

Memo

To: Mayor and City Council

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

Date: August 26, 2021

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

Attachments: PPS-4-20040 PBS-4-20040
 100-Year Floodplain SDRC Response
 A-VAR-4-20040 Noise Vibration Report

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

Project Summary

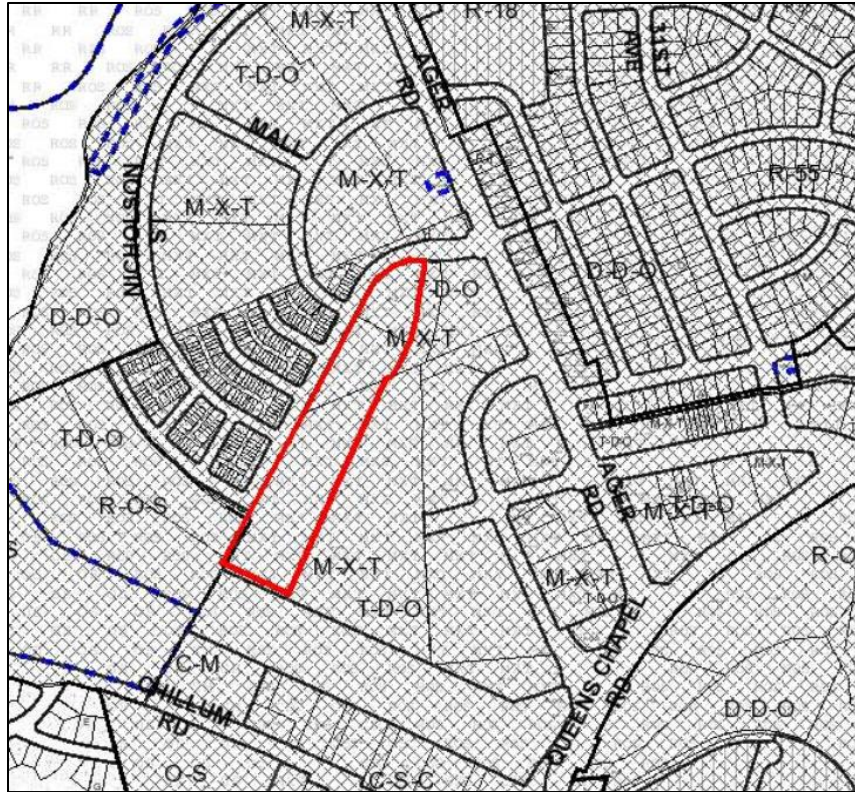
- The applicant, Gilbane Development Company, is proposing a mixed-use development of multifamily dwellings and commercial space. If approved, this development will be part of the greater Riverfront at West Hyattsville community.
- The subject property is 8.1 acres located immediately adjacent to the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



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 375 multifamily units and 7,500 square feet of retail, for a total of 750 multifamily units and approximately 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.

Variance Request

The applicant is requesting a modification from Section 24-121(a)(4), which states:

Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.

The 300-foot lot depth requirement is designed to provide a deep enough lot so that dwellings are not subject to the impact of undue noise and vibrations.

Neither of the proposed parcels meet the 300-foot depth requirement and a variation is being requested. The widest part of the property is 292.88 feet at the southernmost boundary of proposed Parcel 2. Due to these site specifications, it is not feasible to include a 300-foot buffer between the project and the transit right-of-way.

Since the TDDP promotes medium to high density near the Metro Station, Staff is supportive of the applicant's variation request so long as conditions that address the impact of noise and vibration on the dwellings are included in the approval language.

Planning Committee Review

The applicant presented this project to the Planning Committee at their July 20 meeting.

There were few comments from the Committee at this point in the development process. The Planning Committee anticipates various comments related to the proposed building architecture, scale, and aesthetics at the time of detailed site plan.

The Planning Committee recommends the City Council vote in support of the preliminary plan of subdivision 4-20040 and encourages the developer to continue to work with City and other parties to support the City's Affordable Housing Strategy.

The Planning Committee also encourages the developer to pay attention to the massing of the buildings and include architectural detail and public spaces in the design during the detailed site plan process.

Timeline

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

Staff is recommending the following motion:

"I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-20040 and the applicant's variation request so long as conditions that address the impact of noise and vibration on the dwellings are included in the approval language."