



Memo

To: Mayor and City Council

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

Date: January 16, 2019

Re: Hyattsville Armory Apartments - Architectural Site Plan Presentation

Attachments: Hyattsville UIP Elevations

The purpose of this memorandum is to provide the City Council a summary the Hyattsville Armory Apartments project.

Project Summary

- Hyattsville Armory Apartments is a proposed mixed-use development along the 5300 block of Baltimore Avenue;
- The proposed development is proposed to include 31,660 square feet of ground floor retail space and 285 rental dwelling units;
- The applicant is proposing two (2) vehicular access points to the development's parking garage: Jefferson Street and an improved intersection at Baltimore Avenue and the spur of Hamilton Street;
- The applicant has modified the site plan and architectural design in response to comments from the City of Hyattsville, the Prince George's County Historic Preservation Commission and conditions of the Preliminary Plan of Subdivision approved by the M-NCPPC Planning Board on January 10, 2019.

Project Details

The Hyattsville Armory Apartments is a proposed, mixed-use development along the 5300 block of Baltimore Avenue in Ward 1. The site is currently home to five vacant structures, as well as two parking lots. The applicant is proposing demolition of the existing structures to construct a building with approximately 32,000 square feet of retail use along the ground floor and 285 rental dwelling units on the upper floors. The building will be five stories on the northern part of the parcel, adjacent to the Hyattsville Armory, and will scale up to six stories on the southern end of the project.

The development is proposed within the "Town Center" character area of the Gateway Arts District Approved Sector Plan and Sectional Map Amendment. Through the preliminary plan of subdivision, the applicant has consolidated the six individual parcels into a single 4.39 acre parcel.

The applicant is scheduled to present to the Hyattsville Planning Committee at 7:30 PM on Wednesday, January 23, 2019.

Staff is scheduled to present recommendations to the City Council at its meeting on February 4, 2019.