

Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: July 21, 2021

Re: Riverfront at West Hyattsville Multifamily Buildings – Preliminary Plan of Subdivision 4-20040

Attachments: Applicant’s Presentation
PPS-4-20040 ELOJ-4-20040
NRI-090-2020 NRI-002-2016-01
SWMP-4-20040 TRIS-4-20040
Noise Vibration Report DPIE Approval Letter

The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision (PPS) application for the multifamily buildings associated with the Riverfront at West Hyattsville Development.

Project Summary

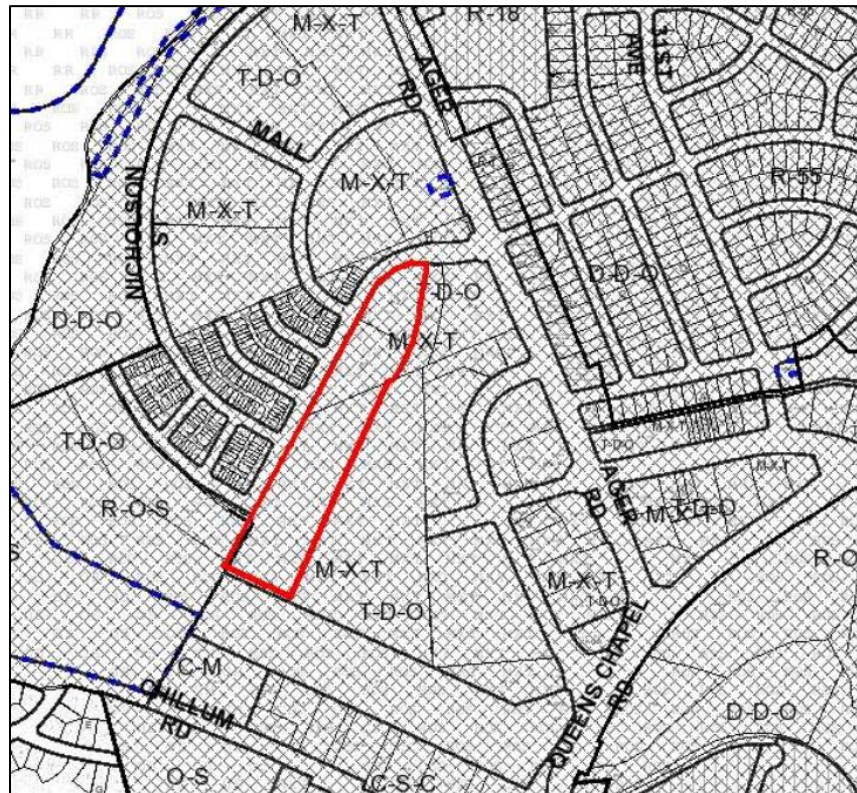
- The applicant, Gilbane Development Company, is proposing a mixed-use development of multifamily dwellings and commercial space. If approved, this development will be part of the greater Riverfront at West Hyattsville community.
- The subject property is 8.1 acres located immediately adjacent to the West Hyattsville Metro Station. The applicant is proposing the subdivision of the property into two parcels.

Project Location Details

The Subject Property is located to the east of Little Branch Run, adjacent to the West Hyattsville Metro Station. The property is a total of 8.1 acres and zoned M-X-T (Mixed Use-Transportation Oriented). It is located within the boundaries of the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone.

The site was previously owned by WMATA but was sold for mixed-use development. A storm drain easement bisects the property, running southwest to northeast. Currently, the Riverfront at West Hyattsville townhouse community is being built to the west of the subject property.

The Subject Property is outlined in red in the image below.



Summary of Development Proposal

The applicant is proposing the subdivision of the subject property into two parcels, with their application indicating each parcel will contain 750 multifamily units and 15,000 square feet of retail, for a total of 750 multifamily units and 15,000 square feet of retail. The applicant has specified that the DSP related to this property may call for fewer units and less retail space. Both buildings are proposed to contain a structured parking garage and first floor retail.

Additionally, the application includes a request for approval of impacts to regulated environmental features. The site contains a total of 4.73 acres of Primary Management Area (PMA). The PMA is a vegetated buffer established or preserved along all regulated streams outside the Chesapeake Bay Critical Area Overlay Zones. The PMA in this application is composed entirely of floodplain and is generally located throughout the site. There is a thin slice of land outside of the PMA along the northern and western property boundaries. The existing PMA is 58% of the total site area.

Timeline

The applicant's presented to the Planning Committee on July 20. The applicant's presentation to the City Council is scheduled for August 2, 2021.

This item will return for discussion at the Council's September 20 meeting.

The Prince George's County Planning Board hearing for this case has been scheduled for October 7, 2021.

The detailed site plan related to this case will likely come before the Council by the end of the calendar year.