



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

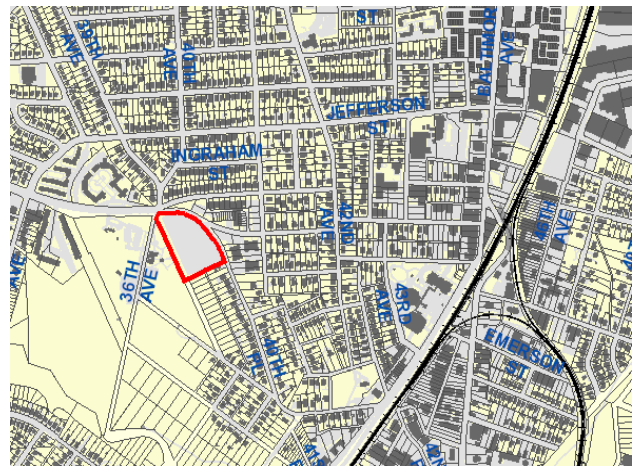
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Preliminary Plan of Subdivision Suffrage Point South

4-19053

REQUEST	STAFF RECOMMENDATION
41 lots and 4 parcels for 41 single-family attached homes	APPROVAL with conditions

Location: On the west side of 40th Place at its intersection with Gallatin Street.	
Gross Acreage:	4.66
Zone:	R-55/D-D-O
Gross Floor Area:	N/A
Dwelling Units:	41
Lots:	41
Parcels:	4
Planning Area:	68
Council District:	02
Election District:	16
Municipality:	Hyattsville
Applicant/Address: Werrlein WSSC LLC 522 Defense Highway Annapolis, MD 21401	
Staff Reviewer: Eddie Diaz-Campbell Phone Number: 301-952-3665 Email: Eddie.Diaz-Campbell@ppd.mncppc.org	



Planning Board Date:	11/04/2021
Planning Board Action Limit:	11/11/2021
Mandatory Action Timeframe:	70 days
Staff Report Date:	10/20/2021
Date Accepted:	09/02/2021
Informational Mailing:	02/08/2021
Acceptance Mailing:	07/28/2021
Sign Posting Deadline:	10/05/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-19053
Suffrage Point South

OVERVIEW

The site is located on the west side of 40th Place at its intersection with Gallatin Street, within the City of Hyattsville. The site consists of one outparcel known as Outparcel 1, which was recorded in Plat Book ME 255 page 83 in December 2020. The 4.66-acre property is in the One-Family Detached Residential (R-55) Zone and Development District Overlay (D-D-O) Zone, and is subject to the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (sector plan). The site is within the traditional residential neighborhood character area of the sector plan.

This application proposes to subdivide the property into 41 lots for development of 41 single-family attached homes (townhouse dwelling units). Four parcels are also proposed, which as of this writing, have all been identified as to be conveyed to a homeowners association (HOA). The subject site is currently vacant, with the prior development of the Washington Suburban Sanitary Commission (WSSC) owned parking lot previously on the site having already been removed, saving for recreational facilities, which encroach the site from the neighboring park as described below.

The property is the subject of a previous preliminary plan of subdivision (PPS) known as Magruder Pointe (now known as Suffrage Pointe) or 4-18001 (PGCPB Resolution No. 2020-35), approved in March 2020. This PPS was approved principally to develop 31 dwelling units on the block across Gallatin Street to the northeast of the subject property. However, the previous PPS also established the outparcel, which is the subject of the current PPS. A new PPS is required, in order to permit the division of the outparcel into lots and to construct multiple dwelling units.

The site abuts David C. Driskell Community Park (previously known as Magruder Park) to the west. This park is owned and operated by the City of Hyattsville. The City previously built several park facilities on land formerly identified as Clover Street, an unimproved right-of-way which lay in between the former on-site parking lot and the park. The portion of Clover Street, which abutted the parking lot, has been vacated, and its land incorporated into the subject property. This has put the park facilities previously within the right-of-way within the subject property instead. The disposition of these structures is discussed in the Parks and Recreation Finding 5 of this technical staff report. The applicant is also proposing a compensatory storage facility for the 100-year flood in the southwest corner of the property, just east of the park facilities, to adjust the boundaries of the floodplain on the site.

The proposed 41 units conform to the maximum density approved for this property under Conceptual Site Plan CSP-18002, which was approved by the Prince George's County District Council in June 2019. However, the PPS proposes a compact lotting pattern, which should be adjusted to provide space for several required and recommended site features. Staff recommends that space be made for these improvements by shifting the position of lots, or by removing lots if the positions of the lots cannot be adjusted. These staff recommendations are discussed further in the Bicycle/Pedestrian and Urban Design findings of this technical staff report.

Staff recommends **approval** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is located on Tax Map 50 in Grids A-1 and B-1, and is within Planning Area 68. To the northeast of the property is a five-pointed intersection featuring the following public rights-of-way: Hamilton Street, extending to the northeast and west; Gallatin Street, extending east from the intersection past the subject site and past its intersection with 40th Place; 40th Avenue, extending north from the intersection; and the entrance road to Driskell Park, extending southwest from the intersection.

North and northeast of the property, between Hamilton Street and Gallatin Street, is the northern portion of the previously approved Suffrage Point subdivision, zoned R-55. This block features both townhouse and single-family detached dwellings, with the townhouse dwellings oriented to the south and west, and the single-family detached dwellings oriented north and east.

Land further to the north between 40th Avenue and Hamilton Street features single-family detached dwellings zoned R-55. East of the property between Gallatin Street and 40th Place are multifamily buildings in the Multifamily High Density Residential (R-10) Zone. Southeast of the property are single-family detached dwellings in the R-55 Zone. Southwest of the property is unimproved Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned parkland known as Magruder Woods Park, zoned Reserved Open Space (R-O-S). West of the property is Driskell Park, in the R-O-S Zone, and further west is the M-NCPPC-owned Hamilton Swimming Pool and Splash Park in the Open Space (O-S) Zone. Northwest of the property between Hamilton Street and 40th Avenue are multifamily buildings in the Multifamily Medium Density Residential Zone, as well as single-family detached dwellings in the R-55 Zone.

The site and its surroundings are all also located in the D-D-O Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

- 1. Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	PROPOSED
Zones	R-55	R-55
Use(s)	Vacant	Residential
Acreage	4.66	4.66
Outparcels	1	0
Parcels	0	4
Lots	0	41
Dwelling Units	0	41
Variance	No	No
Variation	Yes (24-122(a))	No

Pursuant to Section 24-119(d)(2) of the Prince George's County Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on September 17, 2021.

2. **Previous Approvals**—The proposed subdivision of 4.66 acres is part of a larger 8.26-acre development project known as Suffrage Point. The below listed plans all comprise both the 4.66-acre subject site (the southern block) and a 3.6-acre adjacent block bound by Gallatin Street, Hamilton Street, and 41st Avenue (the northern block). The northern block has been approved for 31 lots, 2 parcels, and 31 dwelling units, of which 16 are single-family detached and 15 are single-family attached.

CSP-18002

The Prince George's County Planning Board approved CSP-18002 on July 26, 2018, to recommend rezoning the 4.66-acre southern portion of the property from the O-S to the R-55 Zone, and to recommend amending the list of allowed uses to allow townhouses to be developed on the property, in addition to single-family detached houses. On January 15, 2019, the District Council remanded CSP-18002 back to the Planning Board to consider specific issues. On March 14, 2019, the Planning Board reheard the case, but took no position, and provided an amended resolution (PGCPB Resolution No. 18-74(A)). On May 13, 2019, the District Council reheard the CSP and on June 10, 2019, they issued an order to approve the rezoning from O-S to R-55 with three conditions, and to facilitate R-55 development of the entire 8.26 acres for single-family attached units and single-family detached units.

The maximum density of the Suffrage Point development was also determined with the CSP. The Council order approved CSP-18002 with the maximum density for single-family attached development at nine dwelling units per acre, and the maximum density for single-family detached, as permitted in the R-55 Zone, at 6.7 dwelling units per acre. It also approved a total maximum density of 72 units (31 units on the 3.6-acre northern block and 41 units on the 4.66-acre southern block), in accordance with Applicant's Exhibit 1, provided with CSP-18002. For the southern block, the exhibit indicates a density of approximately 8.8 dwelling units per acre, based on the gross acreage of the site (41 units divided by 4.66 acres equals 8.8 units per acre). The 41 units proposed with this PPS are consistent with the total maximum density approved by the District Council and shown on the CSP.

CSP-18002 was approved subject to three conditions, of which the following are relevant to the review of this PPS:

2. At the time of Detailed Site Plan, as required in PGCC § 27-548.26, Applicant shall:

b. Provide sidewalks on both sides of all internal streets, excluding alleys, as appropriate.

The proposed development lacks internal streets. A system of internal alleys is proposed to serve the lots, and in accordance with this condition, sidewalks are not provided alongside the alleys. One sidewalk is proposed to serve the lots which do not front on Gallatin Street/40th Place; this sidewalk is provided at the front of the units, while the alley is at their rear. Recommendations regarding sidewalks are provided in the Bicycle/Pedestrian finding of this technical staff report.

3. Prior to issuance of any building permit, Applicant shall, pursuant to PGCC § 27-548.26, obtain approval of a Detailed Site Plan (DSP) for the entire 8.26 acres. The DSP shall be subject to all Development District Overlay (D-D-O) Zone standards applicable to the Traditional Residential Neighborhood Character Area. Additional bulk requirements shall be established with the approval of the DSP to implement the applicable goals and recommendations of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District, to achieve context-sensitive, high-quality, single-family residential development.

This condition requires approval of a DSP for the site. Though a DSP was previously approved (DSP-18005, described below), that DSP did not include any proposed development on the southern block, and so a DSP amendment will be required following approval of this PPS. The last part of this condition also requires approval of any additional standards not included in the D-D-O Zone standards through the DSP process. The submitted PPS includes single-family attached lots, and the D-D-O Zone standards (pages 144–156 of the sector plan) include specific standards for such lots and their dwellings. At this time, the proposed lots appear to meet the previously established standards without the need for any additional or modified standards to be approved through the forthcoming DSP amendment. The required minimum lot width is 18 feet (see Standard 20 on page 146 of the sector plan), and the required minimum lot size is 1,400 square feet (see D-D-O Zone standards amendment A(1) on page 20 of the District Council final decision for DSP-18005). Further evaluation of the project's conformance to the standards will be provided at the time of DSP.

4-18001

The Planning Board approved PPS 4-18001 on March 12, 2020. This PPS approved 31 lots, 2 parcels, and 1 outparcel for development of 15 townhouses and 16 single-family detached units. All of the units and parcels were located in the northern block of the development, while the southern block was established as a single outparcel. The current PPS, once approved, will supersede this prior PPS for the outparcel only.

A variation from Section 24-122(a) of the Subdivision Regulations was also approved with PPS 4-18001 in order to permit the applicant's proposed public utility easement (PUE) network, which provided for the location of PUEs abutting the development lots rather than directly abutting the public rights-of-way. Several alternative locations for PUEs were approved for the northern block, and the southern block was approved without any PUEs, as no lots were proposed on the southern block at the time. Approved variations do not carry forward to new PPS, and so the current PPS is required to provide PUEs along the public rights-of-way of Gallatin Street, 40th Place, and the Driskell Park entrance road, as discussed further in the Public Utility Easement section of this technical staff report.

PPS 4-18001 was approved subject to 13 conditions, and the following conditions are relevant to the review of this PPS:

2. **Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$1,260.00 to the Prince George's County Department of Public Works and Transportation for the placement of three bikeway signage assemblies, one each along Hamilton Street, Gallatin Street, and 40th Place. A note shall be placed on the final plat for payment to be received, prior to the issuance of the first building permit.**

This condition will be evaluated at the time of building permit and is discussed further in the Bicycle/Pedestrian finding of this technical staff report.

3. **Total development within the subject property shall be limited to uses that would generate no more than 23 AM and 26 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new PPS, with a new determination of adequacy transportation facilities.**

The above trip cap was established for the 31 dwelling units in the northern block of the development. A separate trip cap is recommended in the Transportation finding of this technical staff report for the 41 units subject to this PPS.

5. **In conformance with the 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District* and 2009 *Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall provide standard sidewalks along the frontages of Hamilton Street, Gallatin Street, and 41st Avenue. Wide sidewalks shall be provided along the frontage of Hamilton Street and Gallatin Street where feasible. Sidewalks shall be shown on the detailed site plan, prior to acceptance.**

A condition similar to the one above is recommended with this PPS, in order to establish standard sidewalks along the frontages of Gallatin Street and 40th Place, and a wide sidewalk along Gallatin Street where feasible. The recommendation is discussed further in the Bicycle/Pedestrian finding of this technical staff report.

7. **Development of this site shall be in conformance with the approved Storm water Management Concept Plan (10823-2018-00) and any subsequent revisions.**

The applicant submitted approved Stormwater Management (SWM) Concept Plan 10823-2018-00 with this application. There have been no changes to the plan since its approval date of March 22, 2019. The SWM concept plan is discussed further in the SWM finding of this technical staff report.

DSP-18005

The Planning Board approved DSP-18005 on June 11, 2020, and the approval was affirmed by the District Council on October 13, 2020. Like PPS 4-18001, DSP-18005 included the southern block as an outparcel for future development. The DSP did not show a specific site layout for the southern block. The DSP did however approve certain infrastructure on the southern block including the compensatory storage area and associated stormwater piping.

DSP-18005 was approved, subject to seven amendments to the D-D-O Zone standards, one condition, and one consideration. Of the foregoing, the following are relevant to the review of this PPS:

A. Amendments to the Development District Overlay (D-D-O) Zone standards, are as follows:

- 1. Site Design, Building and Streetscape Siting, Standard 12 (page 146): To allow the minimum lot area of Lots 23 and 29 to be smaller than the requirement, at 4,150 and 4,080 square feet, respectively. In addition, to allow the townhouse lots to be a minimum of 1,400 square feet.**

This standard sets the minimum lot size for townhouses on both the northern and southern blocks of the development. Though some of the townhouse lots in the northern block were as small as 1,400 square feet, the applicant is proposing a minimum lot size of 1,752 square feet for the southern block, which conforms with this standard.

Following approval of the current PPS, a DSP amendment and a final plat will be required, prior to approval of permits.

- 3. Community Planning—**The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is evaluated, and conformance with the sector plan is evaluated, as follows:

Plan 2035

This application is in the Established Communities area. The vision for established communities, as noted in Plan 2035, is to maintain existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development (page 20).

Sector Plan

The sector plan previously recommended O-S zoning on the subject property. However, on June 10, 2019, the District Council conditionally approved, under CSP-18002, a request to reclassify the subject property from the O-S to the R-55 Zone, in accordance with Section 27-548.26(b) of the Prince George's County Zoning Ordinance. This decision also approved an amendment to allow development of single-family attached dwelling units in

the R-55 Zone. The subject property constitutes 4.66 acres of the 8.26 acres covered under CSP-18002.

In addition, the sectional map amendment superimposed the D-D-O Zone, and placed the entire property in the traditional residential neighborhood character area. Condition 3 of CSP-18002 requires approval of a Detailed Site Plan (DSP) for the entire 8.26 acres, and it also requires that the DSP be subject to all Development District Overlay standards applicable to the Traditional Residential Neighborhood Character Area.

Staff finds that, pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms with the land use recommendations of the sector plan, by way of the amendments approved under the CSP.

4. **Stormwater Management**—A SWM Concept Letter and Plan (10823-2018-00) approved March 22, 2019, were submitted with this application. Within the area of this PPS application, the approved SWM concept plan shows the use of four proposed micro-bioretenention stormwater devices, a SWM outfall, and other cut and fill grading operations to establish proposed lots, roads, and associated infrastructure on-site. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) granted a Floodplain Fill Waiver (36721-2018), dated September 27, 2018, for these improvements. No further information is required at this time regarding SWM with this PPS application.

In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the SWM concept plan and any subsequent revisions to ensure no on-site or downstream flooding occurs.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the sector plan; the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*; *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*; and the Subdivision Regulations (Subtitle 24), as they pertain to public parks and recreation and facilities.

The proposed development is immediately adjacent to the David C. Driskell Community Park, a City of Hyattsville owned and operated park, which consists of a community building, basketball courts, tennis courts, open fields, a baseball field, playgrounds, and a trail that directly connects with the Northwest Branch Trail, which is part of the Anacostia Tributary Trail System. Other neighborhood parks include the M-NCPPC-owned Hamilton Swimming Pool and Splash Park, located just west of Driskell Park; Magruder Woods Park, an unimproved park located immediately to the south of this site; and the Anacostia Stream Valley Park, located approximately 0.25 mile to the south of this site.

The proposed development is in the traditional residential neighborhood character area of the sector plan, which seeks to maintain a traditional neighborhood concept. The goal from the sector plan, with respect to Parks and Recreation is, "To encourage widespread pedestrian and recreational use of the Arts district and vicinity through the improvement of existing public spaces and the addition of new public spaces where appropriate for festivals, events and increased community pride."

In accordance with Section 24-134 of the Subdivision Regulations, in all residential subdivisions, except as stipulated in the subsection, the Planning Board shall require the platting and conveyance to M-NCPPC, or to a municipality located within the Regional District but not within the Maryland-Washington Metropolitan District, upon request of such municipality, of suitable and adequate land for active or passive recreation, the payment of a monetary fee-in-lieu thereof, or the provision of recreational facilities, as otherwise provided.

The site is located within Park Service Area 2. Staff has evaluated the site and determined that based on its size, configuration, proposed density, and proximity to area parks, the payment of a fee-in-lieu by the applicant, in accordance with Section 24-135(a) of the Subdivision Regulations best meets and serves the needs of the future residents for this community. The fee may then be applied toward improvements to parks in Park Service Area 2.

Adjacency Issues for City Park Facilities

Staff's finding regarding the appropriateness of a fee-in-lieu is based in part on the availability of existing public recreation facilities in the immediate area, including Driskell Park. Therefore, the proposed design of the subdivision should not impede the usability of these facilities by the public, and where possible should support such use.

The City previously built several park facilities on land formerly identified as Clover Street, an unimproved right-of-way, which lay in between the WSSC former parking lot and the main body of the park. The portion of Clover Street which abutted the parking lot has been vacated, and its land incorporated into the subject property. This has put the park facilities previously within the right-of-way within the subject property instead, specifically on proposed Parcel B2. The park facilities affected by the vacation include the pavement of the entrance road, an associated decorative stone wall, two playgrounds, and a path between the playgrounds. While the facilities are noted to remain on the PPS, because they are now on private property, provision should be made to ensure members of the public continue to have access to the facilities.

The Hyattsville City Council reviewed the subject PPS on October 4, 2021, and submitted a letter dated October 5, 2021, containing their recommendations regarding the project (Ward to Hewlett, incorporated by reference herein). In this letter, they recommend that the applicant retain ownership of Parcel B2, but that the applicant grant a public use easement over the parcel to allow continued use by the public. Staff believes this is a favorable solution to the problem posed by the public facilities on private property, and so supports provision of such an easement. The terms of the easement should be determined by the City and the applicant prior to approval of a final plat for the subdivision. The boundaries of the easement should be shown on the DSP submitted for the site and subsequently on the final plat.

6. **Bicycle/Pedestrian**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan, and the Subdivision Regulations to provide the appropriate pedestrian and bicycle transportation recommendations.

Review of Proposed On-Site Improvements

The PPS proposes one 5-foot-wide sidewalk connection along the southern portion of the site going to the rear of the subdivision, in order to allow access to Lots 24 through 41.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to additional residential areas connected via sidewalk along Gallatin Street and 40th Place. Lots 1 through 23 have frontage directly on these public streets. The recommended bikeway facilities will create multimodal connections.

Review of MPOT Compliance

The subject site is along Gallatin Street and 40th Place, which are designated master-planned shared use roadways. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Per Condition 2 of the approved PPS 4-18001, a bikeway fee for the placement of bicycle signage along Hamilton Street, Gallatin Street, and 40th Place shall be provided prior to issuance of building permits. Staff recommends pavement markings be provided along the property frontage of Gallatin Street and 40th Place, unless modified by the operating agency. These improvements support a bicycle-friendly roadway and accommodate all modes of transportation. The submitted plans also include the existing sidewalk along the roadway frontages. Staff recommends a minimum of 5-foot-wide sidewalks be provided along Gallatin Street and 40th Place. Staff finds that these proposed and recommended facilities fulfill the intent of the policies and are in compliance with the sector plan, pursuant to Section 24-121(a)(5).

Review of Sector Plan Compliance

The sector plan includes the following recommendations for pedestrian and bicyclist facilities (page 44):

- 2. Implement pedestrian safety measures at road crossings and trail intersections.**
- 3. Provide sidewalk additions and enhancements as necessary and emphasize the continuity of sidewalks.**
- 5. A variety of routes were identified that are currently used by bicyclists and pedestrians and most efficiently connect the West Hyattsville and Prince George's Plaza Metro Stations with US 1. These routes primarily focus on serving the local neighborhoods. These routes may also be designated as**

Art ways with specific themes or features (such as banners or artwork) unifying the entire corridor.

c. West Hyattsville Metro to Gallatin Street and US 1

(3) Gallatin Street

(a) Widen sidewalks, where feasible.

(b) Provide directional signage where Gallatin Street is not continuous, and users must briefly turn onto 42nd Street.

Staff recommends, per the sector plan, that the applicant provide wide sidewalks along the frontage of Gallatin Street where feasible, as part of the site's frontage improvements. Staff also recommended sidewalk connections be provided between Lots 6 and 7, 17 and 18, 29 and 30, and 36 and 37, as well as adjacent to Lots 1 and 41, in order to create direct and continuous access from Gallatin Street and 40th Place to the sidewalk and townhomes located in the rear of the subdivision. These continuous sidewalks will fulfill the recommendations of the sector plan and ensure safe access to Lots 24 through 41. The sidewalks' specific locations may change should the positions of any lots be shifted, or any lots deleted. Crosswalks should also be provided crossing all vehicular access points, including the alleys at the additional recommended sidewalk locations for designated pedestrian pathways.

Staff further recommends a connection be provided to the adjacent Driskell Park, subject to the concurrence of the City of Hyattsville. Such a connection would allow easier access to the park for residents of the subdivision seeking to visit it, and provide a delineated route that discourages alternative, informal routes cutting through the compensatory storage area. A public use easement may be needed to cover the connection, which may be the same easement previously mentioned to cover existing park facilities. The alignment of the connection and any associated easement should be determined at the time of detailed site plan (DSP).

Based on the preceding findings, adequate bicycle and pedestrian facilities will exist to serve the proposed subdivision, in accordance with Subtitle 24, if the application is approved with the conditions recommended in this technical staff report.

- 7. Transportation**—Transportation-related findings for adequacy are made for this application, in accordance with the Subdivision Regulations, along with any needed determinations related to dedication, access, and general subdivision layout.

Analysis of Traffic Impacts

The table below summarizes trip generation in weekday peak hours that are used in reviewing traffic and developing trip caps for the site:

Weekday Trip Generation Summary: 4-19053: Suffrage Point South								
Land Use	Use Quantity	Metric	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhouse	41	Unit	6	23	29	21	12	33
Recommended Weekday Trip Cap			6	23	29	21	12	33

A traffic impact study dated November 20, 2019, was previously completed for the overall Suffrage Point development. For the current PPS, staff requested additional updated traffic counts to support analysis of the following critical intersections from the traffic study:

- US 1 (Rhode Island Avenue) at 42nd Place/Crittenden Street (signalized)
- MD 208 (38th Avenue or 38th Street) at Hamilton Street (signalized)
- Gallatin Street at site access (site access is stop-controlled) under build condition

The subject property is located within Transportation Service Area 1, as defined in Plan 2035. As such, the subject property would be evaluated according to the following standards:

Signalized intersections: The critical lane volume (CLV) method should be used to measure the level-of-service (LOS). LOS E, with signalized intersections operating at a CLV of 1,600 or better will be acceptable.

Unsignalized intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted, and the standards are explained below:

For two-way stop-controlled intersections a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed, (d) a CLV no more than 1,150 will be acceptable.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed, (c) a CLV no more than 1,150 will be acceptable.

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
US 1 at 42nd Place/Crittenden Street (signalized)	647	939	A	A
MD 208 at Hamilton Street (signalized)	644	1126	A	B

The study intersections are not programmed for any lane configuration changes within the next six years in the current Maryland Department of Transportation “Consolidated Transportation Program” or Prince George's County Capital Improvement Program. Approved but unbuilt developments have been identified within the study area, background traffic has been developed. A 0.5 percent annual growth rate for a period of six years has been assumed.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
US 1 at 42nd Place/Crittenden Street (signalized)	668	969	A	A
MD 208 at Hamilton Street (signalized)	665	1168	A	C

The critical intersections identified above, when analyzed with total future traffic as developed using the “Transportation Review Guidelines, Part 1” (Guidelines), including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM, and PM)	
US 1 at 42nd Place/Crittenden Street (signalized)	676	977	A	A
MD 208 at Hamilton Street (signalized)	668	1179	A	C
Gallatin Street at Site Access (stop-controlled)	11.5*	15.3*	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Based on the analysis results, all the signalized study intersections will operate at LOS E or better during the peak hours. At the unsignalized intersections, the maximum movement delays will be less than 50.0 seconds or the maximum CLV computed as a part of the three-step analysis is within the standards of the Guidelines. A trip cap consistent with the trip generation assumed for the site is recommended.

Master Plan Roads and Site Access

The site is not within or adjacent to any master plan facilities identified in the MPOT. The site is within a mile of the West Hyattsville Metro Station on the Washington Metropolitan Area Transit Authority (WMATA) Metro Green/Yellow Line. The site access is proposed from Gallatin Street and 40th Place and is acceptable. Internal site circulation is by means of alleys proposed for public dedication to the City of Hyattsville. The configuration of these alleys, including right-of-way dedication width and any necessary turnarounds, is subject to City approval.

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision, in accordance with Subtitle 24, if the application is approved with the conditions recommended in this technical staff report.

8. **Schools**—This PPS was reviewed for impact on school facilities, in accordance with Section 24-122.02, as well as Prince George’s County Council Resolutions CR-23-2001 and CR-38-2002, (*Amended Adequate Public Facilities Regulations for Schools*). The subject property is located within Cluster 2, as identified in the 2020 Update of the *Pupil Yield Factors and Public-School Clusters*. Staff has conducted an analysis and the results are as follows:

Impact on Affected Public School Clusters by Dwelling Units

	Affected School Cluster		
	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Townhouse Dwelling Units	41	41	41
Townhouse Pupil Yield Factor (PYF)	0.114	0.073	0.091
TH x PYF = Future Subdivision Enrollment	5	3	4
Adjusted Student Enrollment 9/30/19	22,492	9,262	9,372
Total Future Student Enrollment	22,497	9,265	9,376
State Rated Capacity	19,425	7,121	8,494
Percent Capacity	116	130	110

Section 10-192.01 of the Prince George’s County Code establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$10,180 per dwelling if a building is located between I-95/I-495 (Capital Beltway) and the District of Columbia; \$10,180 per dwelling if the building is included within a basic plan or CSP that abuts an existing or planned mass transit rail station site operated by WMATA; or \$17,451 per dwelling for all other buildings. This project is located between I-95/I-495 and the District of Columbia; thus, the surcharge fee is \$10,180. This fee is to be paid to DPIE at time of issuance of each building permit.

9. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated September 13, 2021 (Thompson to Diaz-Campbell), provided in the backup of this technical staff report, and incorporated by reference herein.

The Office of the Fire Marshall offered additional comments on the site layout depicted on the PPS, which are incorporated by reference herein. These comments relate to the dead end of proposed Alley 2, the addressing of units, the minimum distance between sticks of attached units, and the provision of safe fire access. Specifically, the comments recommend the applicant consult the National Fire Protection Association Standard 80A: Recommended Practice for Protection of Buildings from Exterior Fire Exposures, for guidance on recommended fire separation between buildings. The comments also state concern that the minimum 150-foot distance from fire access roads to personnel doors is not shown to be provided on an all-weather, walkable surface for certain units. The comments recommend additional sidewalks in specific locations; these recommended sidewalks, along with additional sidewalks recommended by staff, which will help provide direct access to the units, are described in the Bicycle/Pedestrian finding of this technical staff report.

- 10. Use Conversion**—The total development included in this PPS is for 41 townhouse dwellings in the R-55 Zone. If a substantial revision to the mix of uses on the subject property is proposed, including any nonresidential development, that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.
- 11. Public Utility Easement**—In accordance with Section 24-122(a), when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on the existing public rights-of-way of Gallatin Street to the north and 40th Place to the east. The PPS shows a PUE along most of locations along frontages of these streets. However, on Lot 23 the PUE diverges from 40th Place, so that on Parcel B1 the PUE no longer abuts the street line, and on Parcel B2 it is not provided at all. The site also has a small amount of frontage on the entrance road to Driskell Park, which is a public right-of-way; there is no PUE provided along this frontage. Prior to signature approval of the PPS, the plan should be modified to include the missing PUEs.

The only provided internal circulation is by means of public alleys, which do not require PUEs along their frontages. The plan does show 7-foot-wide PUEs offset from both sides of Alley 2; while these PUEs are in excess of the minimum required by the Subdivision Regulations, they may be necessary to serve the proposed lots. Provision of these PUEs is subject to approval by the utility companies.

- 12. Historic**—The subject property was the site of a parking lot for the WSSC Headquarters (68-10-082), a documented property constructed in 1939. The original building and subsequent additions were architecturally noteworthy as products of their time, and exemplified stylistic evolution from the Art Deco details of the 1939 original building, to the modern influence of the 1953 addition, to the full-blown modernistic expression of the 1964 addition. While all three additions were distinctive in treatment and clearly expressed, the architects endeavored to create a unified and consolidated building that continued to represent the public identity of the WSSC. The building was demolished in 2019.

The subject site is also where a caravan of more than 60 decorated automobiles convened, carrying suffragists assembled in Hyattsville on July 31, 1913, to deliver 85,000 signatures on suffrage petitions gathered from citizens of all 48 states to the U.S. Senate. A rally was held in Hyattsville's ballpark, after which the procession headed towards Pennsylvania Avenue in Washington, DC. Alice Paul, head of the National American Woman Suffrage Association's Congressional Committee, was in the lead car, followed by other officers, and sympathizers of the Senate Woman Suffrage Committee. The petitions were formally presented to the Senate by Senator Robert Owen of Oklahoma, and 10 other Senators spoke in favor of the Susan B. Anthony Amendment's passage. Although ratification of the 19th Amendment was still several years away, the rally held at what was then called Zantzinger Park, served as a catalyst for continuing debate on women's suffrage.

The area below the parking lot was shown in previous applications to have been disturbed by construction of a sewer line, a gas line, and a drainage channel running through various portions of the subject site. The installation of these utilities has likely extensively disturbed any intact archeological resources that may have been present. Therefore, a Phase I archeology survey is not recommended.

There are no Prince George's County historic sites or resources on or adjacent to the subject property. However, the applicant should provide interpretive signage in one of the open space areas that details the history of the suffragist rally and the WSSC building. From the standpoint of historic preservation, staff recommend approval of the PPS subject to the conditions recommended in this technical staff report.

- 13. Environmental**—The subject PPS was received on August 24, 2021. Additional information was submitted by the applicant on September 13, 2021. Verbal and written comments were provided in an SDRC meeting on September 17, 2021. Revised plans and exhibits were submitted by the applicant and logged in for review on September 24, 2021, and October 5, 2021.

The following applications and associated plans for the subject site applicable to this case were previously reviewed:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
NA	NRI-047-2018	Staff	Approved	10/31/2018	NA
CSP-18002	NA	District Council	Approved	5/13/2019	18-74
4-18001	NA	Planning Board	Approved	3/12/2020	2020-35
NA	S-043-2018	Staff	Approved	3/14/2020	NA
DSP-18005	NA	District Council	Approved	10/21/2020	2020-105
NA	S-193-2020	Staff	Approved	12/15/2020	NA
4-19053	NA	Planning Board	Pending	Pending	Pending
DSP-18005-01	NA	--	Pre-Acceptance	NA	NA

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010, because the application is for a new PPS.

GENERAL, MASTER, AND FUNCTIONAL PLAN CONFORMANCE

Plan 2035

The site is located within Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and it is within the Employment Areas of the Growth Policy Map.

The current application is in general conformance with the zoning requirements and the intent of the growth pattern established in Plan 2035.

Sector Plan

In the sector plan, the Environmental Infrastructure section contains goals, policies, recommendations, and strategies. The following recommendations have been determined to be applicable to the current project. The text in **BOLD** is from the master plan and the plain text provides comments on plan conformance.

1c. Stormwater Management: Existing regulations require adequate control of stormwater runoff (Subtitle 4, Division 2, Prince George's County Code)

This proposal is for construction of a residential subdivision on a previously developed site with some open landscaped areas. The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues, in accordance with Subtitle 32, Water Quality Resources and Grading Code. This requires that the environmental site design be implemented to the maximum extent practicable. The site has a SWM Concept Approval Letter (10823-2018-00) and associated plan, which were submitted with the application for this site. The concept plan covers both the northern and southern blocks of the Suffrage Point development and proposes to construct a total of six micro-bioretenion facilities and an area for floodplain compensatory storage. The proposed development associated with this PPS application shows Outparcel 1 with four micro-bioretenion facilities, and a 100-year flood compensatory storage area, with an outfall into an existing stream that is located off-site.

1g. Protection and Restoration of Woodlands: The Woodland Conservation Ordinance requires the conservation of woodlands through preservation, reforestation and afforestation of woodland and specimen trees by meeting minimum woodland conservation thresholds (Subtitle 25, Division 2, Prince George's County Code)

This property is exempt from the provisions of the 2010 Prince George's County Woodland Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, but contains less than 10,000 square feet of existing woodland. A Standard Woodland Conservation Exemption Letter (S-193-2020) was submitted with the PPS application.

2. Incorporate low-impact development design features and implement green building techniques that include the latest environmental technologies.

Any development applications for the subject property that require architectural approval should be encouraged to incorporate green building techniques and environmentally sensitive building techniques. These techniques should be implemented to the greatest extent possible to reduce overall energy consumption.

3. Affirm county and state Smart Growth initiatives and the policies and strategies of the General Plan. New development and redevelopment should enhance existing green infrastructure elements such as wetlands, woodlands, open space, landscaped areas, street tree corridors, and sensitive species habitats. It should also establish open space linkages where they do not currently exist.

4. **Seek opportunities to create new connected green infrastructure elements. New development or redevelopment project proposals should establish landscaped areas and open space connections, wherever possible.**

The application area has been recently graded to remove an existing parking lot and install a stormdrain and outfall, as approved by DSP-18005. No woodlands are located on-site. Previously developed areas with overlapping regulated environmental features such as a 100-year floodplain, stream buffer, wetlands and wetlands buffer are present on Outparcel 1. Although this area is mapped as being within the regulated area of the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), much of this area has already been previously developed. The installation of the bioretention areas and 100-year floodplain compensatory/ 100-year storage area will lead to reduction of the 100-year floodplain and primary management area (PMA). Open space and landscaped areas are encouraged and will be discussed by the Urban Design Section.

5. **Require the following tree cover areas based on ten-year tree canopies: 10 percent tree cover on all properties not in the CBCA I-D-O overlay and within the industrial areas, 15 percent tree cover on property containing an L-D-O (limited development overlay), 20 percent tree cover within mixed-use or commercial areas, and 26 percent tree cover within residential areas. Establish street trees along main transportation corridors. Count trees planted in the public right-of-way but within 16 feet of a property line toward a development's tree coverage.**

The application proposes a residential use, and as such the recommended 26 percent tree canopy coverage (TCC) standard should be applied to the fullest extent practicable. Open space and landscaped areas shall be reviewed at the time of DSP, and are discussed further in the Urban Design finding of this technical staff report.

6. **Decrease impervious surfaces by sharing parking to the fullest extent, constructing green roofs, and following the County's Department of Environment Resources requirements to the fullest extent.**
7. **Use micromanagement stormwater treatment methods on new development or redevelopment projects.**

This project has an approved SWM concept plan from DPIE, Case 10823-2018-00, which has 14 conditions of approval that relate to water quality and quantity requirements. DPIE will further review the site for conformance with state and local stormwater standards, at time of final design.

Conformance with the Green Infrastructure Plan

The site is within the designated network of the Green Infrastructure Plan and is almost entirely mapped as a regulated area associated with an existing regulated 100-year floodplain, small wetland with associated wetland buffer, and stream buffer.

The site was almost entirely cleared, graded, and developed prior to the enactment of the WCO. According to PGAtlas imagery, the northern half of the property has been in use as a paved parking lot since approximately 1965, with the parking lot expanded to include much of the southern site between 1968–1977. The area operated continuously as a parking lot until its removal starting around 2020, which was approved as part of DSP-18005.

While the proposed development will impact regulated environmental features, most of these features are located within the limits of previous disturbance and are not currently wooded.

While the elements from the Green Infrastructure Plan mapped on the subject site will be impacted, the overall site has been graded under previous approvals, and the design of the site meets the zoning requirements and the intended growth pattern established in Plan 2035.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory (NRI-047-2018) was submitted with this PPS application that covers both the northern and southern blocks of the Suffrage Point development. This PPS is comprised of one parcel (Outparcel 1), which was almost entirely covered by an existing parking lot, which has recently been removed. Small areas of open grown trees and existing landscaping are located along the southern and western property boundaries. This site slopes to the south toward an off-site stream system. No woodlands or specimen/champion/historic trees exist on-site within the application area. Regulated environmental features, such as 100-year floodplain, stream buffer, wetland and wetland buffer comprising the PMA exist on-site.

The PPS is consistent with the environmental features identified on the NRI.

Woodland Conservation

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plan (TCP) approvals. A standard letter of exemption from the WCO was issued for this site (S-193-2020), which expires on December 15, 2022. No additional information is required regarding woodland conservation.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer-Urban land complex (5–15 percent slopes), Russett-Christiana-Urban land complex (0–5 percent slopes), and Codorus-Hatboro-Urban land complex, frequently flooded.

Marlboro clays have not been identified on or within the immediate vicinity of this property; however, unsafe soils containing Christiana complexes have been mapped across the eastern half of the site.

These soils have been previously disturbed and should not pose an issue to the proposed development, because no critical slopes that would cause significant damage or cost are anticipated. No conditions of approval relating to unsafe soils were provided by DPIE with SWM Concept Approval Letter 10823-2018-00.

Correspondence from DPIE demonstrating conformance with Section 24-131 of the Subdivision Regulations for unsafe soils is not required at this time and no further action is needed as it relates to this application. The County may require a soils report, in conformance with CB-94-2004 during future phases of development and/or at time of permit.

Specimen, Champion, or Historic Trees

According to approved NRI-047-2018, no specimen, champion, or historic trees have been identified on the area included in this PPS application. No further information is required regarding specimen, champion, or historic trees.

Preservation of Regulated Environmental Features

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5). The on-site regulated environmental features include a stream buffer, wetlands, wetland buffers, and 100-year floodplain.

Section 24-130(b)(5) states:

Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

Impacts to the regulated environmental features should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the

fewest necessary and sufficient to reasonably develop the site, in conformance with County Code.

Under PPS 4-18001, one impact was previously approved by the Planning Board within the area of the current PPS 4-19053 application. This 2.54-acre impact for on-site stormdrain pipe installation and grading for the removal of impervious asphalt for a parking lot has since been implemented subsequently to the approval of DSP-18005 and associated grading permits.

Statement of Justification

A statement of justification (SOJ) was received with the current PPS application on August 24, 2021, and a revised SOJ was received on October 5, 2021, for the proposed impacts to the PMA.

The applicant requests 2.88 acres of additional impacts to regulated environmental features for construction of a 100-year flood compensatory storage facility, four proposed micro-bioretenion stormwater devices, a SWM outfall, and other cut and fill grading operations to establish proposed lots, roads, and associated on-site infrastructure. Much of this request overlaps with the previously approved and implemented impacts on-site.

DPIE granted a floodplain fill waiver dated September 27, 2018 (36721-2018) for impacts to allow for filling and grading within the floodplain to reduce the area of existing 100-year floodplain and PMA on-site and make Outparcel 1 developable.

Analysis of Impacts

The applicant's revised letter of justification and associated exhibits separate the 2.88-acres of requested impacts into three separate impact areas. However, it appears that the total for each of these areas is actually 2.84 acres, as described below:

Impact 1: An impact of 2.82-acres (123,209 square feet) is requested for the proposed floodplain compensatory storage area at the southwest corner of the site, construction of four micro-bioretenion areas, townhouse construction, and all associated infrastructure. Except for the floodplain compensatory storage area, all townhouses, micro-bioretenion areas, and associated infrastructure will be located outside of the adjusted 100-year floodplain and PMA post-construction. Impacts to wetlands (498 square feet), wetland buffers (5,488 square feet), and stream buffers (6,232 square feet) would result from the construction of the floodplain compensatory storage area.

Impact 2 and 3: Two impacts totaling 0.02 acre (552 square feet) are proposed to allow for proper stormwater drainage along the frontage of 40th Place and for sidewalk access to proposed lots. These areas are within the existing floodplain but will be outside of the floodplain and PMA once the floodplain compensatory storage area is constructed.

Because the site has been previously developed and the proposed redevelopment will require SWM approval with the required floodplain controls resulting in improved water quality controls over what exists on-site, staff supports these proposed impacts.

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the applicant's SOJ for impacts to regulated environmental features and associated exhibits from Dewberry, dated September 24, 2021, providing for Impacts 1-3.

14. Urban Design—The proposed development project will be subject to DSP review.

Conformance with the Requirements of the Prince George's County Zoning Ordinance

The proposed single-family attached homes are a permitted use in the R-55 and D-D-O Zones, in accordance with the approval of CSP-18002, which rezoned the subject site from the O-S Zone to the R-55 Zone and set the maximum density limit for single-family attached development at nine dwelling units per (gross) acre. An illustrative plan showing the proposed layout of the townhouses on this site was submitted with the CSP. However, given the nature and extent of the review of a CSP, which is limited to the density/intensity, location, and relationships of each use, the illustrative plan was submitted for informational purposes only. It is the intent of the CSP to limit the density of the development by capping the total number of units on this site to 41 townhouses. The actual lot yield must be determined at the appropriate stage of review when the relevant requirements of the Subdivision Regulations and the Zoning Ordinance are applied. The 41 units currently proposed are the maximum this development can achieve, rather than the guaranteed total lot yield for the site, and given specific site constraints and restrictions, the total lot yield may be reduced.

DSP review is required for the proposed project by the D-D-O Zone Standards (page 139 of the sector plan). DSP-18005 was approved by the Planning Board on June 11, 2020, and affirmed by the District Council on October 13, 2020; this DSP covered the entire Suffrage Point project, and included the subject site as an outparcel for future development with approval for infrastructure only. The previous DSP did not show a specific site layout for the subject property. The SWM Concept Plan (10823-2018-0) submitted with the PPS does show a development scheme for the site. The layout of 41 lots as shown on the PPS may not provide enough area to meet some site design requirements and objectives established by the D-D-O Zone, and therefore relocation or reduction of lots may occur when the site design is submitted for review and approval. Conformance with these applicable D-D-O Zone standards and other regulations will be evaluated at the time of DSP review.

Conformance with the D-D-O Zone Standards of the Sector Plan

The proposed development of single-family attached units will be subject to DSP approval. The site's conformance with the applicable D-D-O Zone standards will be further evaluated at time of DSP review. Review of the design may require the applicant to relocate lots or reduce the total number of lots on the subject site in order to be able to meet the applicable standards.

The following discussion on the D-D-O Zone parking and loading standard is for informational purposes only:

b. Parking and Loading:

- 5. Parking for residential and live/work use shall consist of a minimum of 1 and a maximum of 2 on-site spaces per lot. If the dwelling lot fronts**

on a street with on-street residential parking, each 20 feet of linear frontage may be substituted for 1 space.

The applicant has indicated that each unit will have a garage and tandem parking space on an 18 by 18-foot driveway at the time of DSP. However, it is noted that the D-D-O Zone does not specify a minimum standard parking space size, and therefore, parking spaces should meet the requirements of the underlying zone. The driveways, as described by the applicant, do not meet the minimum size of a parking space. They should therefore be modified at the time of DSP to meet the required minimum, which is 19 by 9.5 feet, as required by Section 27-558 of the Zoning Ordinance.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that disturb more than 5,000 square feet. The site is required to provide a minimum of 15 percent of the gross tract area in TCC, based on the Tree Canopy Coverage Ordinance, and the total area of the property is 4.66 acres, which results in 0.69 acre (or 30,448 square feet) of required TCC for the site. In addition, the sector plan indicates that properties located in residential areas shall provide a higher amount of tree canopy coverage than required by the Tree Canopy Coverage Ordinance, and recommends that a 26 percent tree canopy coverage be applied (page 37 of the sector plan). The requirements set forth in Subtitle 25 and the recommendations provided in the sector plan for TCC will be evaluated at the time of DSP to determine the appropriate TCC for the site.

Conformance with the Requirements of the Prince George's County Landscape Manual

The D-D-O Zone standards of the sector plan replace the requirements of the 2010 *Prince George's County Landscape Manual*. Conformance with these standards will be evaluated at the time of DSP.

Lotting Pattern

The following issues have been identified with the proposed lotting pattern which should be addressed prior to signature approval of the PPS:

- The continuous lotting pattern shown on the PPS will create a monotonous vista when buildings are added to the lots. The spacing between end unit lots on the site proposed with the PPS restricts space to provide proper landscape screening and does not provide sufficient room for pedestrian sidewalks. Additional open space should be added between adjacent end lots at a minimum spacing of 10 feet wide to provide a change in the vista, allow views into the site, and create sufficient area for plant growth and yard maintenance without trespassing. Specifically, 10-foot-wide open spaces should be provided on HOA parcels between the lot lines of Lots 6 and 7; 11 and 12; 29 and 30; as well as 36 and 37. The specific locations of the open spaces will be evaluated again at the time of DSP, and may require the revision or reduction in the number of townhome units, in order to provide adequate space between the lots.
- The subject property is generally surrounded by O-S, R-55, and R-10-zoned properties. The proposed townhomes will function as buffer and provide a visual

transition from the higher density R-10-zoned development and the R-55-zoned existing properties to the existing parks. Density should be highest near the R-10-zoned property that is located between 40th Place and 41st Avenue and has been developed with three multifamily apartments. The townhome stick of seven lots (Lots 30–36), which faces the public park, does not achieve this type of transition, and is not consistent with the surrounding neighborhood. Staff recommends that the length of this stick be reduced to no more than six units. The plan may be reconfigured along 40th Place to allow for one group of townhomes with no more than seven units. This configuration can be achieved while still providing pedestrian access from the public roadway, and will ensure the highest density of units is proposed closest to the street and the adjacent existing multifamily use.

Other Urban Design Considerations

The following issues are not being considered with this PPS, but will be applicable to the review of the future DSP. Inability to meet the requirements at that time may result in the reduction of townhome units and lots to show conformance with applicable regulations. A discussion of those issues has been provided, as follows:

- The PPS plan shows no additional parking in the townhome development for visitors and the applicant may be required to provide additional parking for visitors.
- A utilitarian compensatory storage stormwater facility is located in the southern portion of the property abutting the existing park, which is a popular recreational location that is heavily used by the surrounding communities. Consideration should be given to the design of this facility to allow a spatial transition to the park to the west, and the existing single-family houses to the south. Given the facility's close proximity to the park, this area should be attractive, and propose a compensatory storage stormwater basin that is not only functional, but is also an amenity for the community and blends seamlessly with the park. This area should include attractive landscaping, connecting trails, public art, a sitting area, or plaza.
- This site proposes the redevelopment of the former parking lot of the WSSC Headquarters that is largely encumbered by 100-year floodplain. The applicant has obtained approval to modify the existing floodplain and indicated that they have installed SWM on the site, which would be better than the previously existing 3.55-acre impervious parking lot that included no SWM. Based on the development shown on the SWM concept plan, the impervious surface created by this development is reduced to approximately 1.53 acres. To control water runoff, the applicant is proposing to raise the site out of the floodplain and construct a series of stormwater facilities and a large compensatory storage basin on the property as discussed above, which has been approved by DPIE, in accordance with the County Code. Though the following improvements would be over and above what is required by the SWM Concept Plan for the site, staff recommends that at the time of DSP, consideration be given to providing, to the extent possible, an additional 10 percent pervious surface on-site to implement green building techniques and sustainable site practices, such as the rain gardens that have been installed along 40th Place, Gallatin Street and in the parking lot of Driskell Park.

Based on the foregoing analysis, from the standpoint of urban design, staff recommends approval of the PPS subject to the conditions recommended in this technical staff report.

15. **City of Hyattsville**—The Hyattsville City Council reviewed the subject PPS on October 4, 2021, and submitted a letter dated October 5, 2021, containing their recommendations regarding the project (Ward to Hewlett, incorporated by reference herein). In the letter they reiterate their opposition to the Suffrage Point parent case, CSP-18002, and specifically take issue with the rezoning of the subject property from O-S to R-55, as well as the approved density for the site. They also recommend five conditions of approval, which they asked the Planning Board to consider if the Board is to proceed with consideration of the PPS. The City's recommended conditions of approval are listed in **BOLD** below, and staff responses to the recommendations are given in plain text.

1. **The City is recommending the Preliminary Plan of Subdivision (PPS) application be revised, or resolution be conditioned as Urban Street Design Standard Alley, STD 100.31. The internal alleyway shall be designed and constructed to a public standard and dedicated to the City as a public right-of-way. The site plans and any future dedication of plat shall incorporate language stating that the alleyway shall be publicly dedicated to the City of Hyattsville.**
2. **Per Urban Street Standards, turning radius from any roadway connecting to City roadway shall have a Minimum Turning Radius of 15'.**
3. **The internal alleyway shall include an adequate turnaround space for emergency vehicles. The City is greatly concerned that the omission of a vehicle turnaround will limit access for emergency and safety vehicles to the interior townhouses abutting Driskell Park. This vehicle turnaround can be achieved through the elimination of lots 23 and 24.**

The alleys shown on the PPS are proposed for public right-of-way dedication. The public dedication of the alleys will be required at the time of final plat, pursuant to the approved PPS. The City of Hyattsville maintains jurisdiction over the public roads in this area.

With regard to the requested turnaround, referral comments given to staff by the Office of the Fire Marshall (incorporated by reference herein) indicate that based on their standards, the dead end on Alley 2 will need a turnaround if it is more than 150 feet deep. The dead end is approximately 140 feet deep on the current plan. The City maintains, however that the turnaround is warranted for ease of egress.

Because the alleys are to be dedicated to the City, the alleys should meet their specified design standards and, accordingly, staff has carried this forward as a condition of this PPS approval.

4. **Overhead lighting shall be designed and constructed to Pepco standards for acceptance into the public utility system. The lighting shall be placed at the entrance/exit of the site at Gallatin Street, entrance/exit of the site on Alley 3, and at the terminus of the alley.**

The review of lighting details is applicable at the time of DSP review. Lighting within the right-of-way is further subject to the approval of the operating agency (the City of Hyattsville).

5. **The applicant shall dedicate Parcel B2 for a Public Use Easement (PUE) in which the applicant shall maintain ownership of Parcel B2, but access of the parcel shall be granted to the general public. Parcel B2 shall primarily serve to provide compensatory storage for the subject parcel, but shall be used by the public, and permitted at the City's discretion, under a separate Memorandum of Understanding.**

As discussed in the Parks and Recreation finding of the technical staff report, the City's requested public use easement is a suitable way to ensure that public access will be maintained to Driskell Park facilities currently located on the applicant's property. The requested memorandum of understanding may be used to determine the terms of the easement, which will ultimately need to be incorporated into the actual easement agreement recorded in land records. A condition of approval similar to the one above is recommended in this technical staff report.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised, as follows:
 - a. The dead end of Alley 2 shall be revised to include an adequate turnaround space for emergency vehicles, based on the City of Hyattsville design standards.
 - b. Ten-foot-wide public utility easements shall be shown abutting the street lines in the following locations:
 - (1) In the southeast corner of the property on Lot 23, Parcel B1, and Parcel B2, where they abut 40th Place.
 - (2) In the northwest corner of the property on Parcel B2, where it abuts the Driskell Park entrance right-of-way.
 - c. Provide minimum 10-foot-wide open spaces on homeowners association parcels between Lots 6 and 7; 11 and 12; 29 and 30; and 36 and 37. The precise locations of the open spaces may be altered if the positions of any lots are shifted, or any lots removed.
 - d. Reduce the number of lots in the seven-unit townhouse stick (Lots 30–37) to six units. The plan may be reconfigured so that a stick of seven units is provided along 40th Place, so long as pedestrian access from the public roadway is not restricted.

2. A substantial revision to the proposed uses on-site, which affects Subtitle 24 adequacy findings, including any nonresidential development, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.
3. Development of this site shall be in conformance with approved Stormwater Management Concept Plan 10823-2018-00 and any subsequent revisions.
4. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of public utility easements along the public rights-of-way, excluding alleys.
 - b. Right-of-way dedication of the alley to public use, in accordance with the approved preliminary plan of subdivision.
 - c. The delineation of any public use easement on Parcel B2 granted to the City of Hyattsville. The public use easement shall be approved by the City of Hyattsville and contain the rights thereof, be recorded in the Prince George's County Land Records, and the Liber/folio shown on the final plat, prior to recordation.
5. Prior to approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Washington Suburban Sanitary Commission Headquarters (68-10-082) and the 1913 suffragist rally. The location and wording of the signage and the public outreach measures shall be subject to approval by the Historic Preservation Section staff. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
6. Prior to approval of the final plat of subdivision, in accordance with Section 24-135 of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee-in-lieu payment for mandatory parkland dedication. The fee collected shall be applied to Service Area 2.
7. At the time of detailed site plan, the plans shall show a public use easement on homeowners association Parcel B2 to the benefit of the City of Hyattsville, in order to ensure the general public continues to have access to the park facilities on the parcel. Parcel B2 shall primarily serve to provide compensatory storage for the subject parcel, but the City and the applicant shall determine which areas of the parcel may be used by the public.
8. Total development within the proposed preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 29 AM peak-hour trips and 33 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.
9. The applicant and the applicant's heirs, successors, and/or assignees shall provide and include details of the following, prior to acceptance of the detailed site plan:
 - a. Shared roadway pavement markings along the property frontage of Gallatin Street and 40th Place, unless modified by the City of Hyattsville, with written correspondence.

- b. Minimum 5-foot-wide sidewalks along the frontages of Gallatin Street, and 40th Place, unless modified by the City of Hyattsville, with written correspondence. Wide sidewalk shall be provided along Gallatin Street where feasible.
 - c. Minimum 5-foot-wide sidewalk connections between lots 6 and 7; 17 and 18; 29 and 30; 36 and 37; and adjacent to Lots 1 and 41 to create direct and continuous access from Gallatin Street and 40th Place to the townhomes located in the rear of the subdivision. The precise locations of the sidewalks may be altered if the positions of any lots are shifted, or any lots removed.
 - d. Crosswalks crossing all vehicular and pedestrian crossing points, included crossing the alleys for continuous connections.
 - e. A sidewalk connection from the interior of the site to the adjacent park south of the subdivision, unless modified by the City of Hyattsville, with written correspondence.
10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 11. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat, prior to recordation.
 12. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:
 - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
- f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision 4-19053