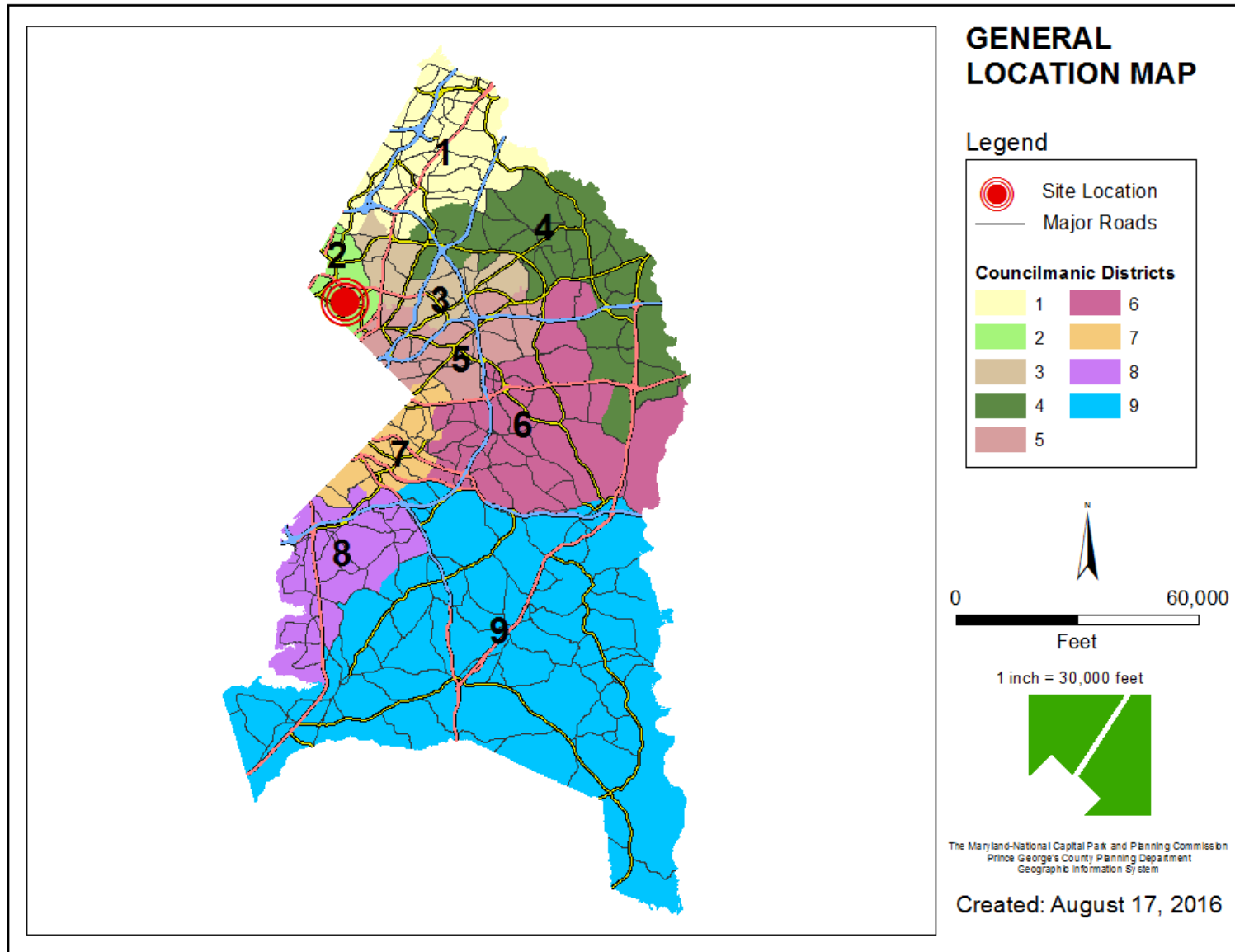


ITEM: 8

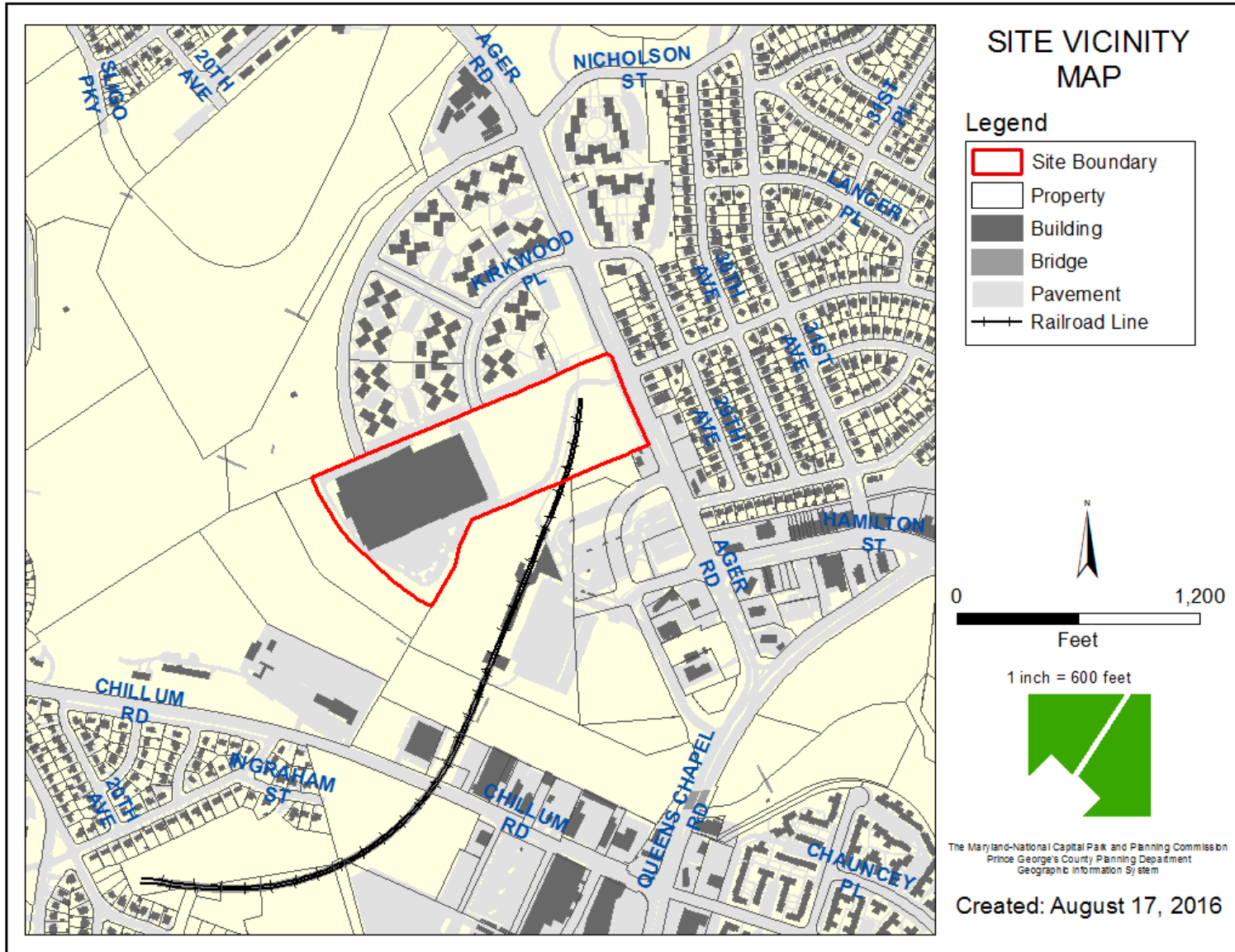
CASE: DSP-16029

# RIVERFRONT AT WEST HYATTSVILLE METRO

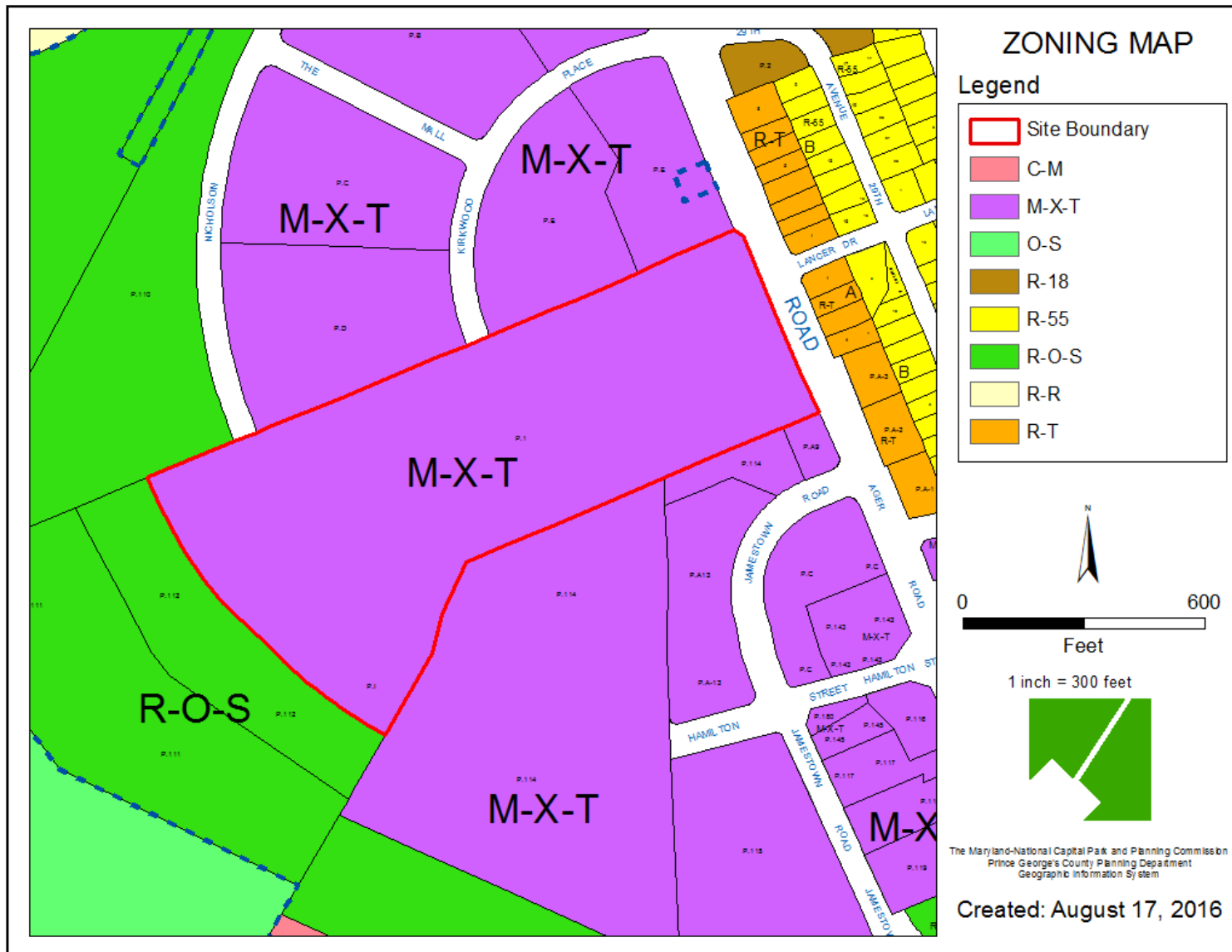
# GENERAL LOCATION MAP



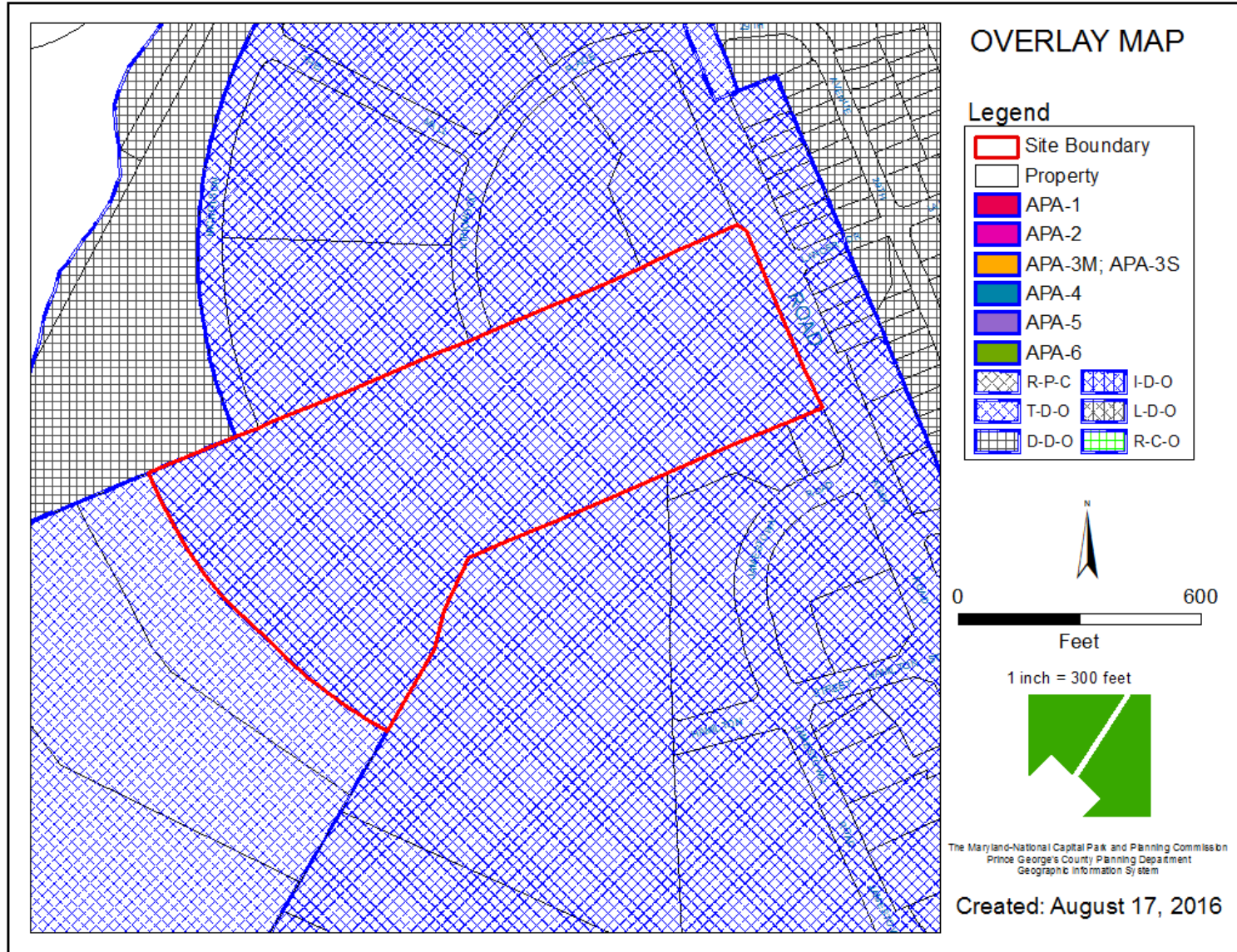
# SITE VICINITY



# ZONING MAP

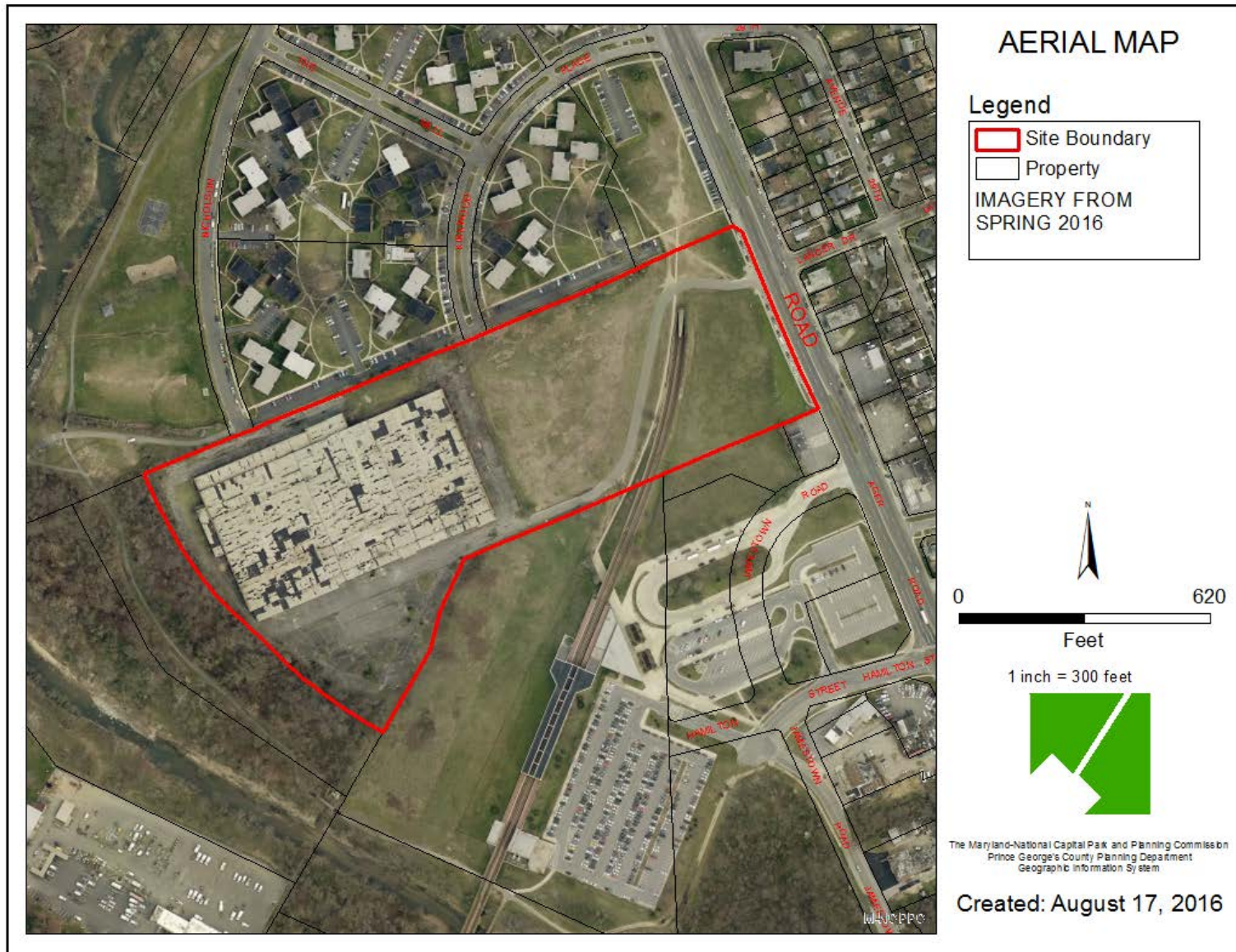


# OVERLAY MAP

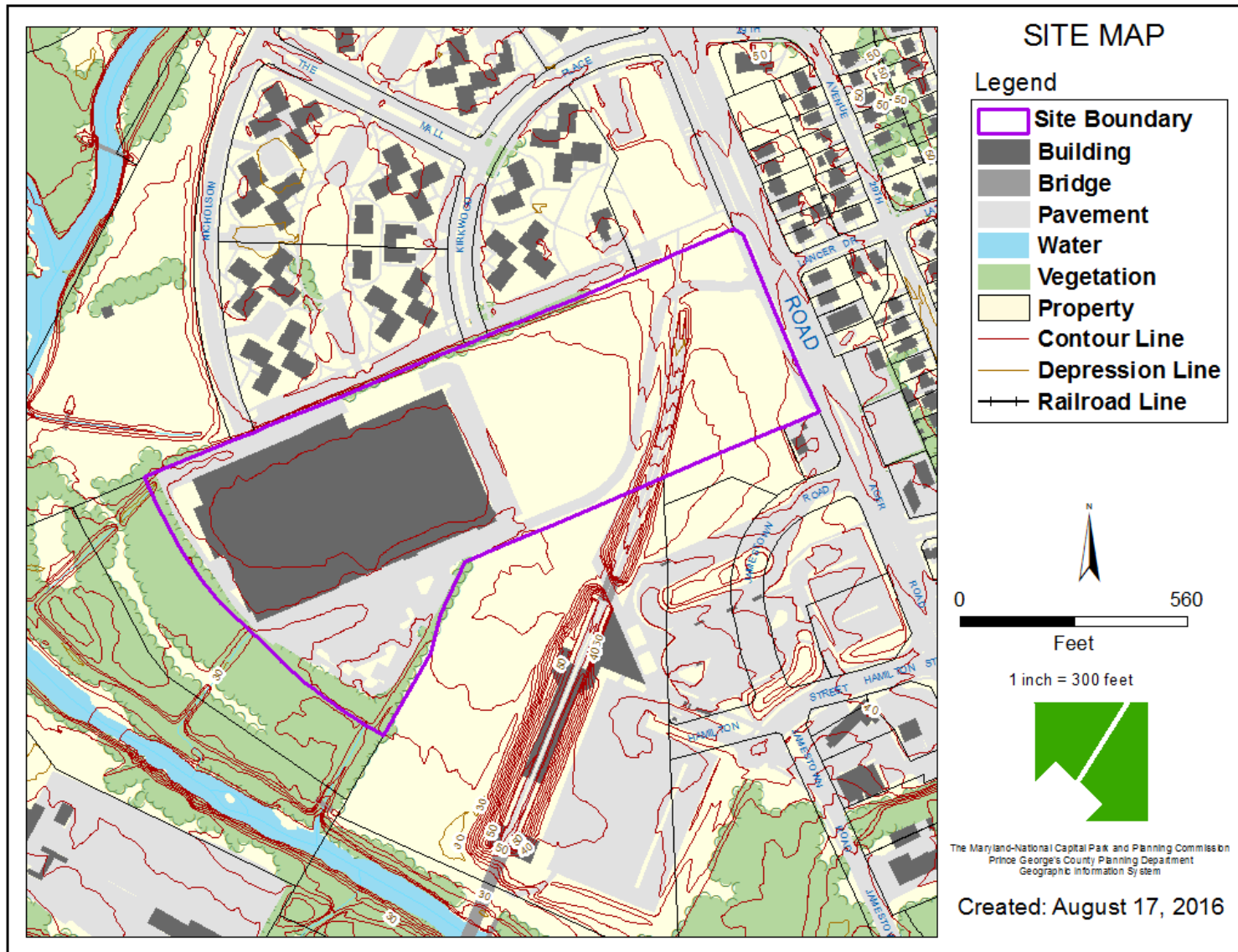




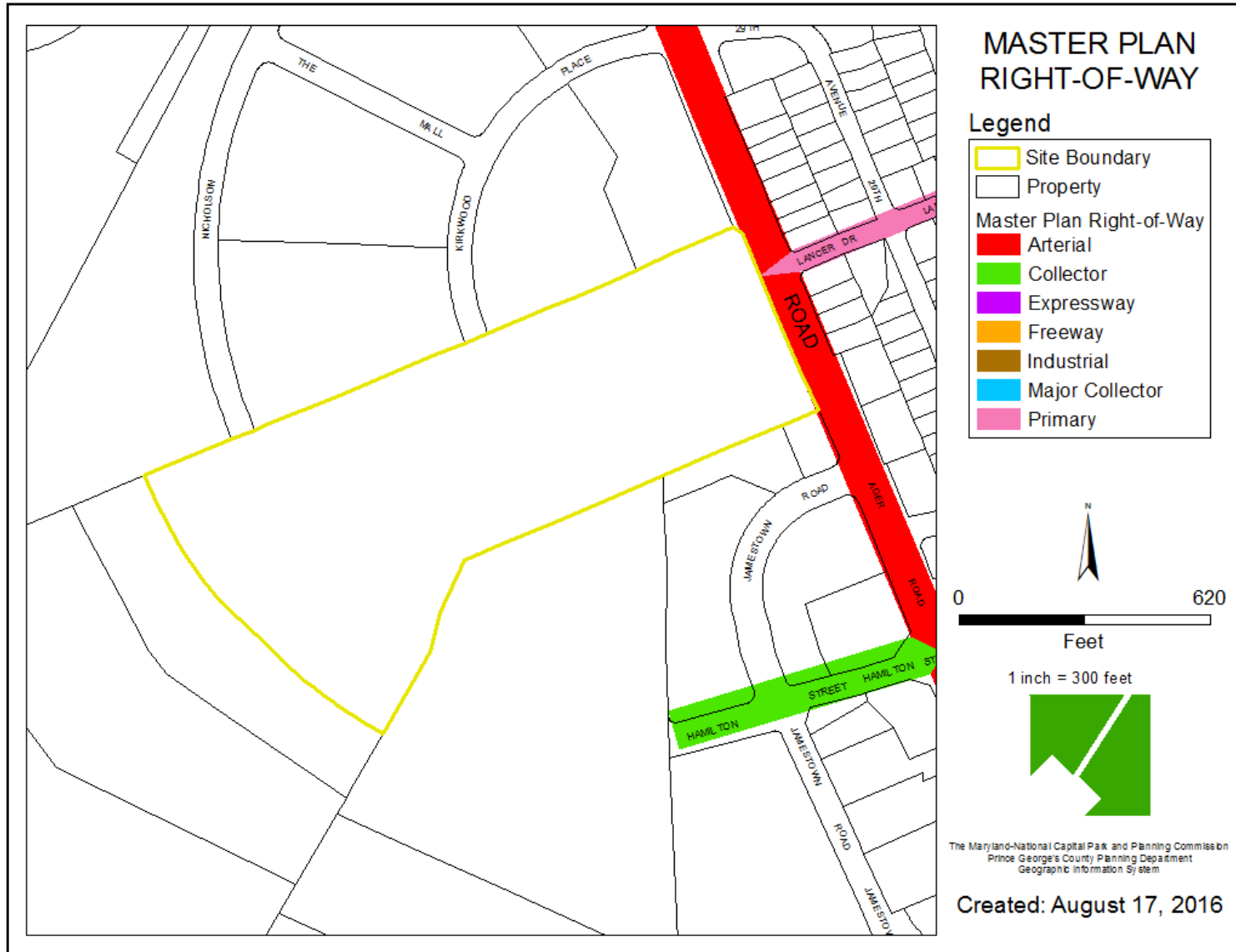
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





# BIRD'S-EYE VIEW OF SITE

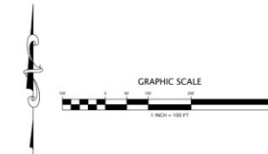




# PREFERRED LAND USE PLAN - TDDP WITH LOT LINES OVERLAY



- Site Boundary
- Proposed Right-of-Way
- Proposed Lot Line
- Community Center
- Retail / Commercial
- Mixed Use Office
- Mixed Use Residential
- Mixed Use Office / Residential
- Structured Parking
- Tower Residential: 10-12 stories
- Condominiums: 4-6 Stories
- Townhouses: 2-4 Stories
- Live / Work: 4-6 Stories
- Greenway: Parks & Open Space
- Neighborhood Boundaries



PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or supervised by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 10112, Expiration Date 08/31/21.



DATE: 12/08/16  
DATE: FEB. 2017  
PAGE: 1 of 1

Exhibit: West Hyattsville Preferred Land Use



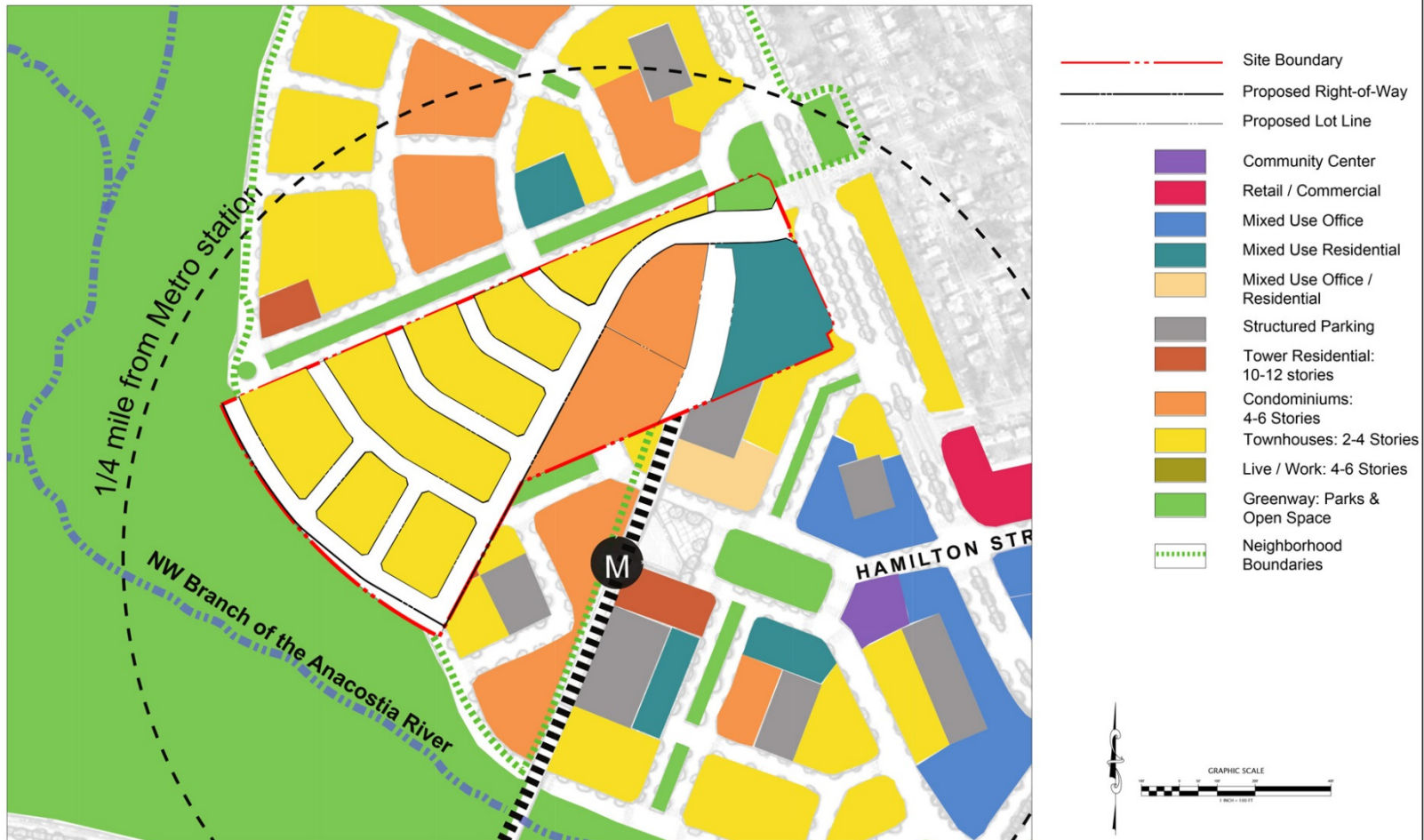
Prepared For:  
West Hyattsville Property Company, LLC  
8245 Boone Boulevard  
Suite 600  
Vienna, Virginia 22182  
Attn: Robert Gillbane  
Phone: 703-312-7275

**Riverfront at West Hyattsville Metro**  
17th Election District  
Prince George's County, Maryland  
Tax Map 41-E4

**RODGERS CONSULTING**  
100 Maryland Lane, Suite 200, Largo, Maryland 20774  
P: 301-786-6700 www.rodgers.com

REV. DATE  
CADD 09/2016  
CHM 02/2017  
DKM 02/2017  
PROJECT CONTACT: P. Hughes  
RELEASE FOR: ☐ ☒ ☐  
BY: DATE: \_\_\_\_\_

# AMENDMENT TO THE PREFERRED LAND USE PLAN



REVISION	DATE	REVISION	DATE	REVISION	DATE	Prepared For: West Hyattsville Property Company, LLC 8245 Boone Boulevard Suite 600 Vienna, Virginia 22182 Attn: Robert Gilhouse Phone: 703-312-7275	<b>Riverfront at West Hyattsville Metro</b> 17th Election District Prince George's County, Maryland Tax Map 41-E4	<b>RODGERS CONSULTING</b> 1101 Maryland Lane, Suite 200, Largo, Maryland 20774 P: 301-486-4700 www.rodgers.com	PREP: C. Adams REVIEWED: DCM APPROVED: DCM RELEASED FOR: <input type="checkbox"/>	DATE: 02/23/2017 DATE: 02/23/2017 DATE: 02/23/2017 RELEASED FOR: P. Hughes	PROPOSED WEST HYATTSVILLE PREFERRED LAND USE	SCALE: 1"=500' DATE: FEB. 2017 SHEET No. 1 of 1
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# DSP FOR INFRASTRUCTURE



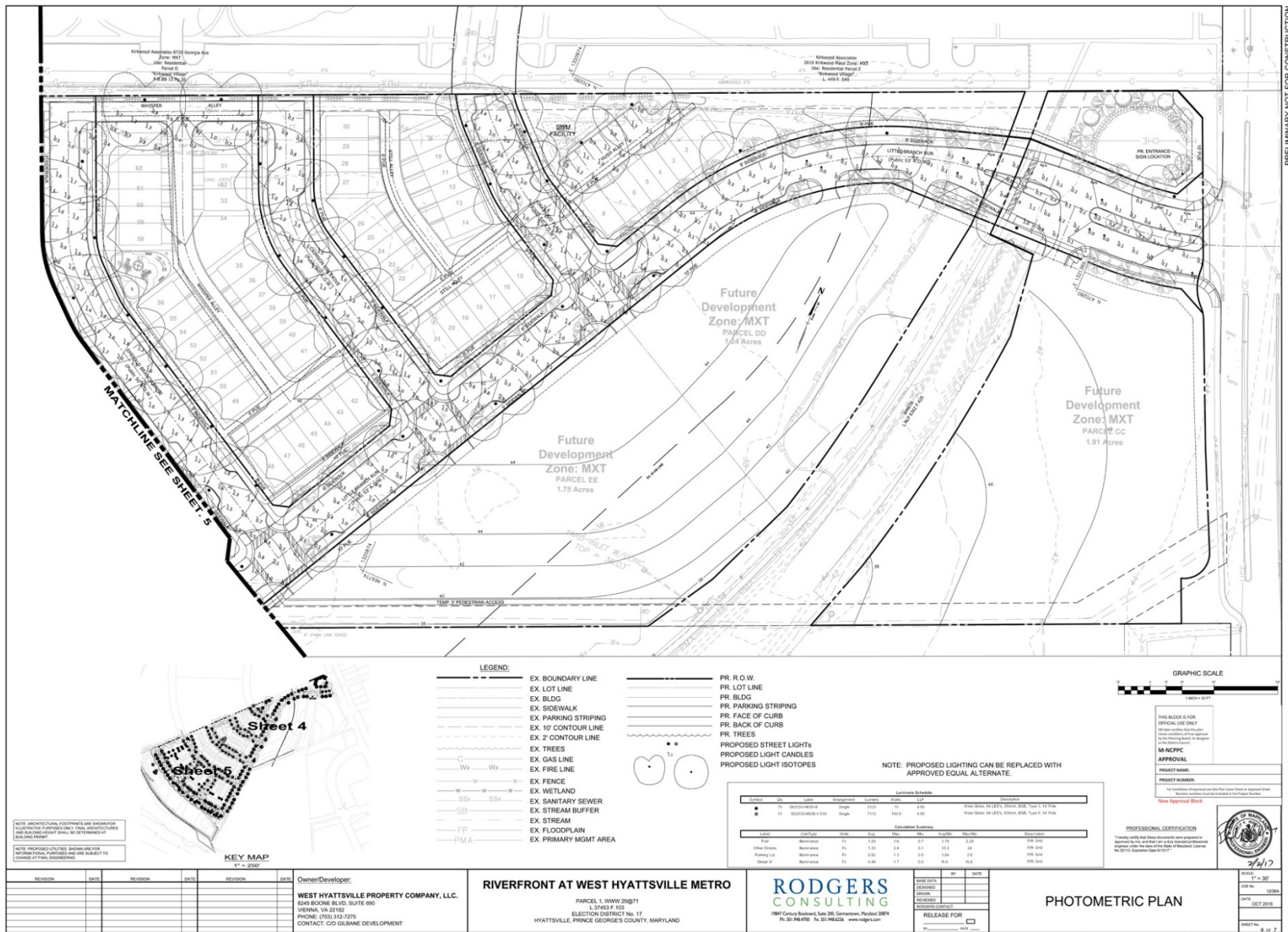


# RENDERING OF ULTIMATE RIVERFRONT PROJECT





## PHOTOMETRIC PLAN PAGE 4







# PEDESTRIAN TUNNEL - WMATA

