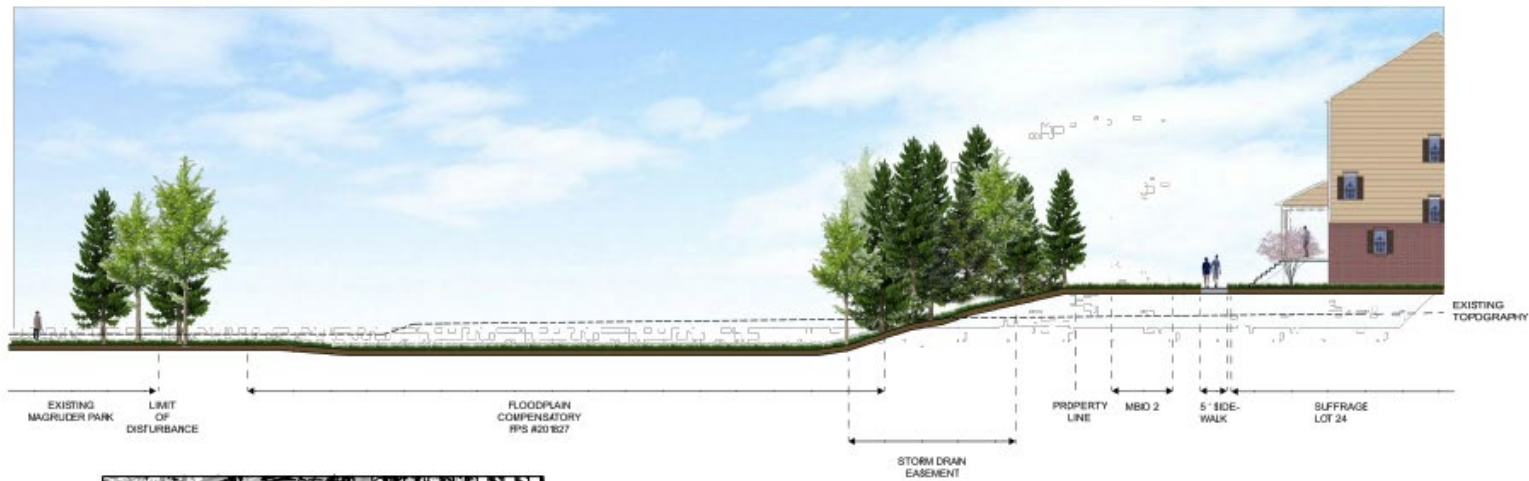
VIEWSHED A-A'

SCALE: 1"=10'



VIEWSHED B-B'

SCALE: 1"=10'



ARCHITECTURAL RENDERING



ELEVATIONS



UNIT INFORMATION

Number / Name
6. Isabella

Type
Townhouse

Footprint
24' wide x 40' deep

Area
2,280 s.f.

Bedrooms
4

Bathrooms
3.5



UNIT INFORMATION

Name
7. Chelsea

Type
Townhouse

Footprint
20' (or 22') wide x 39'-4" (or 40') deep

Area
2,044 s.f.

Bedrooms
4

Bathrooms
4

ELEVATIONS



1 FRONT ELEVATION
A1.2 3/16" = 1'-0"



2 FRONT ELEVATION
A1.2 3/32" = 1'-0"



3 REAR ELEVATION
A1.2 3/32" = 1'-0"



ELEVATIONS



1 FRONT ELEVATION
A1.9 3/16" = 1'-0"



2 FRONT ELEVATION
A1.9 3/32" = 1'-0"



3 FRONT ELEVATION
A1.9 3/32" = 1'-0"



4 FRONT ELEVATION
A1.9 3/32" = 1'-0"



5 REAR ELEVATION - TYPICAL
A1.9 3/32" = 1'-0"



6 SIDE ELEVATION - TYPICAL
A1.9 3/32" = 1'-0"

ELEVATIONS



1 PROPOSED TOWNHOUSE GROUPING
AS 1/8" = 1'-0"



2 TOWNHOUSE END UNIT - (1) STORY PORCH
AS 1/8" = 1'-0"

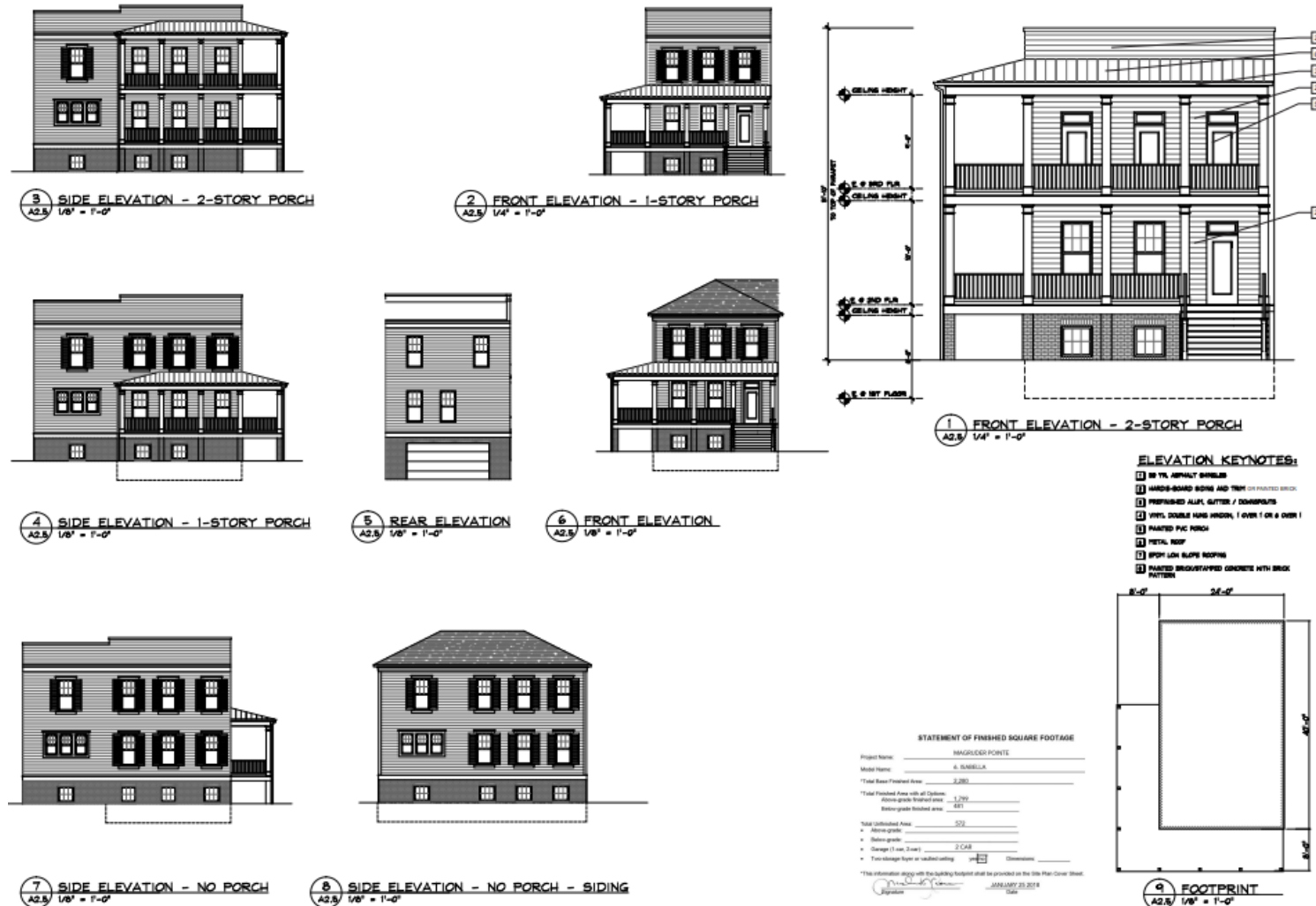


3 TOWNHOUSE END UNIT - (1) STORY PORCH WRAPAROUND
AS 1/8" = 1'-0"

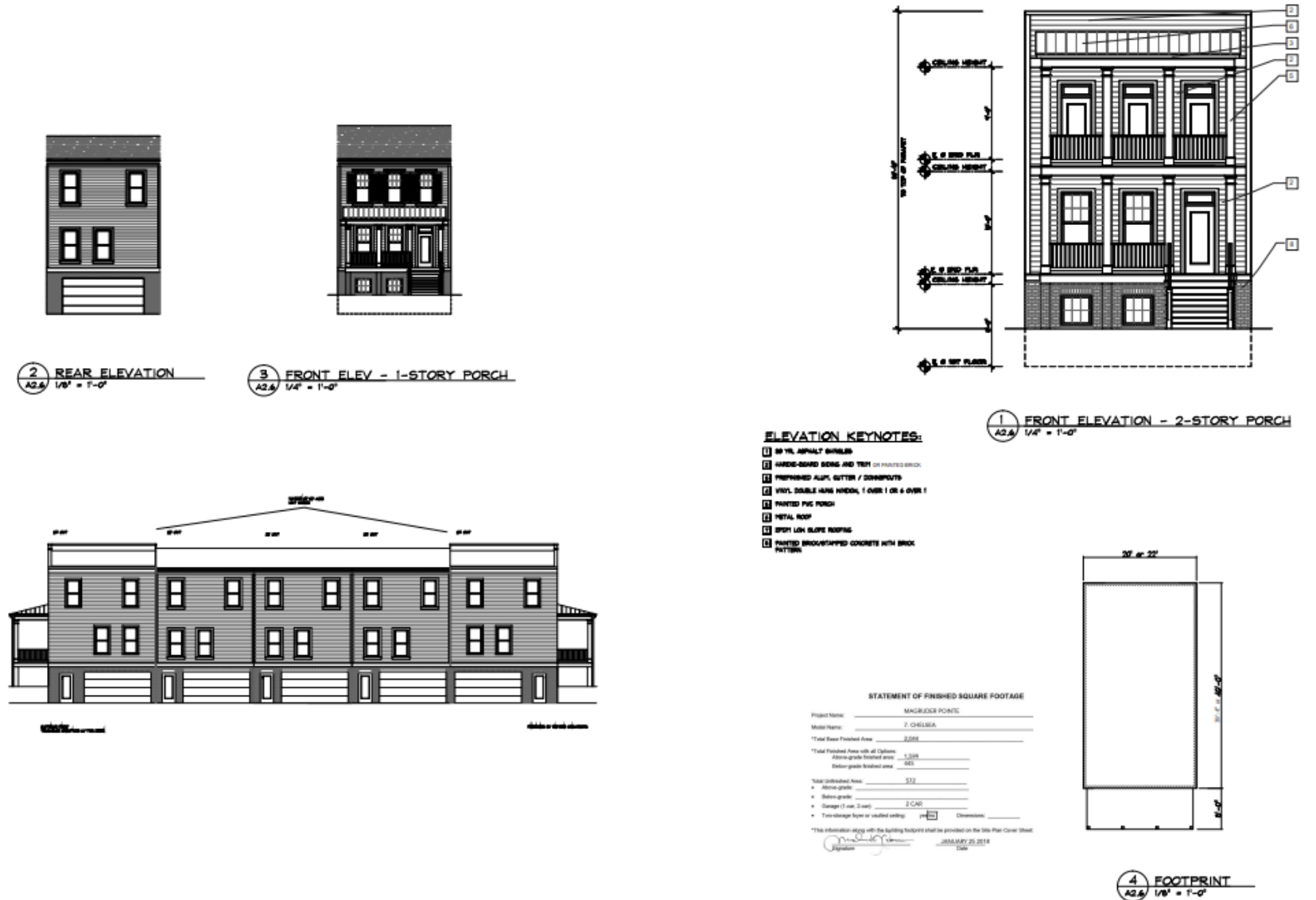


4 TOWNHOUSE END UNIT - (2) STORY PORCH WRAPAROUND
AS 1/8" = 1'-0"

ELEVATIONS



ELEVATIONS



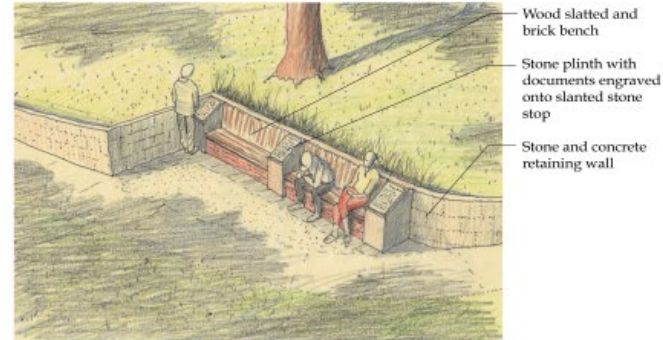
INTERPRETIVE SIGNAGE

The Suffrage Walk

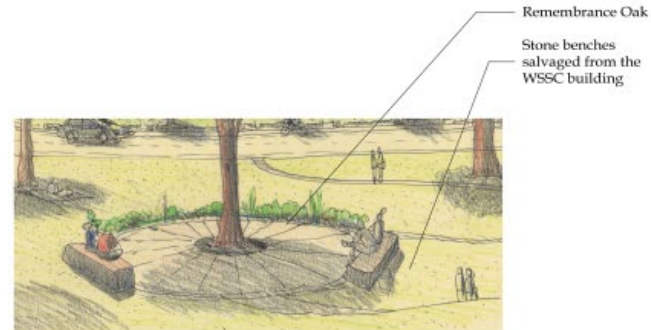
Commemorating 100 Years of Womens' Suffrage



Location Plan



Detail of benches and plinths



Gathering circle, view to the north

The "Suffrage Walk" commemorates the Centennial of the Passage of the 19th Amendment, granting American Women the right to vote. Adjacent to Gallatin Street, the Suffrage Walk forms a meandering path containing a series of conversational benches flanked by raised plinths. On each plinth is a tablet engraved with a significant document and petition from the decades-long struggle to grant equal voting rights to women.

The central feature will consist of a Remembrance Oak flanked by stone benches that were salvaged from the former WSSC Headquarters. The Suffrage Walk recognizes the rally point where Suffrage Marchers from across the U.S. gathered on July 31, 1913 and caravanned to the U.S. Capitol to present their petitions to the U.S. Senate. Werlein Properties is proud to donate this public arts feature as an education-based recognition of the historical significance of the site, intended to benefit the greater Hyattsville community.

REMAND POINTS

1. Allow the Applicant to withdraw the site plan since DPIE is not allowed to grant a waiver for any filling or the construction or placement of any structures or obstructions ultimately located in the FEMA-designated floodways. PGCC § 32-206(e).
2. In the alternative, allow the Applicant to submit a revised site plan, which shall include a new application request to DPIE for a waiver to construct in the 100-year floodplain that complies with the requirements in PGCC § 32-206, as amended by CB-38-2016.
3. Any revised site plan submitted by the Applicant shall contain a new decision from DPIE on the Applicant's new application request for a waiver to construct in the 100-year floodplain. DPIE's new decision on the Applicant's waiver request shall make all required findings and considerations in PGCC § 32-206(d) and (j), as amended by CB-38-2016. DPIE's findings and considerations shall include, but are not limited to, whether a waiver can be granted for any filling or the construction or placement of any structures or obstructions ultimately located in the FEMA-designated floodways. PGCC § 32-206(e).
4. Any revised site plan submitted by the Applicant shall include evidence of all Federal and State permits required to commence with any development of the proposed project.
5. Any revised site plan submitted by the Applicant shall include a density calculation worksheet documenting and explaining the net lot acreage or net tract acreage of the lower parcel that is subject to be developed after excluding any land in the 100-year floodplain, and after excluding any alleys, streets, or other public roadways or land that has been dedicated, donated, conveyed or proposed to be dedicated, donated or conveyed out of the tract.

STAFF RECOMMENDATION ON REMAND

APPROVAL with conditions (No change on Remand)

Applicant Required Mailings:

- Informational Mailing 11/18/2021
- Acceptance Mailing 10/19/2022