

Memo

To: Mayor and City Council

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

Date: October 11, 2021

Re: Riverfront at West Hyattsville Multifamily Buildings – Detailed Site Plan

Attachments:	Applicant's Presentation	Sustain_DSP-20053
	ARCP-DSP-20053	LSLP-DSP-20053
	A-SOJ-AC-DSP-20053	NRI-002-2016-01
	A-SOJ-DSP-20053	NOIS-DSP-20053
	CIVP-DSP-20053	SWMP-DSP-20053

The purpose of this memorandum is to provide the City Council with a summary of the detailed site plan (DSP) application for the multifamily building on Parcel 1 associated with the Riverfront at West Hyattsville Development, in advance for the applicant's presentation on October 18, 2021.

Project Summary

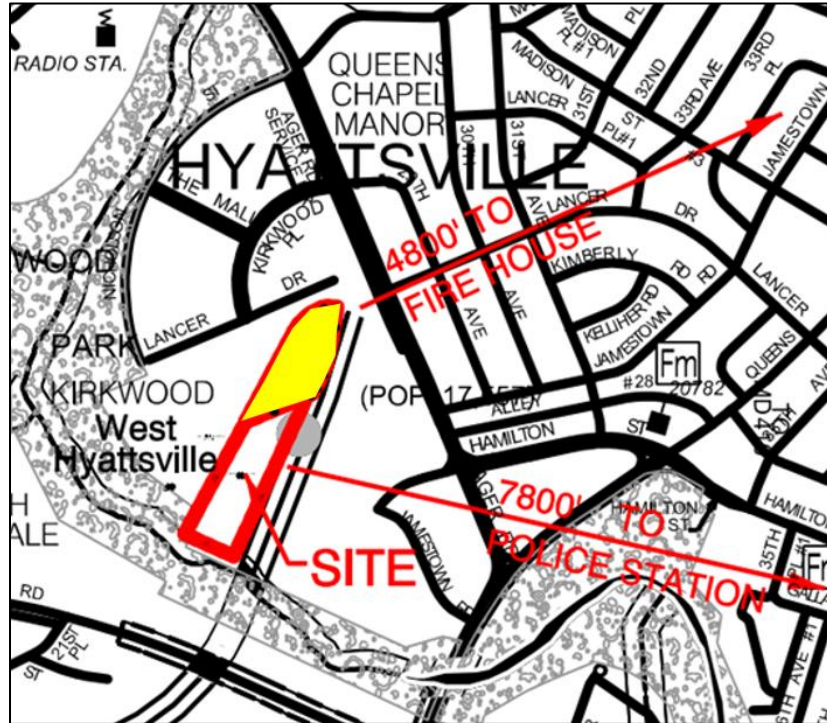
- The applicant, Gilbane Development Company, is proposing the construction of a mixed-use development containing 291 multifamily dwelling units and 3,213 square feet of retail.
- If approved, this development will be part of the greater Riverfront at West Hyattsville community.
- This application also includes the installation of infrastructure for a proposed second multifamily building on the southern adjacent parcel. A separate detailed site plan will be filed outlining the building's proposed architecture at a later date.

Project Location Details

The proposed development will be located within the Riverfront at West Hyattsville project, located on Ager Road in Hyattsville, Maryland. The West Hyattsville metro station is to the southeast of the Subject Property with Little Branch Run to the northwest of the property.

The Subject Property is zoned M-X-T (Mixed Use-Transportation Oriented) and is located within the boundaries of the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone.

The development will be located on a portion of a tract of land containing 8.1 acres. The multifamily building being proposed in this application is located on the northern parcel, seen in yellow on the image below.



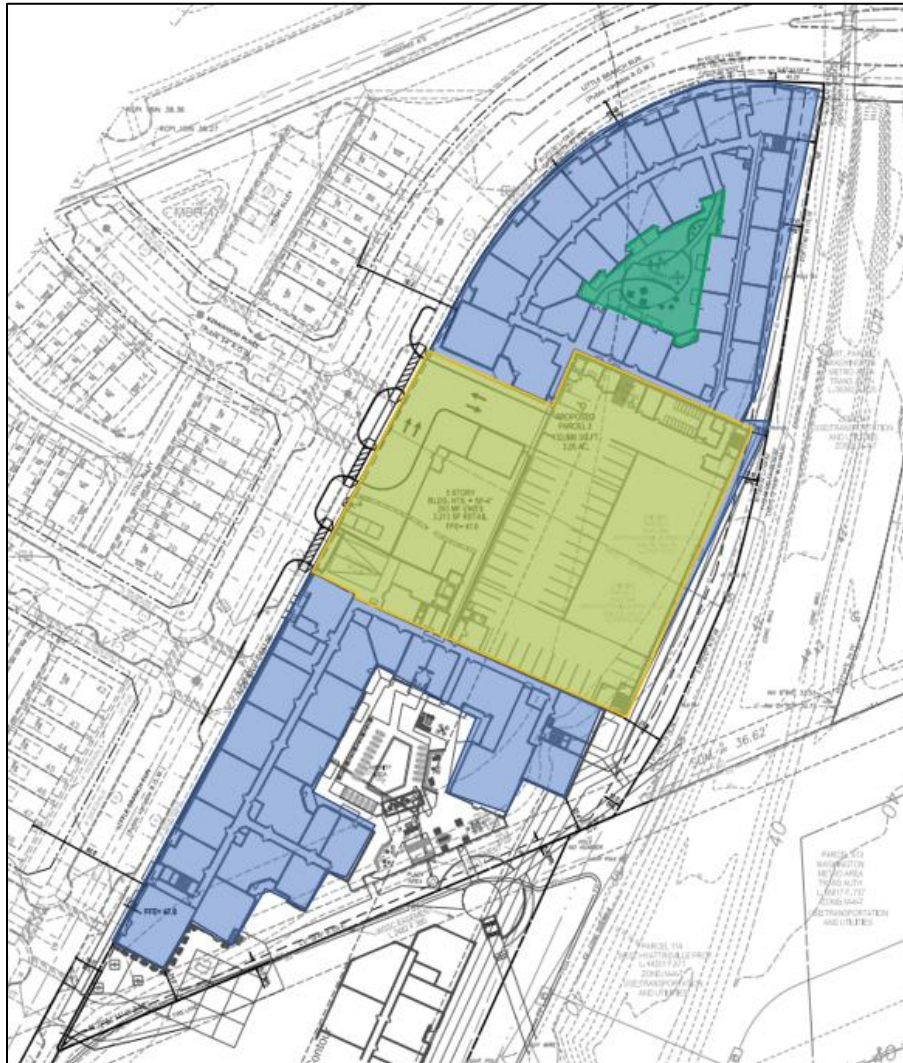
Summary of Development Proposal

The applicant, Gilbane Development Company, is proposing the construction of a mixed-use development containing 291 multifamily dwelling units and 3,213 square feet of retail on the Subject Property (Parcel 1).

Building Details:

- Multifamily dwelling units: 291
 - Studios: 1
 - Junior one-bedroom units: 16
 - One-bedroom units (micro): 25
 - One-bedroom units: 109
 - One-bedroom units with den: 19
 - Two-bedroom units (micro): 15
 - Two-bedroom units: 104
 - Three-bedroom units: 4
- Parking spaces: 300
- Ground floor commercial space: 3,213 square feet

A layout of the proposed multifamily building can be seen below. The structured parking garage is highlighted in yellow, the interior courtyard is highlighted in green, and the residential space is highlighted in blue.



This application also includes the installation of infrastructure for a proposed second multifamily building on the southern adjacent parcel (Parcel 2). A separate detailed site plan will be filed outlining the building's proposed architecture at a later date.

The two parcels are divided by an existing storm drain easement and a WSSC easement. The applicant is proposing the construction of a pedestrian promenade along this easement. This will act as a passage for pedestrians and bicyclists accessing the Metro. Additionally, the applicant is proposing to locate its retail component on the southern end of the proposed building.

Timeline

The applicant will present to the City Council on October 18 and to the Planning Committee on October 19. This item will return for discussion at the Council's November 1 meeting.

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