



Legislation Text

File #: HCC-409-FY20, **Version:** 2

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:

Dewey Development - Detailed Site Plan (DSP-19050-01)

Suggested Action:

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 19050-01, subject to the following conditions:

1. In relation to the alley dead-end servicing Buildings K and M on Parcel 2, the applicant shall either include additional width to accommodate a turn-around for vehicles or extend the alley to connect to another section of the internal roadway if granted DPIE approval.
2. The applicant shall ensure all units on Parcels 2 and 3 have adequate access for fire and other emergency vehicles.
3. All front entrances of the proposed multifamily condominiums shall be outfitted with overhead canopies.
4. Rear façades and side units, especially those that are visible from public roadways, of the proposed multifamily condominiums shall include additional colors or materials to break up the repetitiveness of the current design.
5. If deemed feasible by M-NCPPC and County DPW&T, the pedestrian trail on Parcel 4 shall form a connected loop around the stormwater pond. The trail shall integrate appropriate wayfinding signage and vinyl treatment fencing to ensure pedestrian safety if required by Prince George's County Department of Environment (DER) guidelines.
6. All transformers associated with this development shall be installed subgrade.
7. The applicant shall install a minimum of two (2) inverted-U shaped bike racks in front of the leasing office.

A public art installation shall be incorporated in a publicly visual location on or near at least two of the three subject parcels, with specific consideration of the entrance monument signs.

Summary Background:

This application is a revision to Detailed Site Plan DSP-19050, which included the site infrastructure for the entire property and the architectural details for proposed Parcel 5.

Detailed Site Plan-19050-01 provides the architectural details for Parcels 1, 2, and 3. The Dewey Property is located in the northeastern quadrant of Belcrest Road and Toledo Road. Parcels 1 and 2 are within the "Downtown Core" character of the Prince George's Plaza Transit District Overlay Zone, while Parcel 3 is within the "Neighborhood Edge" character area.

The applicant is proposing the development of a 361-unit, five-story multifamily building with structured parking garage,

and 168 multifamily dwelling units in the form of four-story, multifamily condominiums.

Parcel 4 will contain a Regional Stormwater Facility to be owned and operated by Prince George's County. The applicant is proposing a public trail be included on the site.

The applicant has requested various modifications which have been outlined in table attached.

Next Steps:

The referral due date for this application is June 16, 2020.

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider DSP-19050-01 on Thursday, July 16, 2020. Any recommendations adopted by the City Council at the June 4, 2020 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend approval.

Community Engagement:

The applicant presented to the Hyattsville Planning Committee on Tuesday, June 2, 2020. The meeting minutes will be provided as a supplemental document on Thursday, June 4th.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A