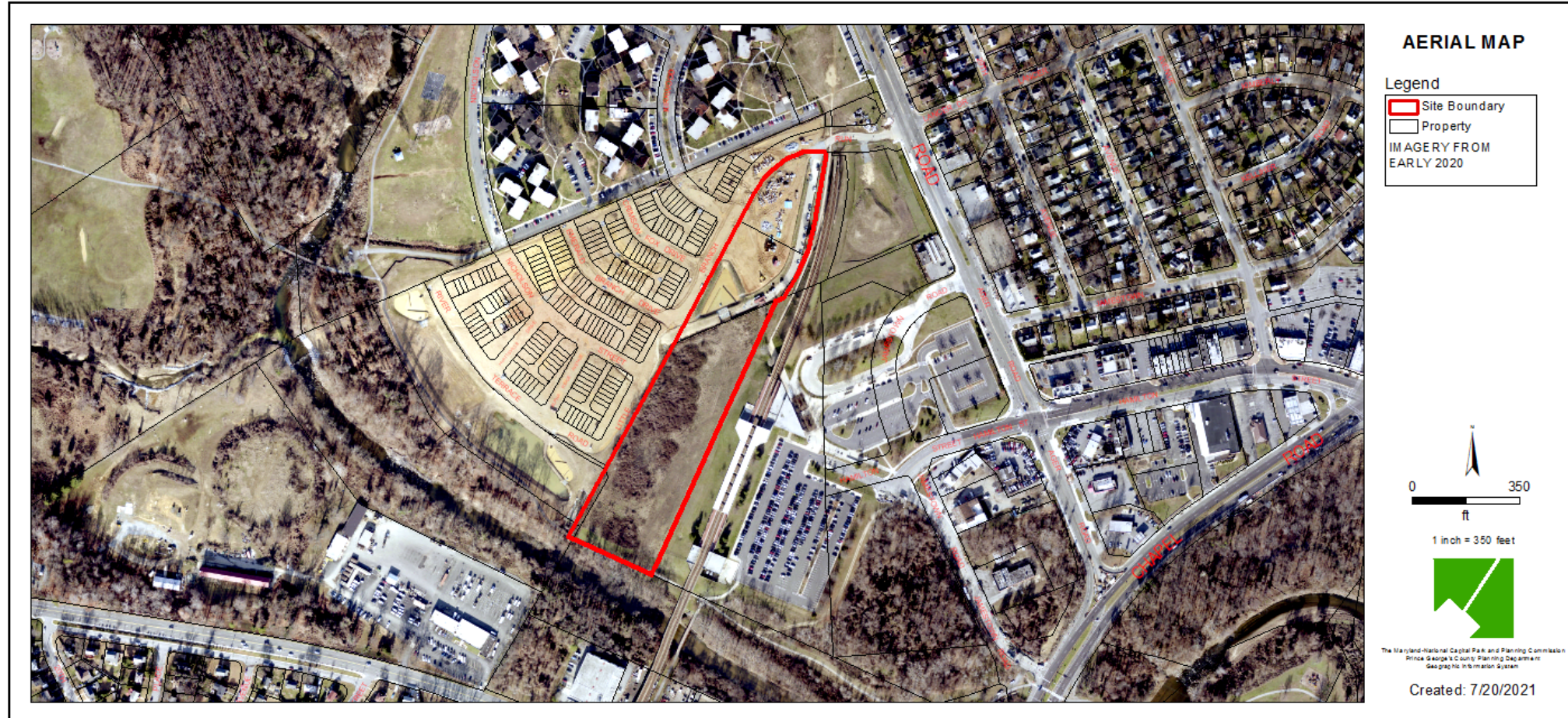


WEST HYATTSVILLE PROPERTY

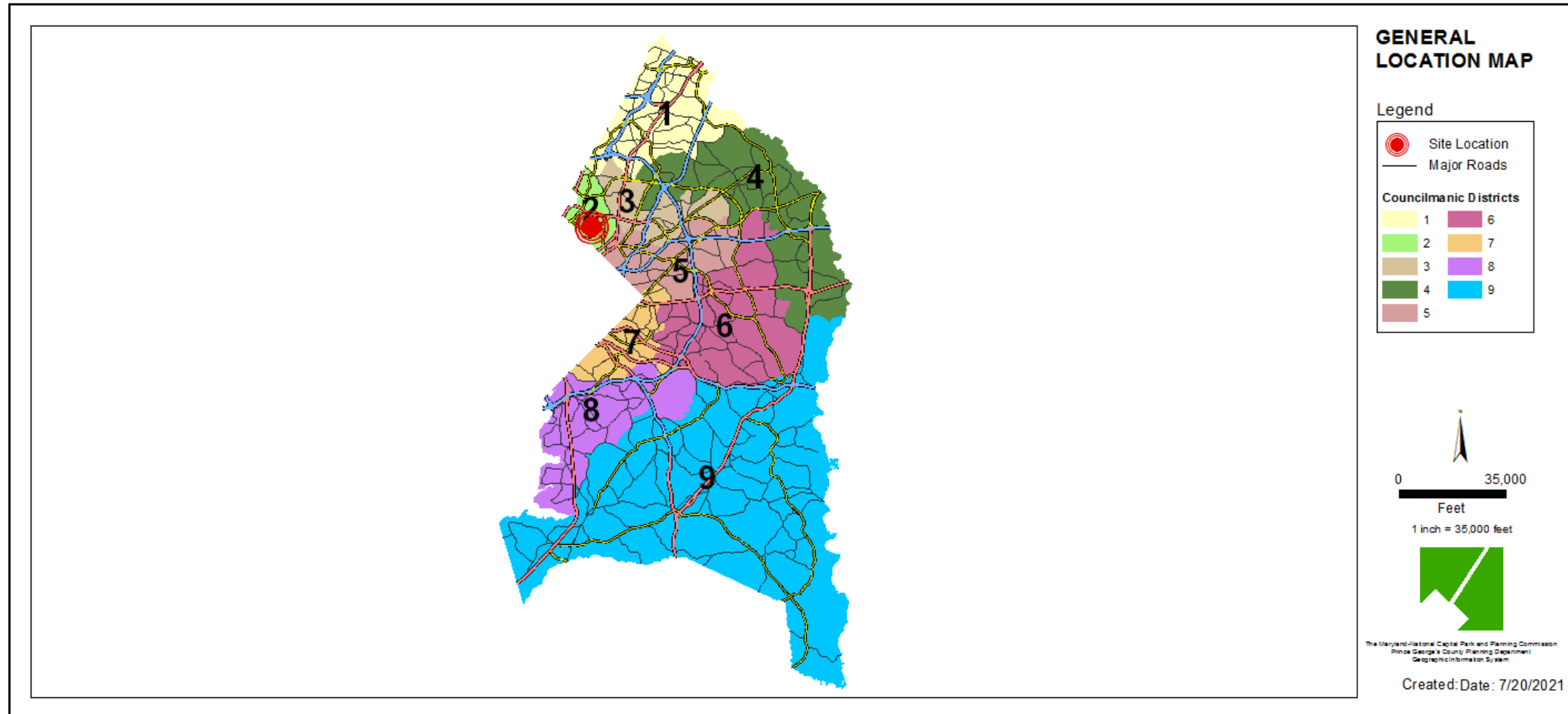
Detailed Site Plan and Alternative Compliance
Staff Recommendation: APPROVAL with conditions



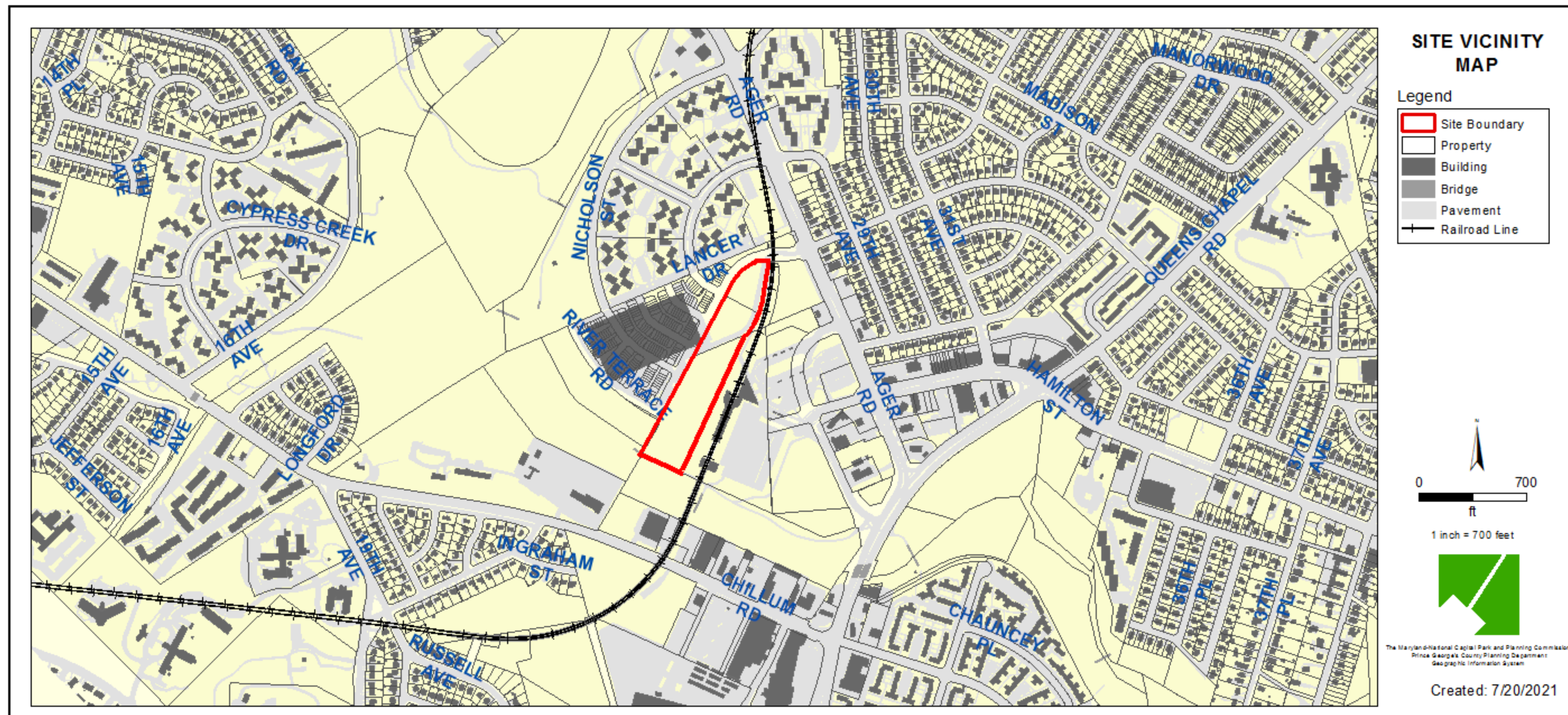
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68

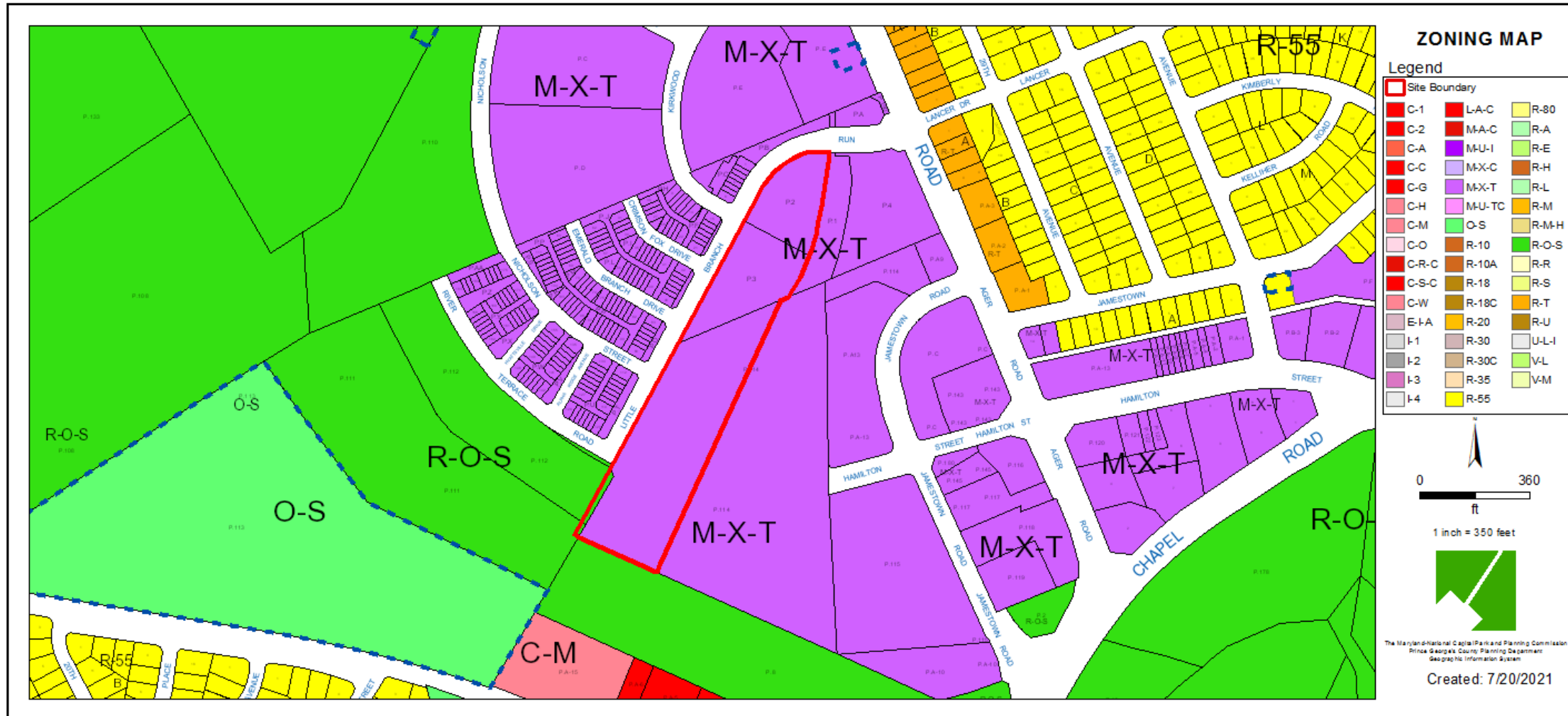


SITE VICINITY MAP

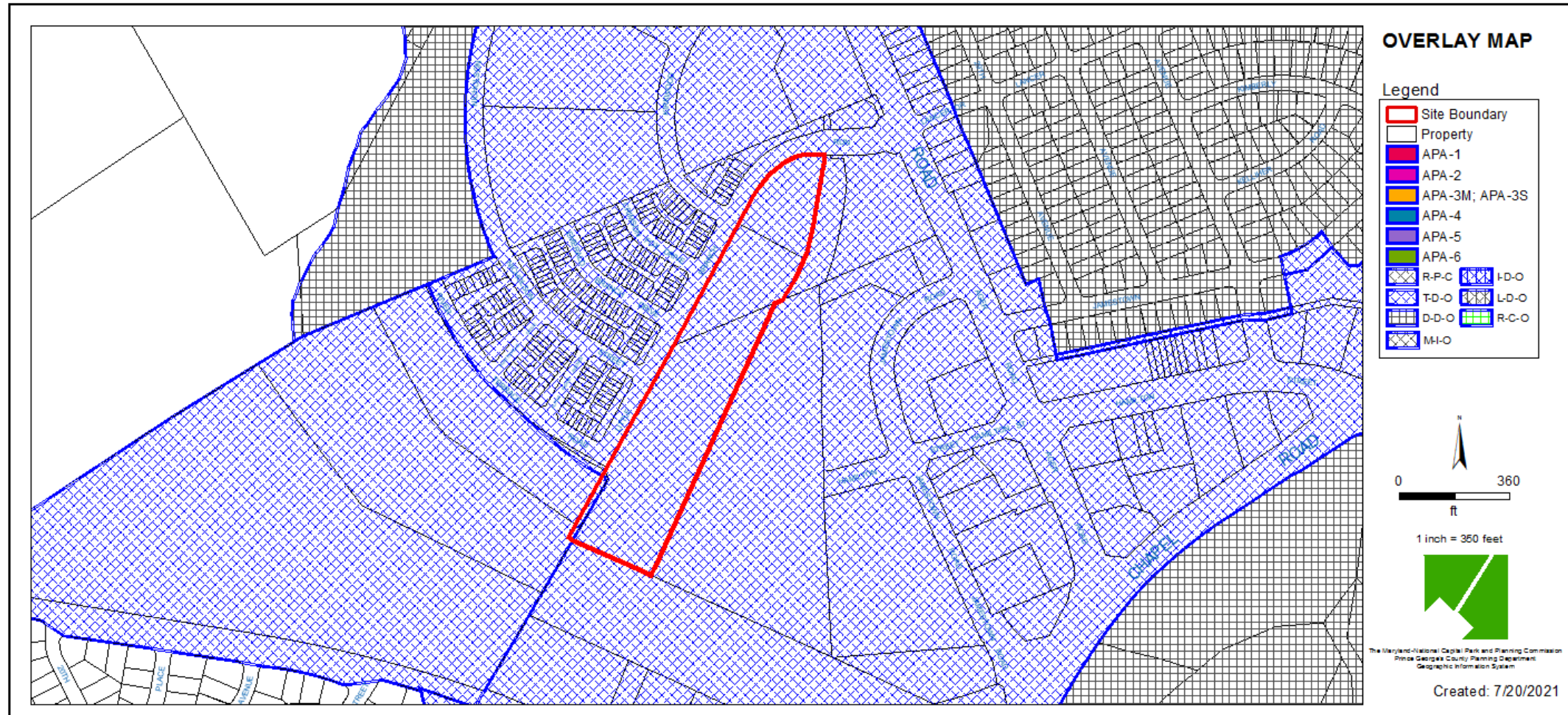


ZONING MAP

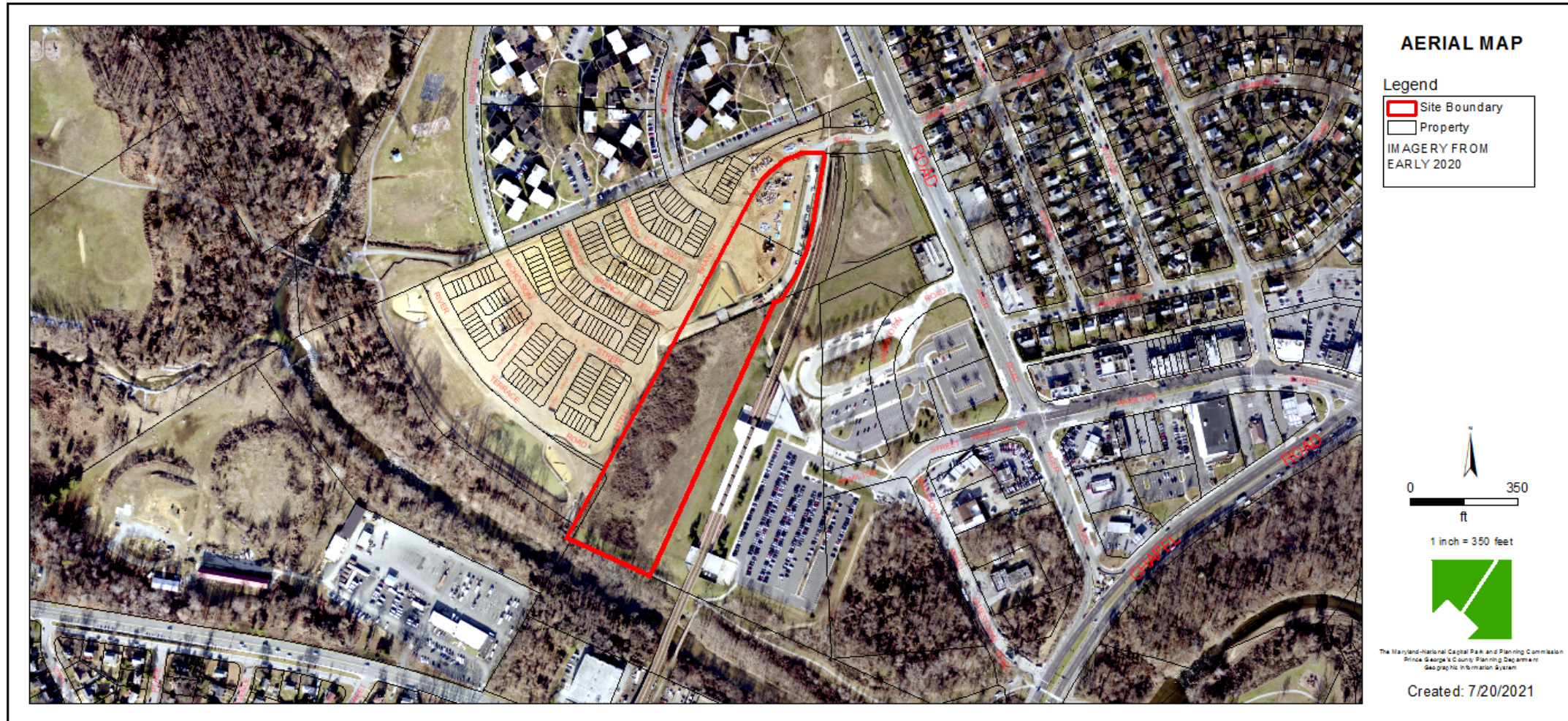
Property Zone: M-X-T



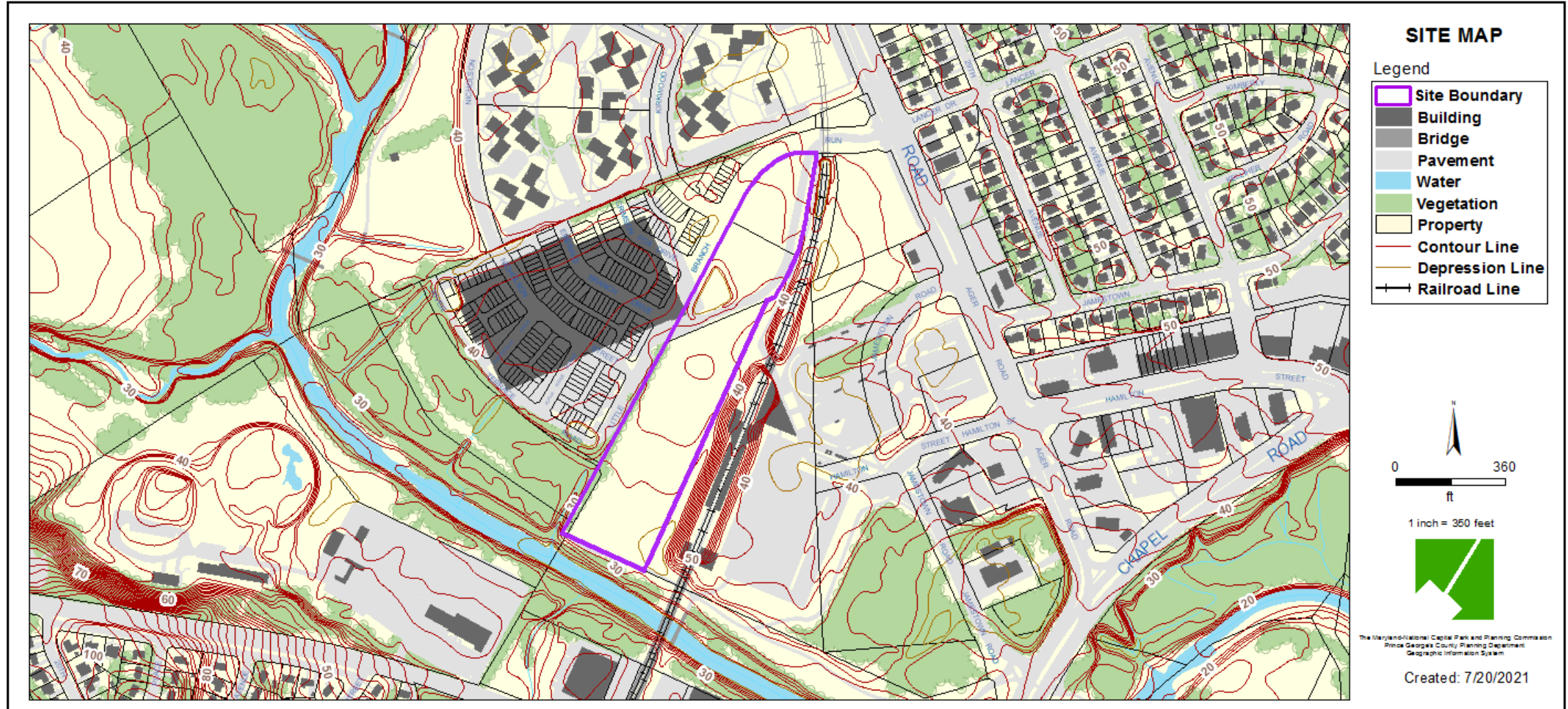
OVERLAY MAP



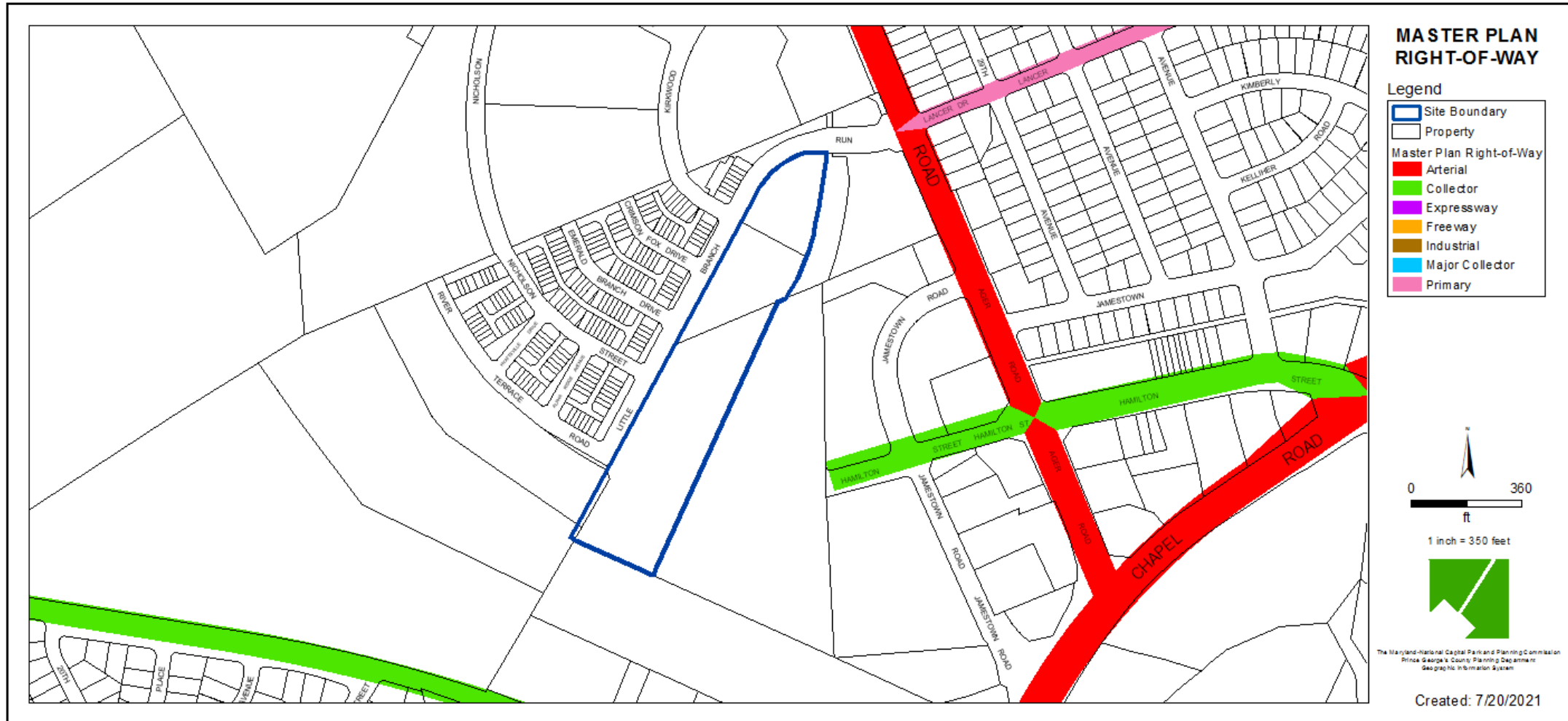
AERIAL MAP



SITE MAP



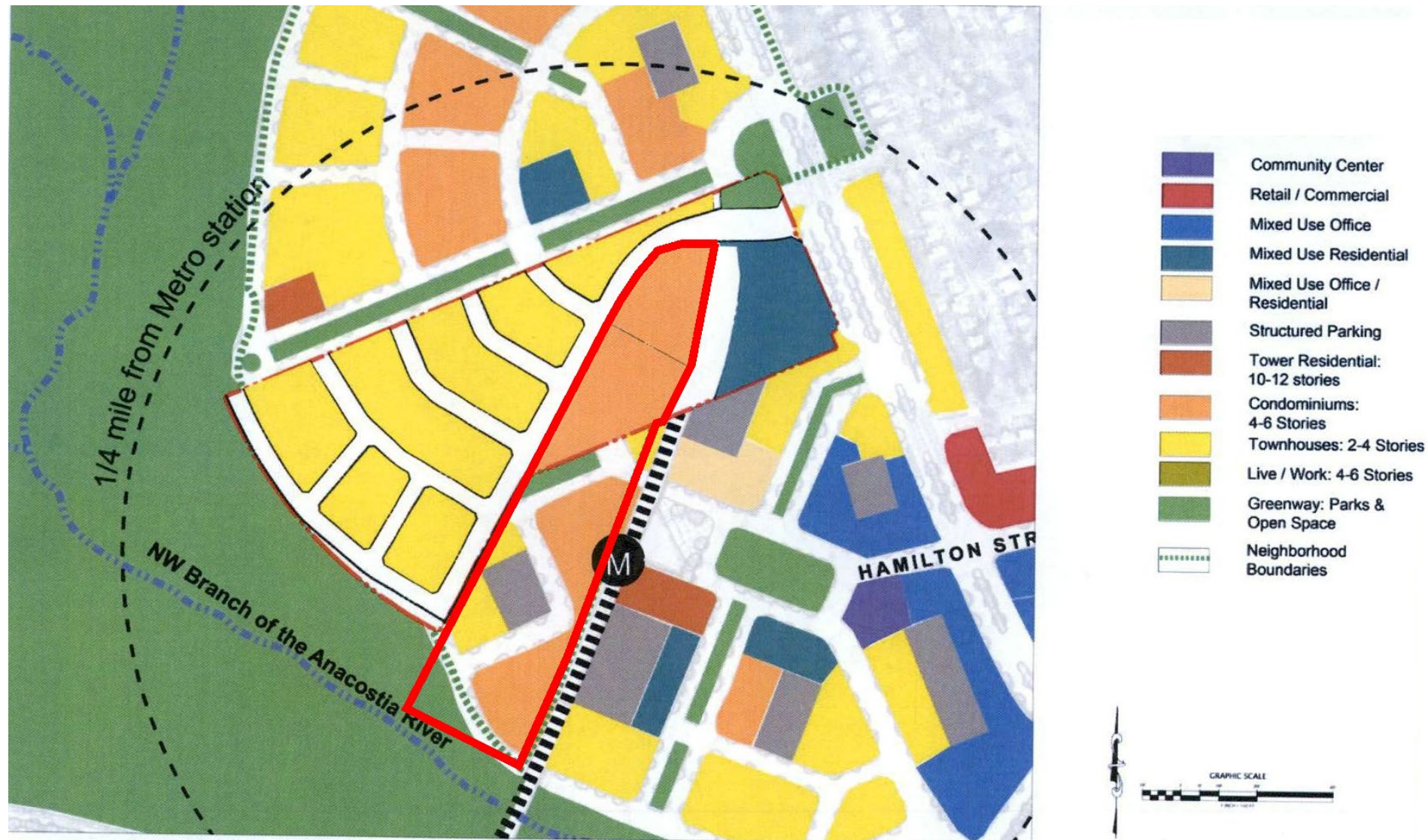
MASTER PLAN RIGHT-OF-WAY MAP



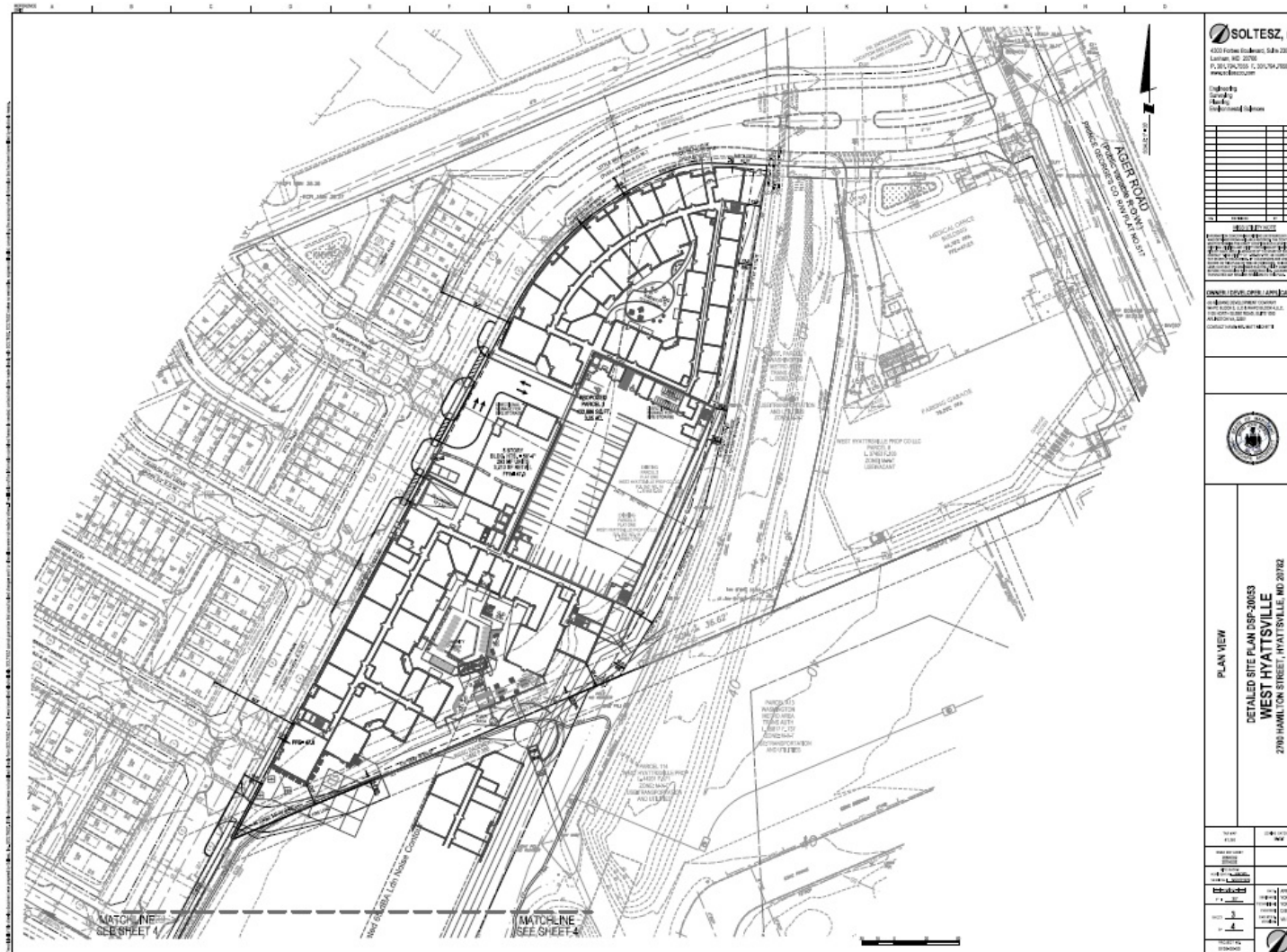
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



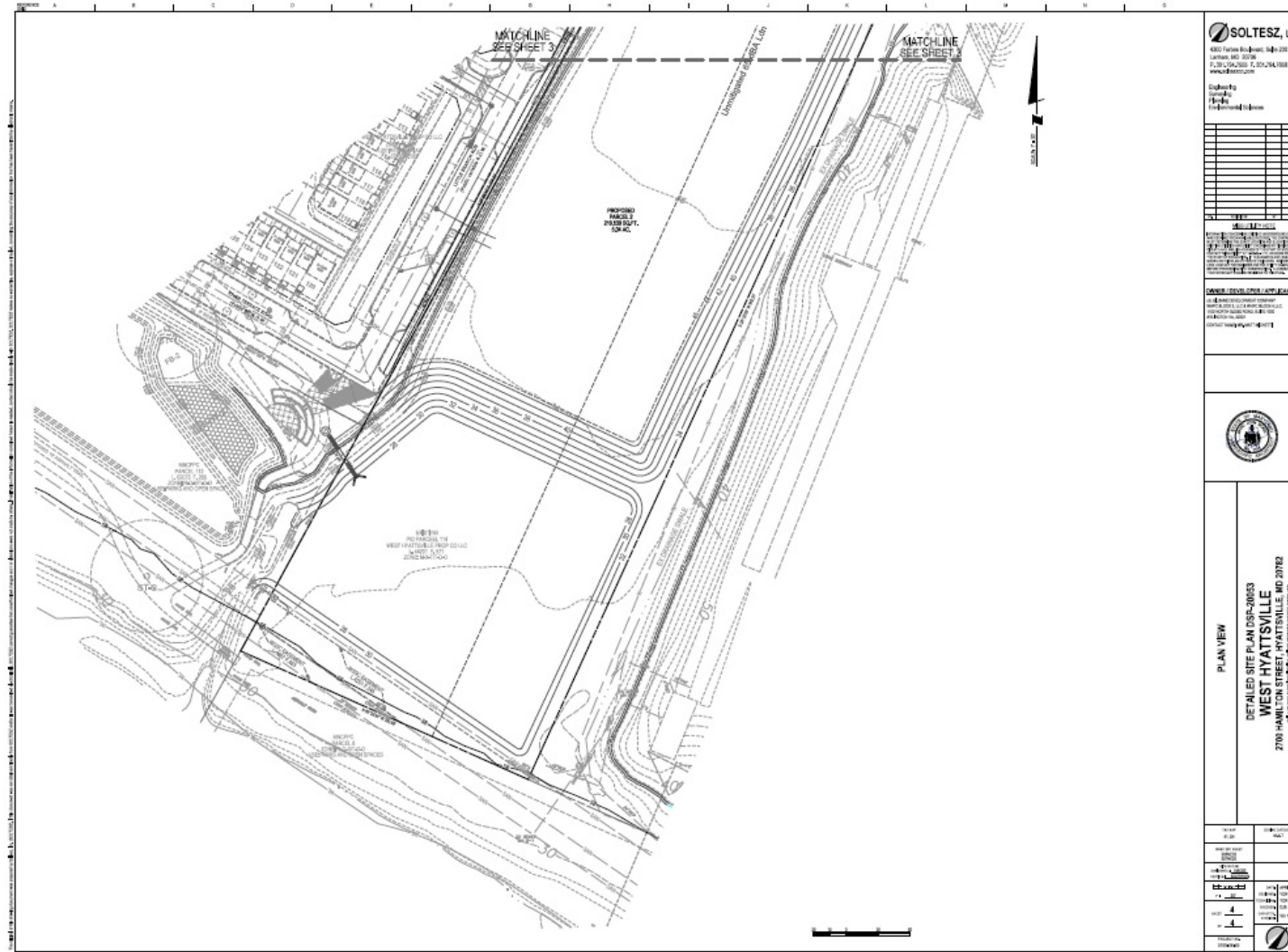
PREFERRED LAND USE PLAN - TDDP



SITE PLAN NORTH

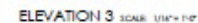
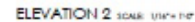
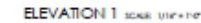


SITE PLAN SOUTH



LANDSCAPE PLAN

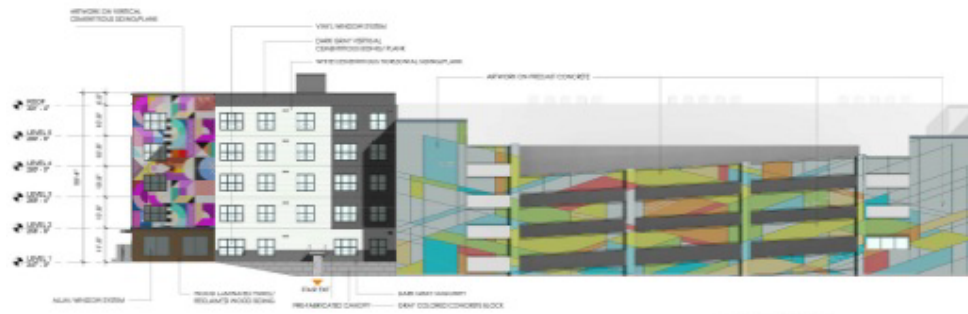




ELEVATIONS



ELEVATION 4 SCALE: 1/16" = 1'-0"



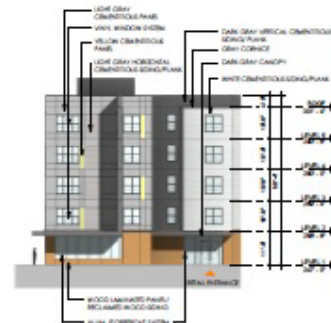
ELEVATION 5 SCALE: 1/16" = 1'-0"



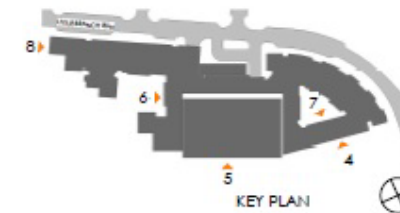
ELEVATION 6 SCALE: 1/16" = 1'-0"



ELEVATION 7 SCALE: 1/16" = 1'-0"



ELEVATION 8 SCALE: 1/16" = 1'-0"



KEY PLAN

ELEVATIONS



ELEVATION 9 SCALE: 1/16" = 1'-0"



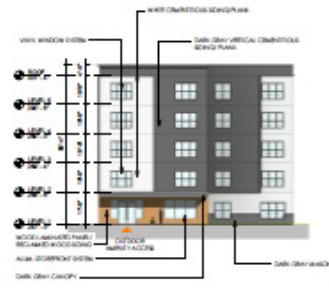
ELEVATION 10 SCALE: 1/16" = 1'-0"



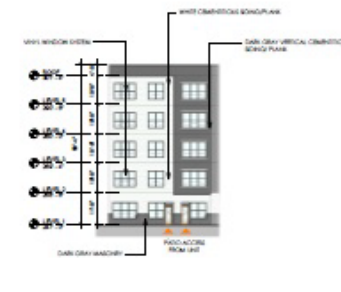
ELEVATION 11 SCALE: 1/16" = 1'-0"



ELEVATION 12 SCALE: 1/16" = 1'-0"



ELEVATION 13 SCALE: 1/16" = 1'-0"



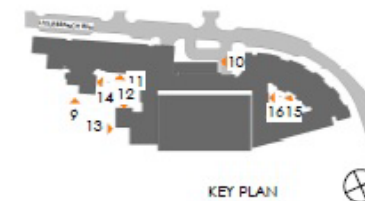
ELEVATION 14 SCALE: 1/16" = 1'-0"



ELEVATION 15 SCALE: 1/16" = 1'-0"



ELEVATION 16 SCALE: 1/16" = 1'-0"



ENTRANCE TO BUILDING RENDERING



PEDESTRIAN PROMENADE RENDERING



PROMENADE RENDERING



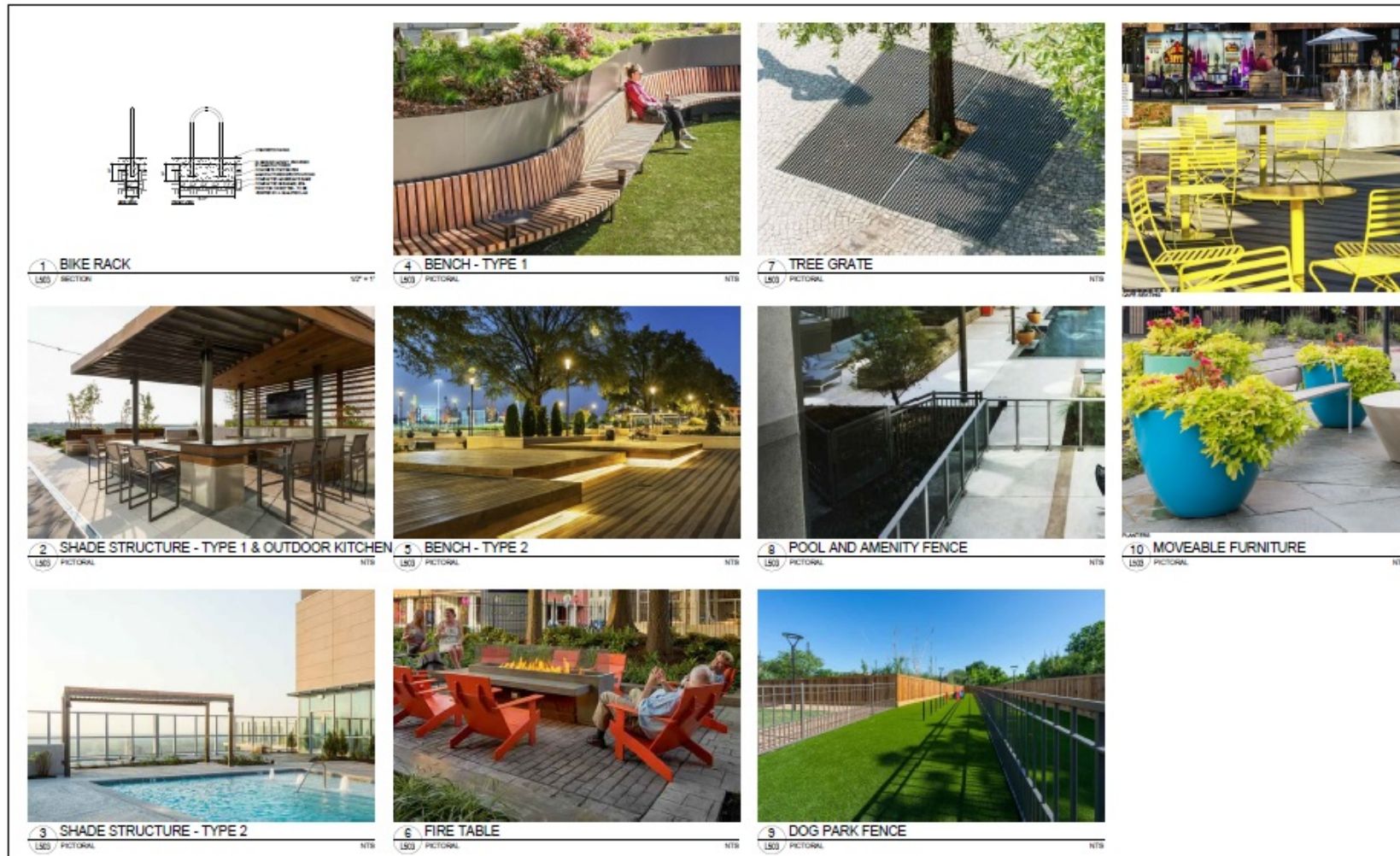
PROMENADE RENDERING



PROMENADE RENDERING



SITE AMENITIES



SIGN LOCATIONS AND KEY



STAFF RECOMMENDATION

APPROVAL of 27 Alternative Transit District Standards

APPROVAL of DSP with 1 Condition (consisting of 12 sub-conditions)

Issues:

- None

Applicant Community Engagement:

- On November 16, 2021, City of Hyattsville Council reviewed and approved this DSP