



# Memo

To: Mayor and City Council

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

Date: November 29, 2021

Re: Avalon Bay – Preliminary Plan of Subdivision

Attachments: Applicant's Presentation

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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, Preit MPG, is proposing the construction of a mixed-use development containing 360 multifamily dwelling units and 1,000 square feet of retail.
- Approximately 52,822 square feet of retail space will be removed from the JCPenny's at MPG and reallocated to this development.
- Application also includes improvements to Toledo Road between Toledo Place and Belcrest Road to include Complete Streets elements such as streetscaping, bike lanes, and sidewalks.

## **Project Location Details**

The proposed development is located in the northwestern corner of the MPG Property along Toledo Terrace in Hyattsville, Maryland. MPG is directly to the southeast. Currently the subject property includes 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.

## **Timeline**

The Prince George's County Planning Board hearing for this case has not yet been scheduled.