



Memo

To: Mayor and City Council

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

Date: July 25, 2022

Re: 3325 Toledo Road – Preliminary Plan of Subdivision

Attachments: Applicant's Presentation

The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision application for a proposed development project at 3325 Toledo Road, within University Town Center.

Project Summary

- The subject property is a 2.32-acre lot located at 3325 Toledo Road adjacent to the Hyattsville Library, within University Town Center, and within the Prince George's Plaza Transit District Overlay Zone.
- The applicant, Bernstein Companies, is proposing the partial redevelopment of Garage A within the UTC area. The redevelopment will maintain half of the existing parking structure and raze the other half for a multifamily building.
- Approximately 728 parking spaces will be removed for the multifamily building containing 209 units of housing.

Project Location Details

The proposed development is within University Town Center along Toledo Road in Hyattsville, Maryland. The Hyattsville Library is directly to the east. Currently the subject property includes a parking structure containing approximately 1,500 parking spaces.

The applicant indicated they will use old zoning ordinance and subdivision regulations. Prior to the new zoning ordinance taking effect, the subject property was zoned M-X-T (Mixed Use-Transportation

Oriented). The site is located within the boundaries of the 2016 Prince George's Plaza Transit District Development Plan (TDDP), and the Transit District Overlay Zone (TDOZ).

Summary of Development Proposal

The applicant is proposing a partial redevelopment of the site as shown in Exhibit A below. The half of the garage facing the Hyattsville Library will be razed for the multifamily building. The remaining half of the garage will remain intact and continue to serve as public parking. Existing traffic flow and entry and exit points to the garage will be unaffected.

Exhibit A: Proposed Development Site Plan.



The multifamily building will be seven stories and 209 units. The units will include a mix of studio, one-bedroom, and two-bedroom units. The complex will feature a large courtyard which opens to views of the new Hyattsville Library. Amenity space and pedestrian entrance the building will face on to Toledo Road.

Initial parking studies for the area indicate University Town Center's parking supply significantly exceeds parking demand. As such, it was determined that removal of half of the garage does not impact parking availability for the UTC area.

Planning Committee Adopted Comments

The Hyattsville Planning Committee reviewed this proposal on July 19th, 2022 and adopted the following comments:

"The Committee is glad to see this smart reuse of the underutilized parking. The committee recognizes the increased density with help UTC and looks forward to the Detailed Site Plan."

Timeline

The preliminary plan of subdivision application is pending submission. Prince George's County Planning Board hearing for this case has not yet been scheduled.

LIBRARY APARTMENTS

CONCEPTUAL STUDY



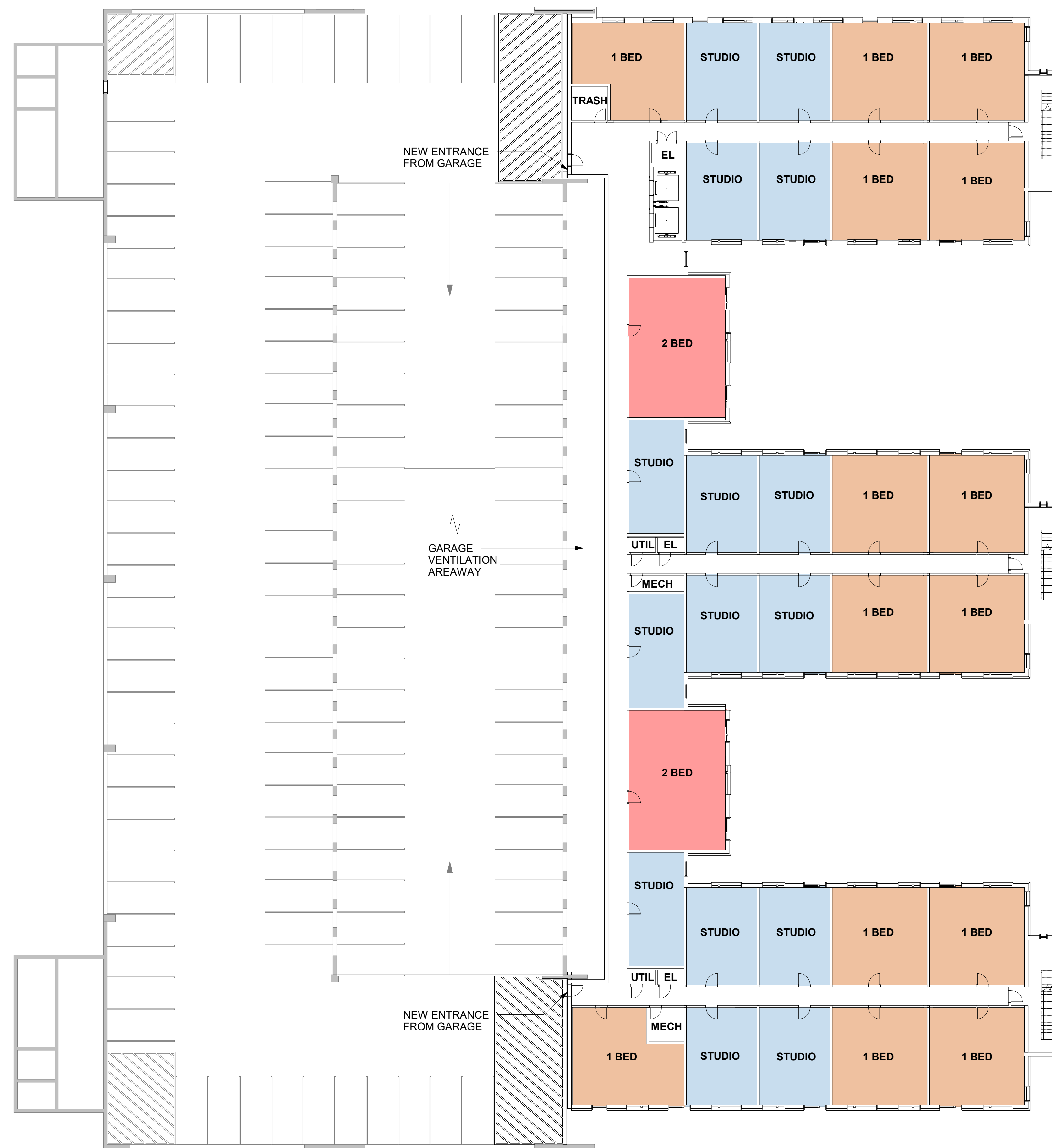
12 JULY 2022

- 02 SURVEY
- 03 CONCEPTUAL PLANS
- 04 CONCEPTUAL MASSING

ARCHITECT:	VARENHORST ARCHITECTS
CIVIL ENGINEER:	BOHLER ENGINEERING
STRUCTURAL ENGINEER:	THE HARMAN GROUP
CONTRACTOR:	BUCH CONSTRUCTION
ZONING ATTORNEY:	MCMANEE HOSEA
PARKING CONSULTANT:	LENHART TRAFFIC



1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"



2 TYPICAL LEVEL 2-7
1/16" = 1'-0"

	LEVEL 1	LEVELS 2-7	TOTAL	
STUDIO	13	15	103	49%
ONE BED	9	14	93	45%
TWO BED	1	2	13	6%
	23	31	209	



CONCEPTUAL MASSING



LIBRARY APARTMENTS

VARENHORST