



Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Taylor Robey, City Planner

Date: March 2, 2022

Re: Avalon Bay – Preliminary Plan of Subdivision (4-21032)

Attachments: Applicant’s Presentation PPS-4-21032

The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision application (PPS 4-21032) for the Avalon Bay Development, Parcel 2, at the MPG.

Project Summary

- The applicant, Pennsylvania Real Estate Investment Trust (PREIT) MPG, is proposing an infill residential building containing 380 multifamily dwelling units. Development of this parcel will require demolition of a portion of the existing mall structure and MPG parking lot.
- If approved, this development will serve as an infill housing development on the back side of the existing mall property.

Project Location Details

The proposed development is located in the northwestern corner of the MPG property along Toledo Road in Hyattsville, Maryland adjacent to the Mall property. The subject property currently includes surface parking lot and a small portion of the existing mall structure.

The subject property is zoned M-X-T (Mixed Use-Transportation Oriented) and is located within the boundaries of the 2016 Prince George’s Plaza Transit District Development Plan (TDDP), Transit District Overlay Zone (TDOZ), and Downtown Core Character Area.

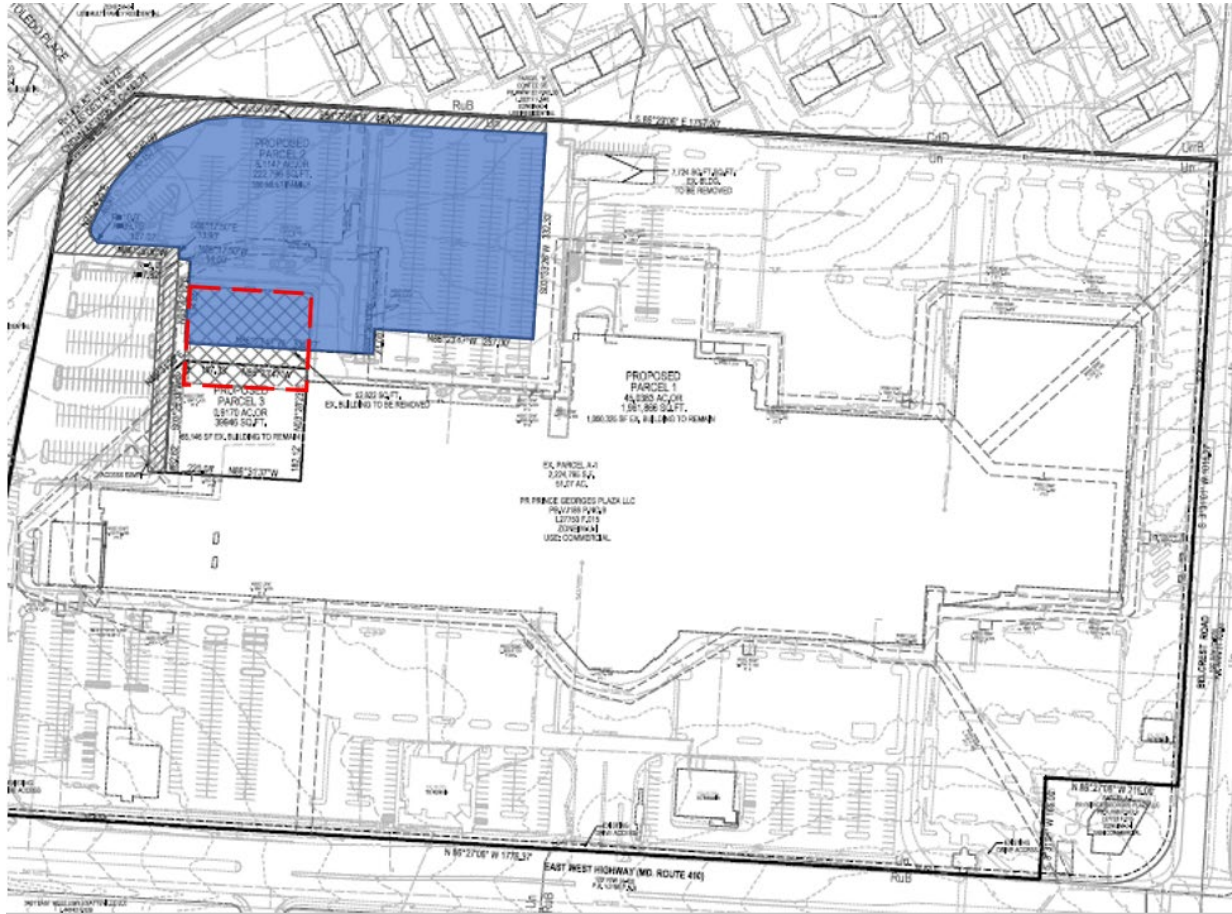
The development will be located on a portion of a tract of land containing 5.11 acres.

Summary of Development Proposal

The applicant is proposing a multifamily development containing 380 multifamily dwelling units shown in blue. Approximately 52,822 square feet of retail space will be removed from the JCPenney’s at MPG

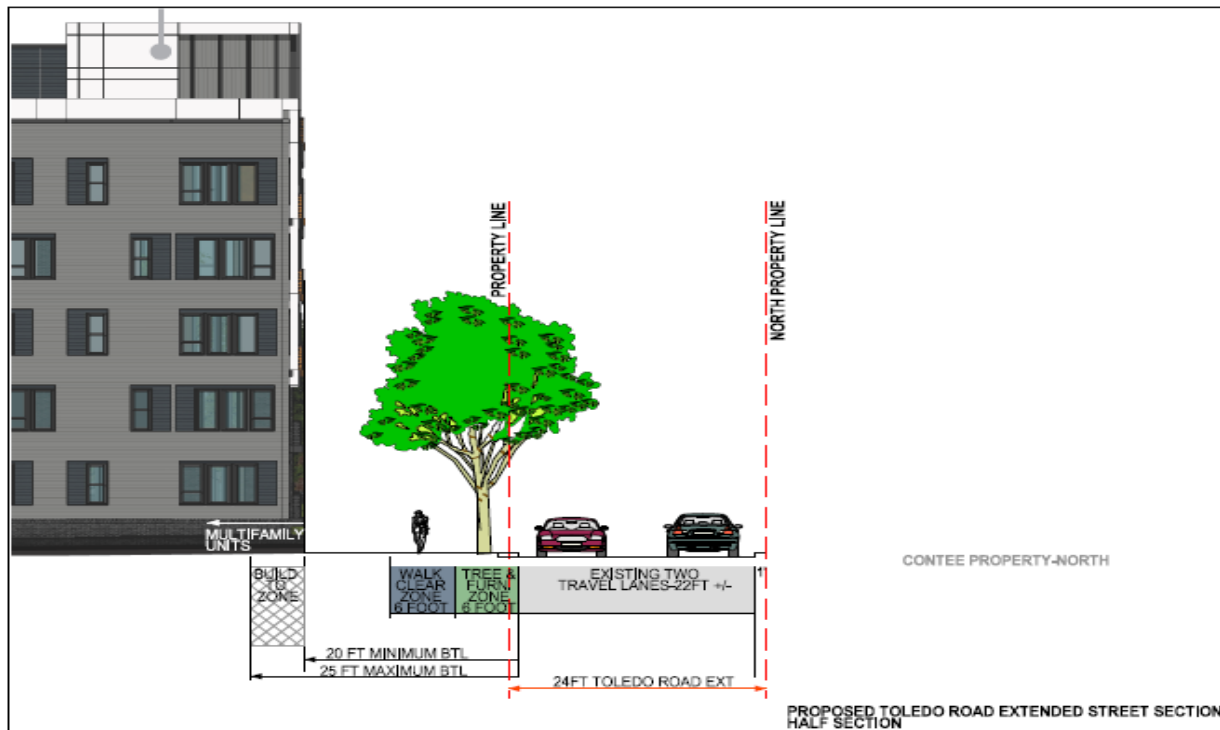
to support this proposed development. The portion of the mall that will be demolished is shown as the red dashed area.

Exhibit 1. Proposed Avalon Bay Development and Required JCPenney Demolition



Application also includes improvements to Toledo Road between Toledo Terrace and terminus of the property to include a 6-foot sidewalk, a 6-foot tree and furniture zone, and two 11-foot travel lanes as shown in Exhibit 2.

Exhibit 2. Proposed Toledo Road Street Section



Planning Committee Review

The applicant presented to Planning Committee on January 19, 2021.

The Committee recommended approval of the preliminary plan of subdivision unanimously but had concerns about pedestrian safety on Toledo Road while allowing for adequate service vehicle access.

Staff Analysis and Recommendations

Roadway Improvements

Both City and MNCPPC staff raised concerns about the adequacy of proposed improvements to Toledo Road during the SDRC meeting on February 18, 2022.

In the 2016 Approve Prince George's Plaza Transit District Development Plan, Strategy TM 3.1 on page 81 indicates Toledo Road shall be "a two-lane municipal street with on-street parking and bicycle accommodation from its current terminus at Belcrest Road westbound along the existing drive aisle on the norther board of the Mall at Prince Georges to a new terminus at Toledo Terrace" as shown below in Exhibit 3. The TDDP places the entire curb-to-curb right-of-way within the subject property.

Exhibit 3. Proposed Toledo Road Extension Illustrative Street Section.



To balance the interim condition of Toledo Road with the long-term vision outlined in the TDDP, City staff is recommending support of the preliminary plan conditional on revision of the proposed improvements to Toledo Road and the frontage zone to reflect the following:

1. The applicant is granted a 2-foot variance to the total frontage minimum depth requirement to accommodate other improvements between the building façade and right-of-way.

2. Two 10-foot vehicle travel lanes.
3. Four (4) feet of pavement between the tree and furniture zone and first travel lane shall be allocated to a future bike lane along the property pending future development along this right-of-way.
4. While Toledo Road is at interim condition, a Public Use Easement (PUE) shall be issued over the improved portion of the roadway.
5. When the entirety of Toledo Road between Toledo Terrace and Belcrest Road is improved to a public standard and with the conditions outlined above, the applicant must file a confirmatory deed stating that the roadway is being publicly dedicated to the City of Hyattsville.

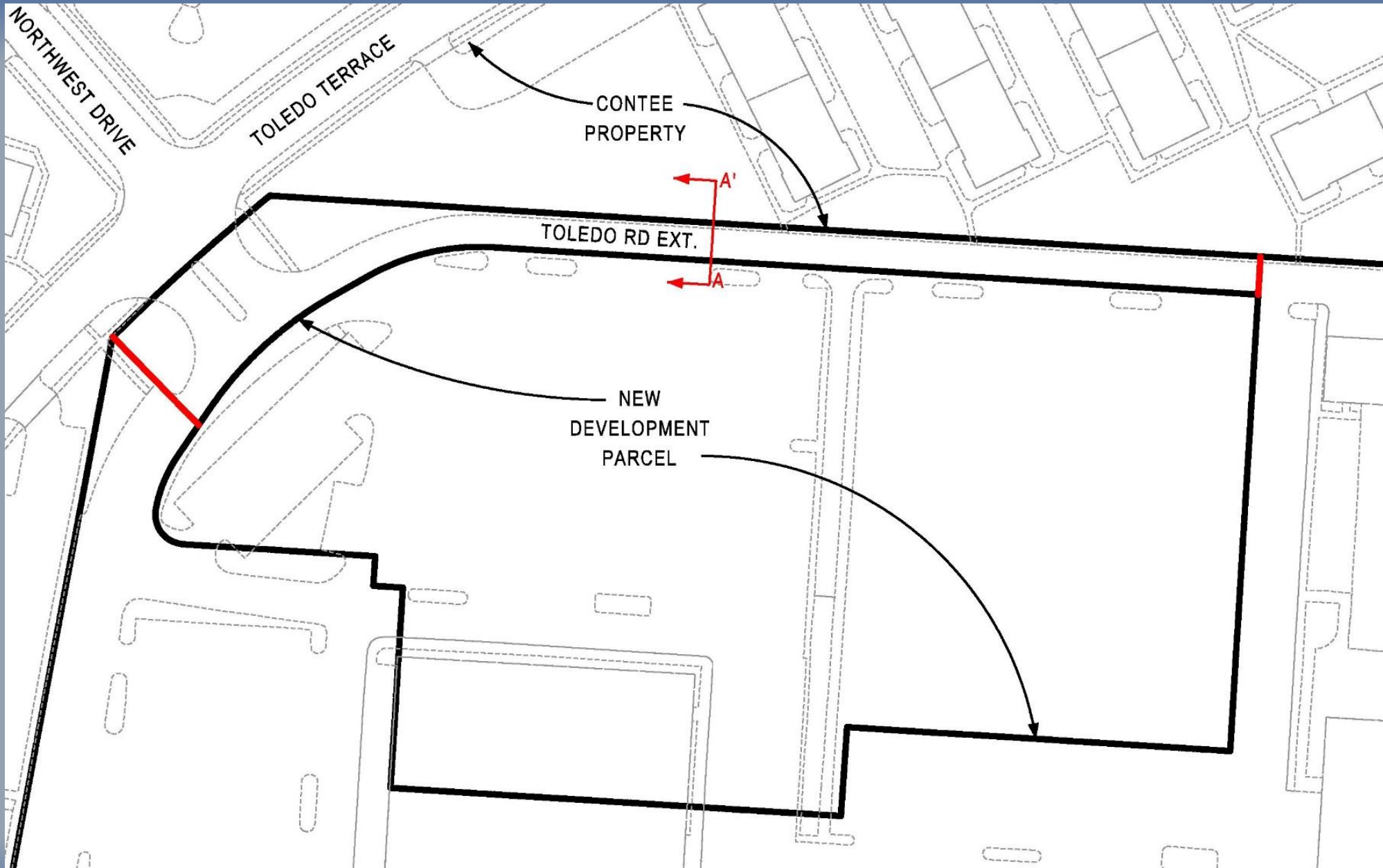
Timeline

The SDRC reviewed and provided the applicant with comments on this PPS on February 18, 2022. The Prince George's County Planning Board hearing for this case is scheduled for April 21, 2022.

Staff is recommending the following motion:

"I move the City Council authorize the Interim Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-21032 so long as conditions asserting the above frontage zone and right-of-way specifications are included in the approval language."





Avalon Bay-New Road Location

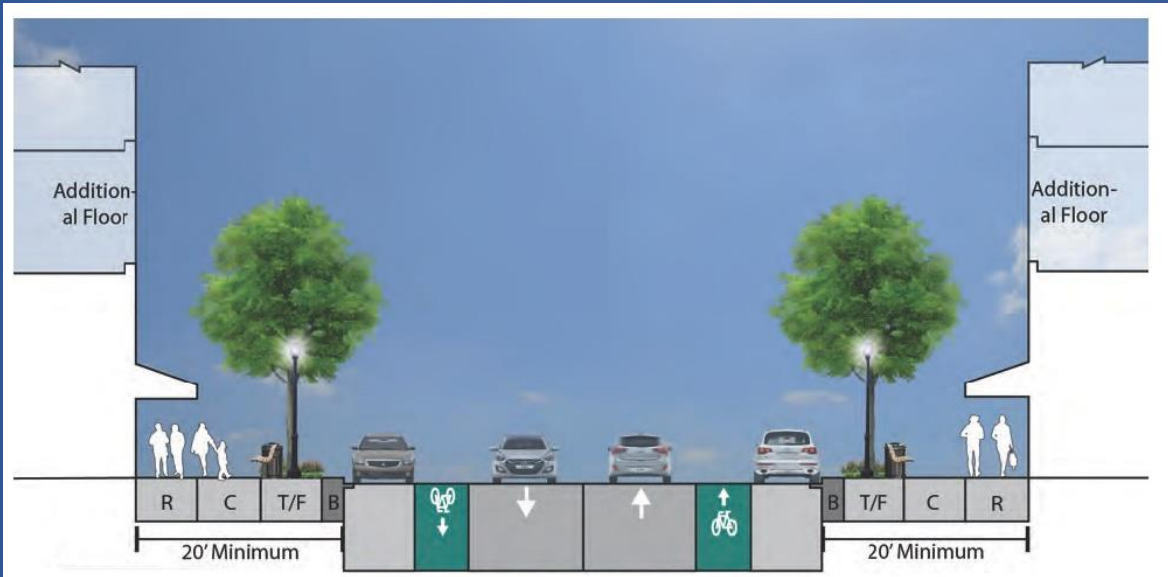
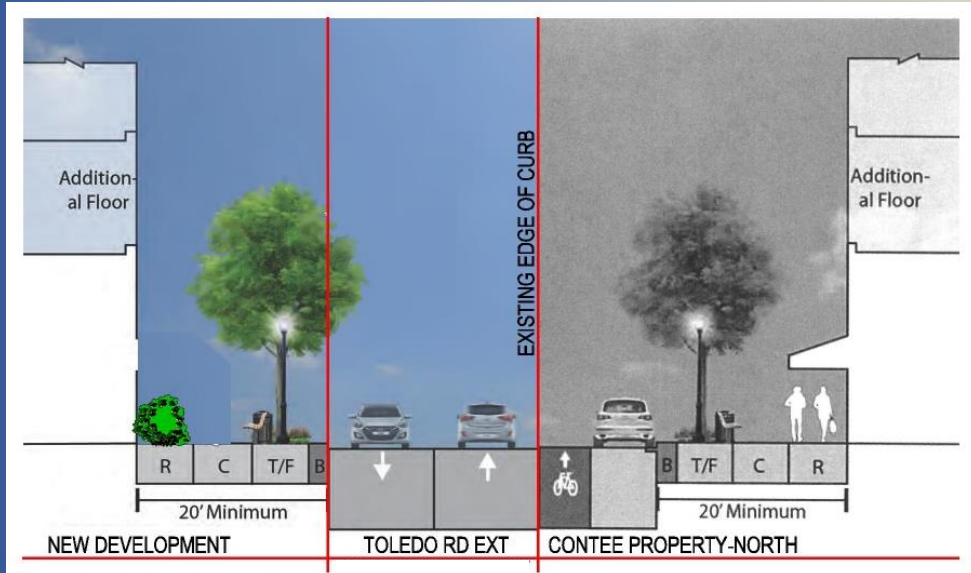


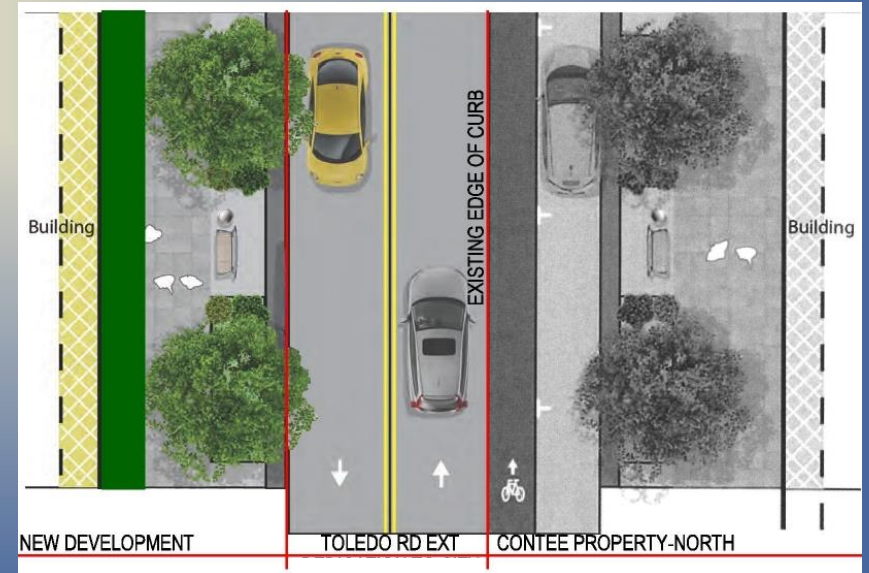
Figure 13 Toledo Road Extended-Street Section



Figure 13 Toledo Road Extended -Plan View

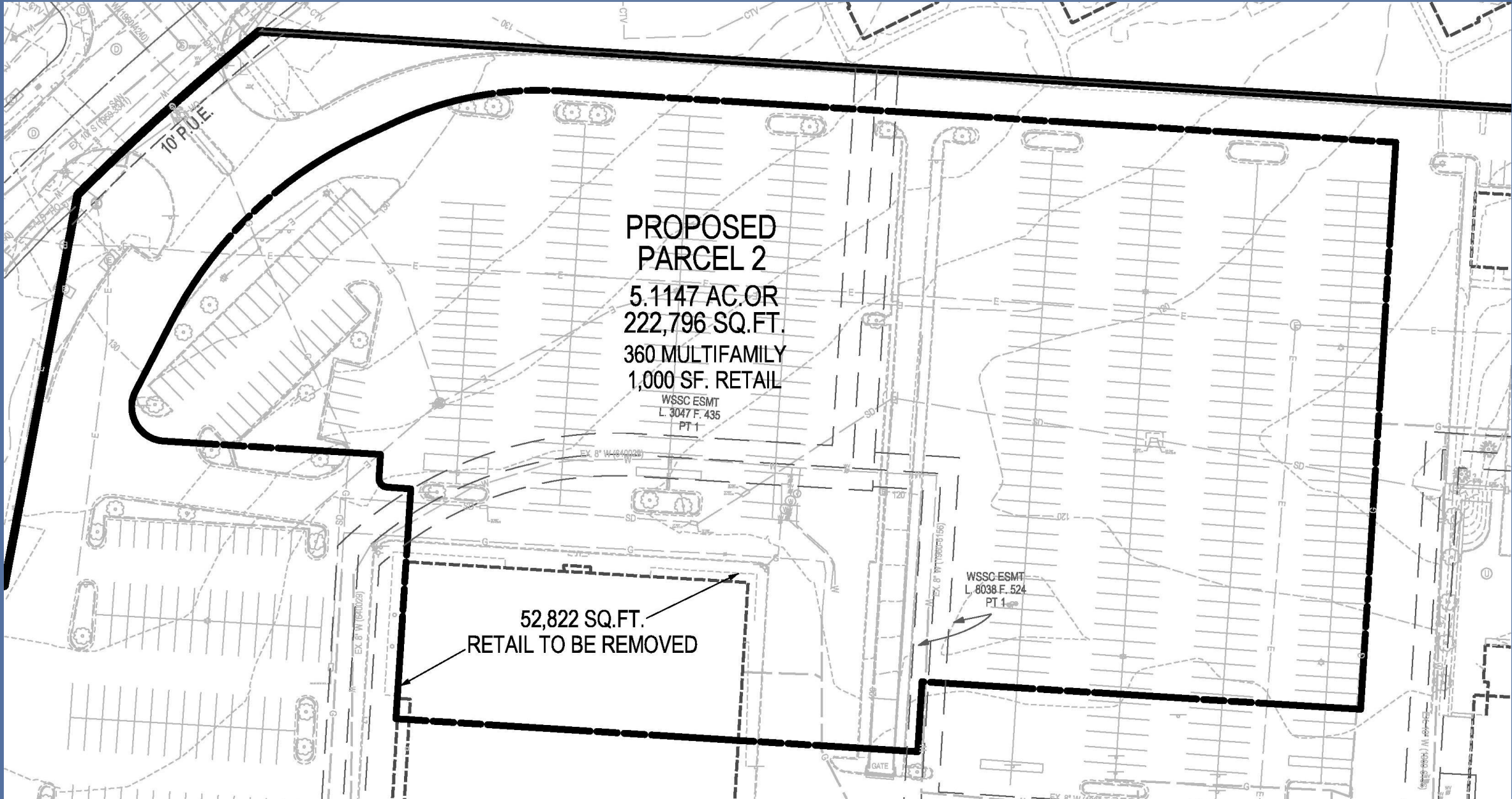


New Development-Proposed Street Section



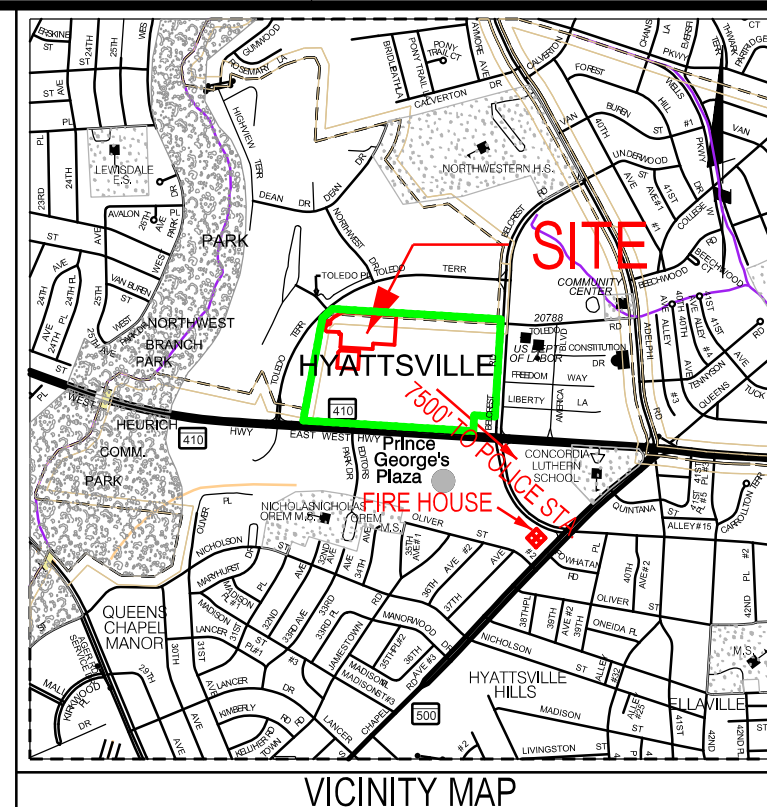
New Development-Proposed Street -Plan View

Avalon Bay-Road Exhibit-Section & Plan

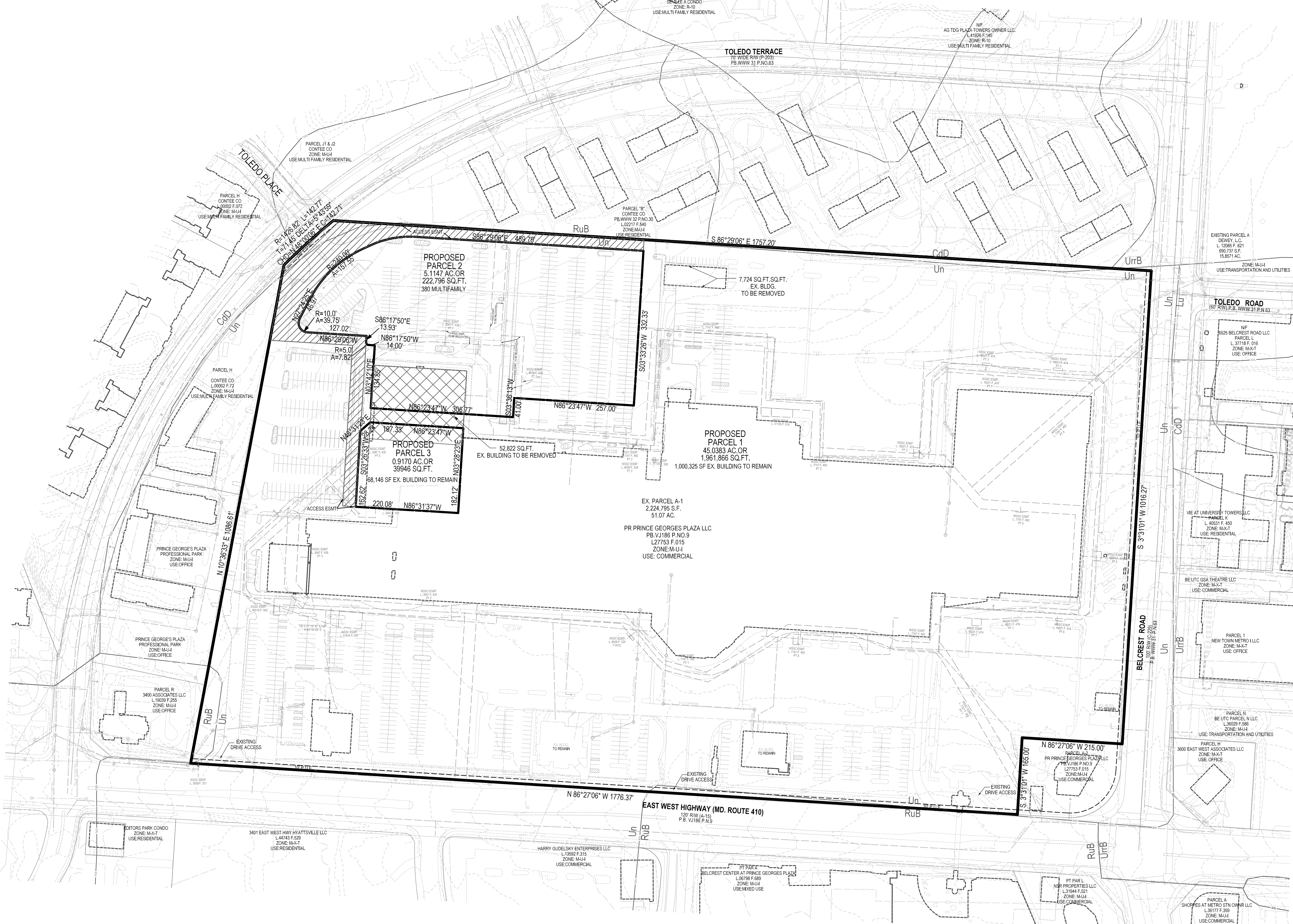


Avalon Bay-Proposed Parcel 2

REFERENCE GRID A B C D E F G H I J K L M N O



SCALE: 1" = 100'

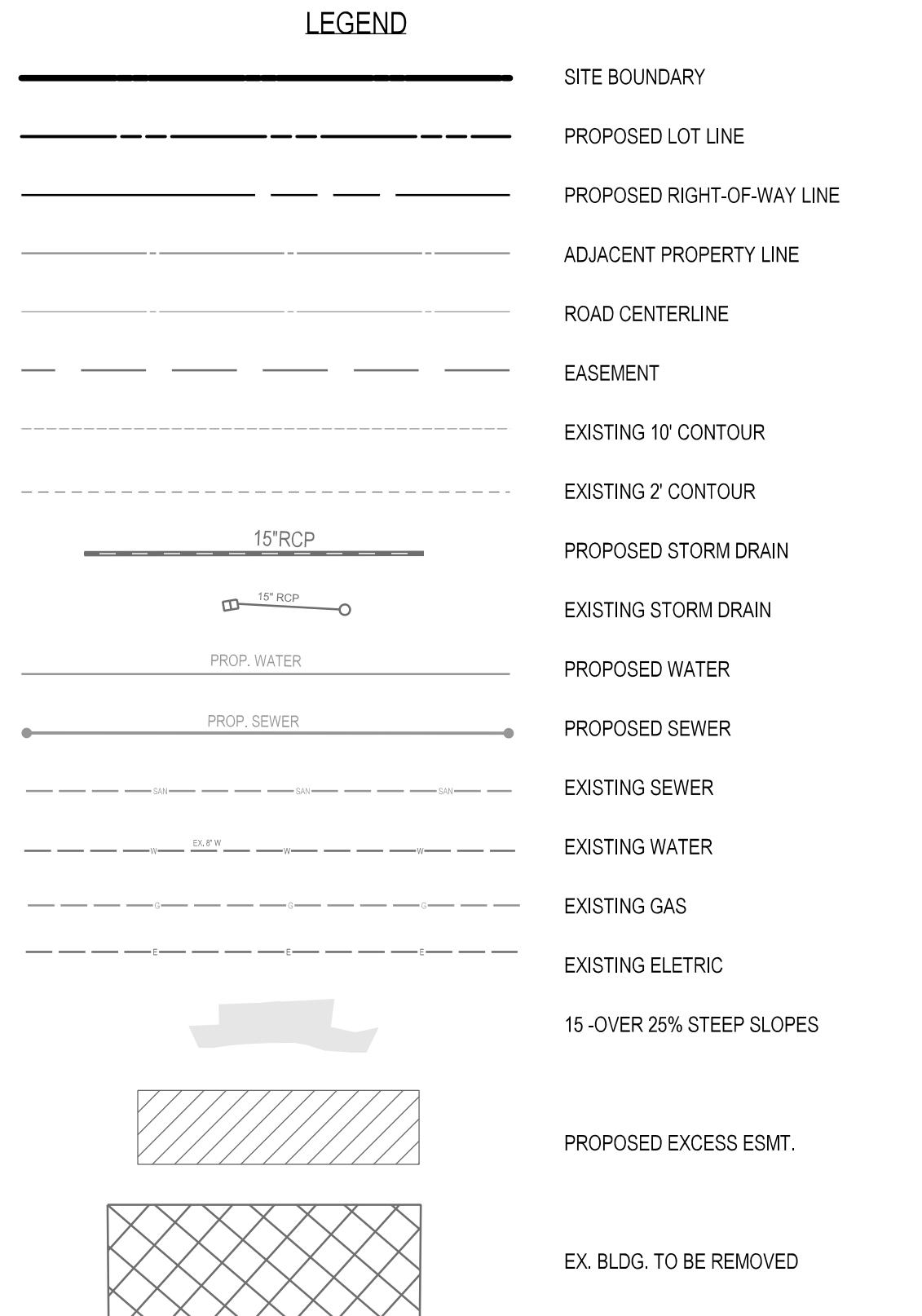


- GENERAL NOTES:**
- EXISTING PARCEL A-1: PR PRINCE GEORGES PLAZA LLC P.B. VJ 186 P. NO.9, L27753 F.015-6107 AC.
 - TAX MAP & GRID: 41 F-1, 41 F-2, 42 A-2
 - WSSC 200 FT REF: 208NE03
 - PURPOSE OF SUBDIVISION: MULTIFAMILY
 - PRIOR APPROVALS: DSP-6904_00_08, 10, 12-15, 17-20, 4-97084, TCP2-100-00
 - GROSS ACREAGE: 51.07 AC +/-
 - NET ACREAGE: 51.07 AC +/-
 - NET DEVELOPABLE OUTSIDE OF PMA: 51.07 AC +/-
 - ENVIRONMENTAL REGULATED FEATURES: 0.0 AC +/-
 - 100 YEAR FLOODPLAIN: 0.0 AC +/-
 - ROAD DEDICATION: 0.0 ACRES
 - EXISTING ZONING: M-U/JT-D-O
 - EXISTING USE:
 - PARCEL A-1: COMMERCIAL
PROPOSED USE: 380 UNITS MULTIFAMILY
PARCEL 1: 1,000,325 SQ FT EXISTING BUILDING TO REMAIN
PARCEL 2: 380 UNITS MULTIFAMILY
PARCEL 3: 68,146 SQ FT EXISTING BUILDING TO REMAIN
PROPOSED NUMBER OF LOTS: 0 LOTS
PROPOSED NUMBER OF PARCELS: 3 PARCEL
PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
PROPOSED DWELLING UNIT BY TYPE: 380 UNITS MULTIFAMILY
DENSITY PROPOSED: 380 UNITS/DAC = 7.44/DU/AC
MINIMUM LOT SIZE REQUIRED: N/A
MINIMUM LOT WIDTH AT FRONT BLDG LINE: N/A
FRONT STREET LINE: N/A
SUSTAINABLE GROWTH TIER: YES, TIER 1
MILITARY INSTALLATION OVERLAY ZONE: NONE
CENTER OR CORRIDOR LOCATION: THE PRINCE GEORGES PLAZA METER CENTER
 - EXISTING GROSS FLOOR AREA: 1,128,017 SF
EXISTING GFA TO BE REMOVED: 60,546 SF
TOTAL GROSS FLOOR AREA: 1,068,471 SF
EXISTING TO REMAIN (SUBTOTAL): 1,068,471 SF
TOTAL GROSS FLOOR AREA: 1,068,471 SF
* FLOORS, EACH 26,411 SF OF JC PENNY'S 1 STORY OF 7724 SF OF AUTO CENTER
F.A.R. 1,068,471 SF / 2,224,609 SF = 0.48 FAR
 - STORMWATER MANAGEMENT CONCEPT # 41463-2021-0
 - EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
AVIATION POLICY AREA: N/A
MANDATORY PARK DEDICATION: PROPOSING ON-SITE FACILITIES
NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
TYPE ONE CONSERVATION PLAN: YES, TCP-
SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
THERE ARE NO WETLANDS PRESENT ON SITE.
NO STREAMS ARE PRESENT ON SITE.
SOILS: URBAN LAND
RUSSETT-CHRISTIANA-URBAN LAND COMPLEX
CHRISTIANA-DOWNER-URBAN LAND COMPLEX
THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.
 - SECTION 24-128(B)(8) WITHIN A TRANSIT DISTRICT OVERLAY (T-D-O) OR DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE. THE PLANNING BOARD MAY APPROVE A SUBDIVISION WITH PRIVATE RIGHTS-OF-WAY, EASEMENTS

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-231-5777 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER
PR Prince Georges Plaza LLC
3500 East West Hwy.
Hyattsville, MD, 20782

APPLICANT
AVA Hyattsville Crossing, LLC
4040 Wilson Boulevard, Suite 1000
Arlington, VA 22203
Attn: Martin Howle
Phone: 703-317-4724

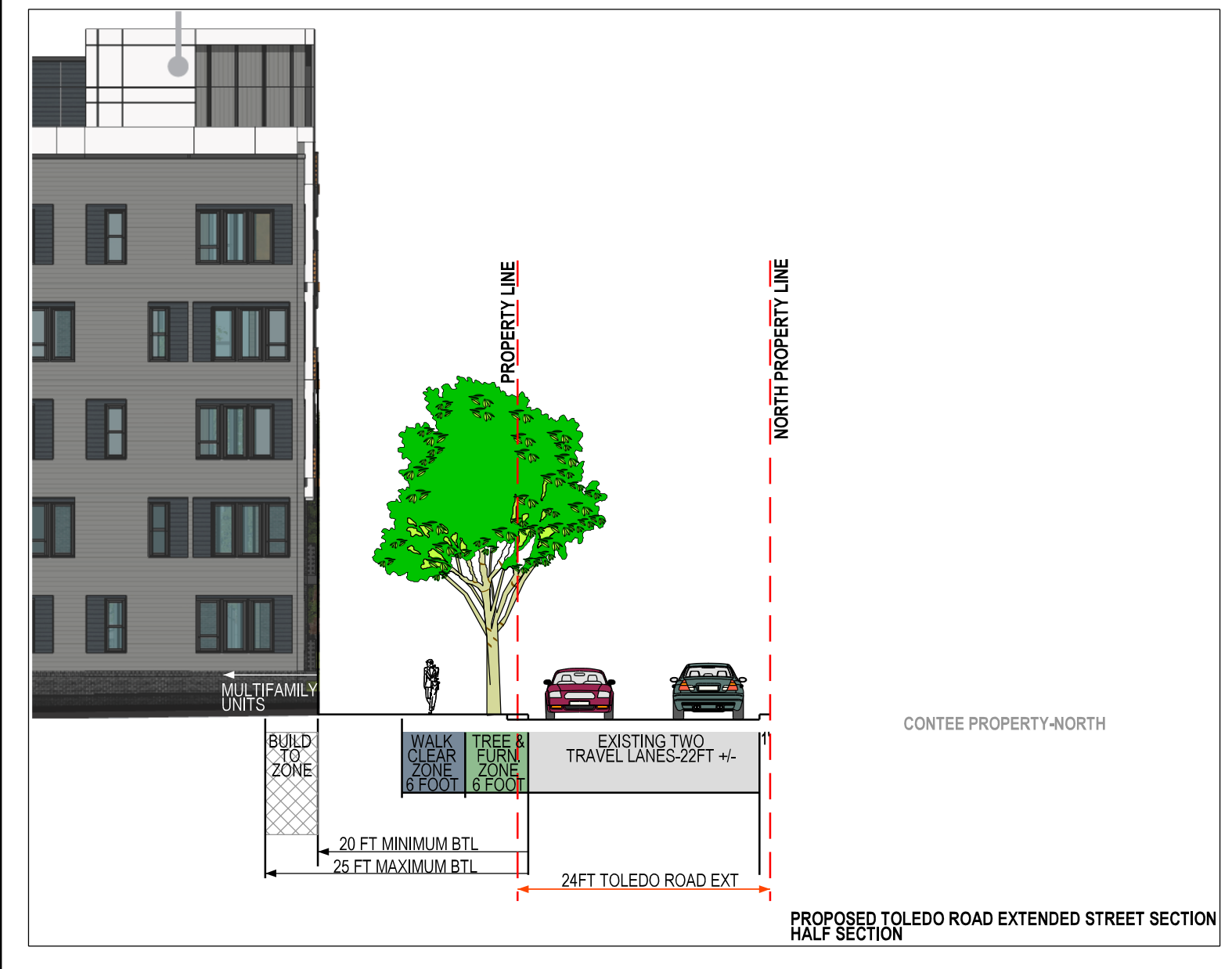


PRELIMINARY PLAN OF SUBDIVISION 4-21032

HYATTSVILLE CROSSING

3500 EAST-WEST HWY., HYATTSVILLE, MD 20782

CHILUM (T78) ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND



SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY.

Christopher J. Valltos
CHRISTOPHER J. VALLTOS
PROPERTY LAND SURVEYOR
MD. REG. NO. #21986
EXPIRES: 06/29/22

DATE: 1/25/22



TAX MAP 42, A2	ZONING CATEGORY: T-D-O-M-U-J
WSSC 200 SHEET 208NE03	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD1983	
DATE: AUG. 2021	DESIGNED: YOR
1" = 100'	CHECKED: D/B
SHEET 1	CAD STDS. V8 / NCS
OF 1	
PROJECT NO. 11781000	