

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at www.pgplanning.org/planning.home.htm

Mandatory Referral

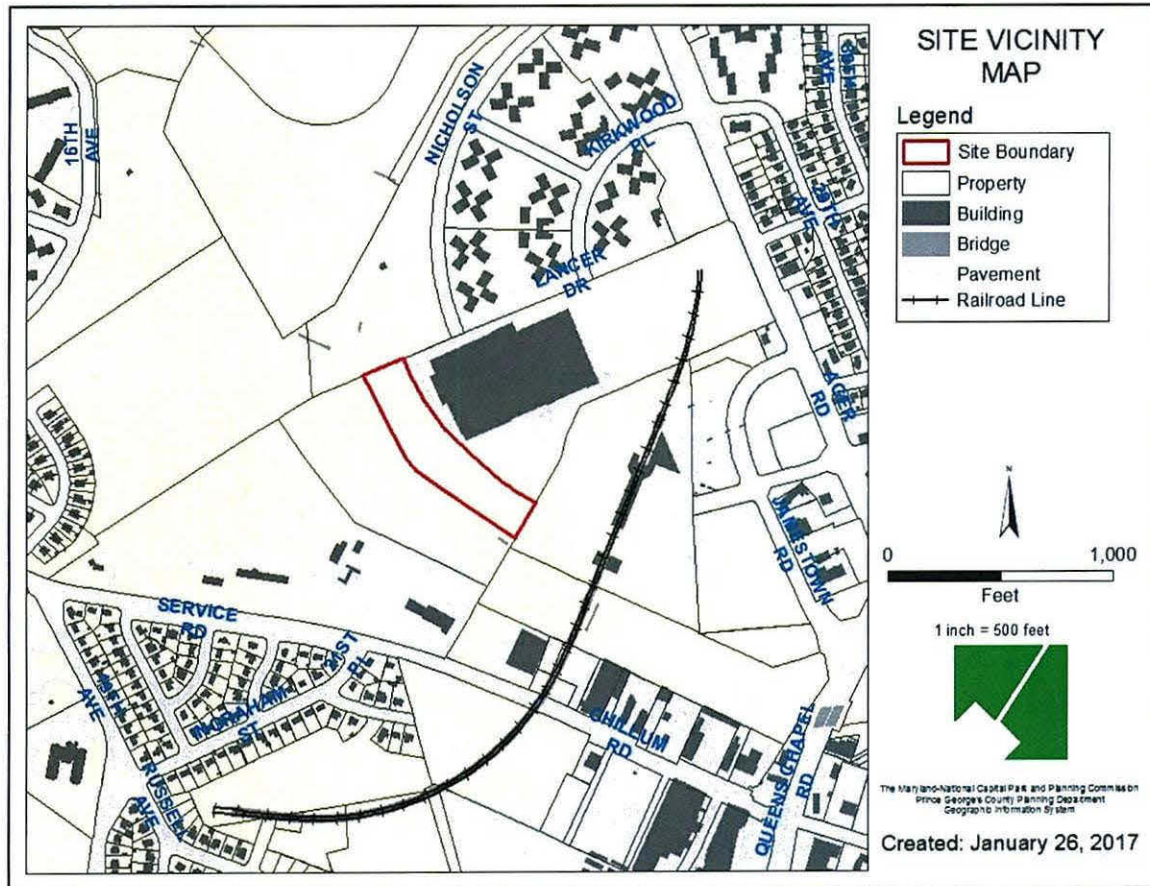
MR-1700F

Application	General Data	
Project Name: Riverfront Park and Overlook Location: 5620 Ager Road, Hyattsville, MD 20782 Applicant/Address: Prince George's County Department of Parks and Recreation, M-NCPPC 6600 Kenilworth Avenue Riverdale, MD 20737 Property Owner: Prince George's County Department of Parks and Recreation, M-NCPPC 6600 Kenilworth Avenue Riverdale, MD 20737	Planning Board Hearing Date:	3/23/17
	Date Accepted:	2/2/17
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	4.29 acres
	Zone:	R-O-S
	Planning Area:	68/Hyattsville
	General Plan Tier:	Established Communities
	Council District:	District 2
	Municipality:	Hyattsville

Purpose of Application	Notice Date
To create a basin on the park property that can be used for recreational purposes.	Acceptance Mailing: February 3, 2017

Staff Recommendation	Staff Reviewer: Fatimah Hasan
Transmit Staff Report to: Sonja Ewing, AICP Supervisor, Park Planning Park Planning and Development Division Prince George's County Department of Parks and Recreation, M-NCPPC 6600 Kenilworth Avenue Riverdale, MD 20737	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mncppc.org

Map 1 - Project Site Vicinity



THE PROPOSED PROJECT Staff Report—Proposed Riverfront Park and Overlook Project

PROJECT BACKGROUND

The improvements on park property are proposed adjacent to the West Hyattsville Metro Station, and are associated with the Riverfront at West Hyattsville Metro development (4-15020 and DSP-16029), consisting of 183 townhomes, 300 multi-family units, and 10,000 square feet of commercial uses, along with improved trail connections and improvements to the Northwest Branch Stream Valley Park. The parkland in question has a stream valley trail and trail connection to the West Hyattsville Metro station. The proposed project will also improve stormwater management on the property, as well as provide for recreational uses. Previously, the Northwest Branch Trail was constructed within the stream valley parkland, including the portion of the stream valley that is included in the proposed project. In addition, an existing trail was completed from Chillum Road to the West Hyattsville Metro. Also in the immediate vicinity of the proposed project, an existing master plan sidewalk was constructed from Ager Road to the West Hyattsville Metro. This sidewalk is adjacent to the Metro Green Line, and is lighted for its entire length, and was constructed at a width of approximately six feet. Although this sidewalk is beyond the scope of the subject application, it will connect the Riverfront development and the existing parkland with the tunnel to the West Hyattsville Metro. Furthermore, the Riverfront development will provide a side path along Little Branch Run (road) from Ager Road to the stream valley trail on the parkland.

The subject project is being reviewed pursuant to the Land Use Title §20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process.

PROJECT SUMMARY

The proposed project is designed to create a basin on the 4.29 -acre park property that can be used as an outdoor recreational area. Compensatory storage of floodplain waters on park property and the construction of two stormwater management facilities are proposed, that are necessary for development of the related subdivision. An existing trail in the stream valley will be repaired and reconstructed including the replacement on an existing bridge. A second eight-foot-wide concrete trail will be constructed, which will form a loop around the storm and flood water storage to connect West Hyattsville with the Metro Station and with trails to Mt. Rainier to the east. Other amenities, including two pocket parks with seating areas and a larger seating area designed to overlook the parkland, are proposed.

The following development application for the adjoining property is associated with the proposed park project: NRI-002-2016, approved by the Planning Director on March 31, 2016.

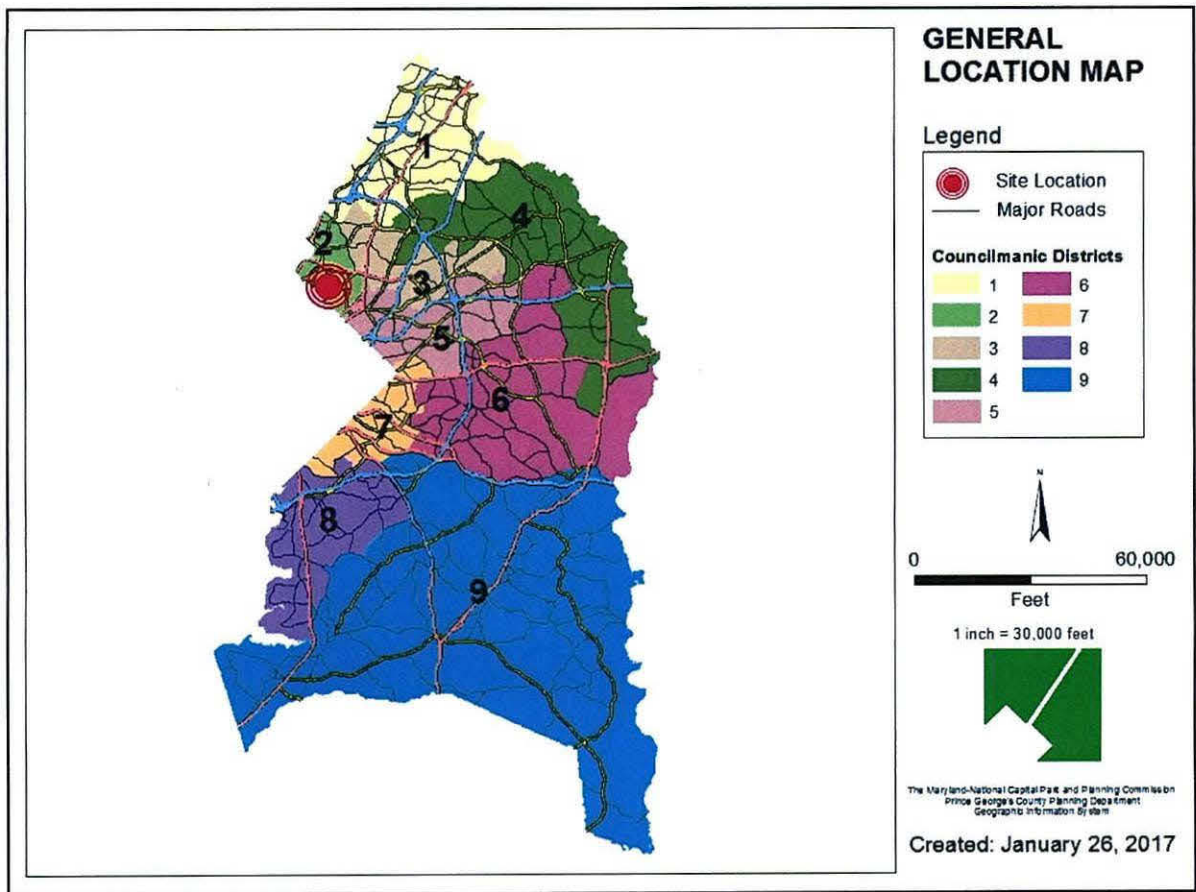
STAFF RECOMMENDATIONS

The proposed park improvements project underwent a careful review by Planning Department staff, resulting in the following recommendations:

- Because a grading permit will be required based on the extent of grading proposed (over 20,000 square feet of disturbance), compliance with the Woodland Conservation Ordinance will require a Type 2 Tree Conservation Plan. No additional information about forest conservation is required.
- Floodplain compensatory storage was provided on the subject site to meet the requirements of the development on the adjoining property; however, a condition of concept approval requires a floodplain waiver approval prior to technical approval. Approval of a floodplain waiver is likely through the Department of Permitting, Inspections, and Enforcement (DPIE). The concept approval expires December 8, 2019. The approval requires a stormwater management fee towards providing on-site attenuation/quality control measures. No further information pertaining to stormwater management is required.

- Details regarding the trail lighting, call boxes, trail bridges, and trail widths (See Map 5 of staff report) on the parkland covered by the proposed project are being worked out by the Department of Parks and Recreation and the applicant for the Riverfront at West Hyattsville. However, staff recommends that the lighting and call boxes be consistent with the fixtures used by The Maryland-National Capital Park and Planning Commission (M-NCPPC) elsewhere along the Northwest Branch Trail in the immediate vicinity of the subject site. Conditions relevant to the M-NCPPC parkland covered by the proposed project are reiterated below:
 - Prior to certification of the Detailed Site Plan, an exhibit shall be submitted showing the location, limits, specifications and details for the off-site trail lighting and security cameras along the stream valley trail between the West Hyattsville Metro and Queens Chapel Road, pursuant to Section 24-124.01(f). A cost estimate shall be provided for the facilities shown on the exhibit. The cost of the off-site facilities shall not exceed the cost cap specified in Section 24-124.01(c).
 - Consistent with the recommendations for 4-15020, the plans for the proposed project should be revised to show the conceptual location for a Capital Bikeshare station along River Terrace Road.
 - Details for the trail lighting and call boxes on M-NCPPC parkland should be determined by the Department of Parks and Recreation and be consistent with the trail lighting in place along other segments of the Northwest Branch Trail in the vicinity of the proposed project. The limits of the trail lighting and call boxes shall be consistent with what is shown on Map 5, unless modified by the Planning Board or the Department of Parks and Recreation.
- The applicant, through this project, should pursue to the greatest extent possible, improvement of safety features and connectivity to the West Hyattsville Metro Station.
- The applicant should conform to Leadership in Energy and Environmental Design (LEED) standards, where possible, and use green building techniques whenever possible. The applicant should include the use of pervious pavement, water reuse methods, and sustainable building materials.
- Lighting should be included for the parks development, trail system, and specifically for the public amenities on the park property. The applicant should use downward-directed full cut-off fixtures to reduce light pollution and reduce the amount of light trespassing into the adjacent properties and the proposed residential community.
- The plan should provide fencing or a barrier system along the steep slopes where the pedestrian path is shown adjacent to the compensatory storage of floodplain waters on park property in order to protect the safety of pedestrians along the steeply sloped areas.
- The plan should provide decorative features on the culverts which outfall into the basin providing compensatory storage for floodplain waters.
- The plan should provide illustrations and details showing features of the amphitheater and seating areas.
- The plan should offer wayfinding signage for the trails, trail heads, and location of the public amenities.
- The applicant should use native species that attract beneficial insects and birds, especially for the stormwater management bio-retention area adjacent to the development. There should also be interpretive signage on native plants, the sensitive ecosystem, and the relationship of the site to the Northwest Branch of the Anacostia River and the Chesapeake Bay watershed.

Map 2—General Location Map



PROJECT LOCATION, DESCRIPTION, SCHEDULE, FUNDING, AND REVIEW AND PERMITTING

Location

The site is located at 5620 Ager Road, near the intersection of Ager Road and Nicholson Street in the Northwest Branch Stream Valley Park in the City of Hyattsville (see Map 2). This 4.29-acre site is R-O-S Zone (Reserved Open Space), which provides for permanent maintenance of certain areas of land in an undeveloped state, and encourages preservation of large areas of trees and open space, and is designed to protect scenic and environmentally sensitive areas and ensure retention of land for non-intensive active or passive recreational uses (see Map 3, Zoning Map). The park site is adjacent to the M-X-T zone and the West Hyattsville Transit District Development Plan, the Transit District Development Overlay (T-D-O) Zone, and is subject to several specific T-D-O Zone standards.

The site is bounded to the west by the Northwest Branch of the Anacostia River; to the east by the proposed subdivision; to the south by West Hyattsville Metro; and to the north by the M-NCPPC parkland in the Reserved Open Space (R-O-S) Zone, owned by the M-NCPPC (see Map 1 - Project Site Vicinity). Beyond the site are a mix of old and new, single-family residential homes in the One-Family Detached Residential (R-55) Zone, Multi-family Medium Density Residential (R-18) Zone, and both commercial and apartment properties in the Mixed-Use Transportation Oriented (MXT) Zone.

Description

The subject property is currently vegetated and contains a portion of the Northwest Branch Trail, which is part of a heavily used pedestrian trail running from the Wheaton-Glenmont area to the District of Columbia. Once the park is constructed, it will improve the trail, and connectivity of the area; creating a valuable amenity for the community. This trail connection provides access from the stream valley trail to the West Hyattsville Metro Station.

Located in Hyattsville, the project will require the reconstruction of an existing trail along M-NCPPC parkland, due to the extensive grading necessary on the site to accommodate the stormwater management component. However, once reconstructed, the trail will be improved to meet the current M-NCPPC Park and Recreation design guidelines of a minimum width of ten feet. Also, a “riverwalk” or promenade will be provided along River Terrace Road, where the development immediately abuts park property. The sidewalk/trail will provide opportunities for the future residents of the development and abutting communities to view and enjoy the stream valley from the development and road network. The promenade is where the community plaza/overlook and seating will be located.

Regarding lighting, the applicant proposes to provide lights along the trails located on Parcel 112 as well as the off-site trail segment leading to the Washington Metropolitan Area Transit Authority (WMATA) property. The lighting after dark is proposed to accommodate pedestrians using this space to access the West Hyattsville Metro Station.

In summary, the features of the project include:

- Recreational open space and open play areas
 - Two pocket parks adjacent to the park property with seating areas
 - A larger seating area designed as an amphitheater, overlooking the parkland and stream valley
- Trail system connections to West Hyattsville Metro Station
 - Ten-foot wide asphalt trail, including a new bridge structure
 - Eight-foot wide concrete trail closer to the subdivision, forming a loop around the storm and flood water storage area
 - Enhanced lighting
- Compensatory storage of floodplain waters on park property
 - Two stormwater management facilities

Schedule

The proposed schedule is as follows:

Begin Phase I: Demolition and removal of the existing structure on-site	Spring 2017
Begin Phase II: Compensatory storage and fill of the adjacent property	Summer 2017
Begin Phase III: Development of the adjacent property (subject of MR review)	Early 2018
Grand Opening-Riverfront at West Hyattsville:	2018
Completion of park property improvements:	2019

Funding

The property is owned by the Prince George's County Department of Parks and Recreation (DPR), M-NCPPC. Funding is from the DPR/M-NCPPC. Construction of the facilities on the property will be generally funded and accomplished by the applicant, or its successors, heirs or assigns.

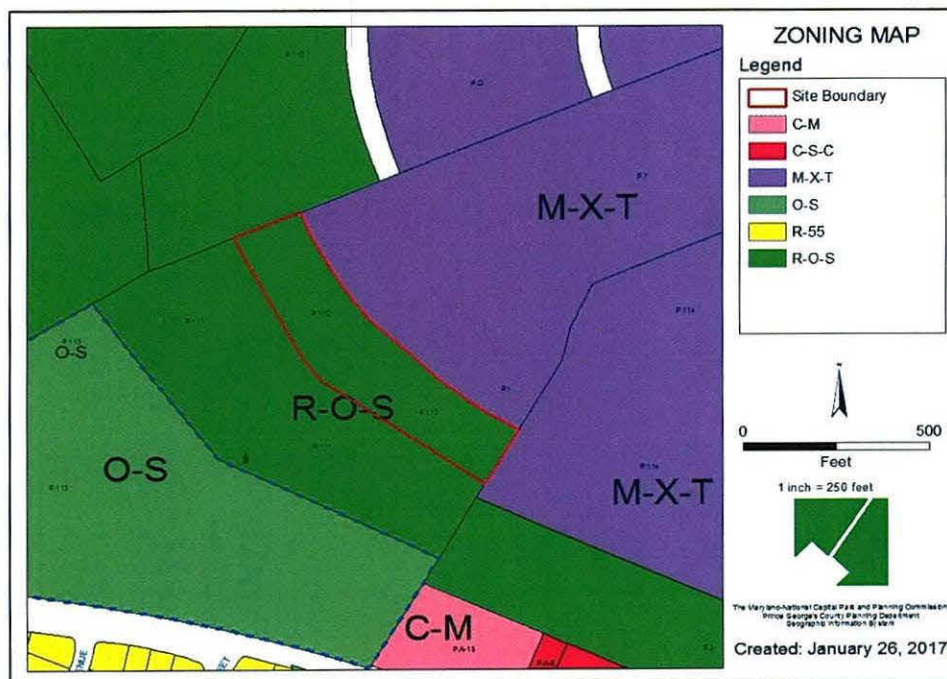
Review and Permitting

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process. Permit status to date is as follows:

Natural Resources Inventory
Stormwater Management Concept
Building Permit Application (Demo Permit)

Approved 3/31/2016 (#NRI-002-2016)
Approved (#11905-2016-01)
In Review (#893-2017)

Map 3 – Proposed Riverfront Park and Overlook – Zoning Map



ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

Natural Resources Inventory/Existing Conditions

Based on available mapping information and the approved NRI, the site contains 100-year floodplain associated with the Northwest Branch of the Anacostia River as the only regulated environmental feature located on-site. The predominant soils found to occur per the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Codorus and Hatboro, and Codorus-Hatboro-Urban land. Based on available information, Marlboro clay and Christiana clay are not

found to occur near this property. Available information from the Maryland Department of Natural Resources Natural Heritage Program indicates that no rare, threatened and endangered species occur in the vicinity of the site. The 2005 Approved *Countywide Green Infrastructure Plan* indicates that the site contains Regulated Area. The site is in the Anacostia River eight-digit subwatershed of the Washington Metropolitan six-digit watershed.

An approved Natural Resources Inventory, NRI-002-16 was submitted with the application. The NRI was prepared for a larger area than what has been included in the Mandatory Referral. Minor revisions to the NRI were recommended as part of the Preliminary Plan application. The NRI indicates there is floodplain on the subject property associated with the Northwest Branch of the Anacostia; the floodplain comprises the Primary Management Association. Three specimen trees were identified on the NRI for the overall site; however, only one is located on the subject site and the other two are located off-site to the south. No additional information regarding existing conditions is required.

Woodland Conservation

Forest impacts resulting from the proposed activity will be reviewed by the Environmental Planning Section in accordance with the Woodland Conservation Ordinance. Because a grading permit will be required based on the extent of grading proposed (over 20,000 square feet of disturbance), compliance with the Woodland Conservation Ordinance at the time of permitting will require a Type 2 Tree Conservation Plan. No additional information about forest conservation is required.

Preservation and/or Restoration of Regulated Environmental Features

The site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible. The on-site regulated environmental features include floodplain associated with the Northwest Branch of the Anacostia. The floodplain is proposed to be impacted for the installation of compensatory storage and stormwater management ponds. The impacts are necessary to prevent flooding on the adjacent proposed site where mixed-use development is proposed. The proposed flood control will be designed as an amenity for public use. No additional information regarding impacts is required.

Soils

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), predominant soils found to occur include the Codorus and Hatboro, and Codorus-Hatboro-Urban land. Based on available information, Marlboro clay and Christiana clay are not found to occur in the vicinity of this property. This information is provided for the applicant's benefit. The County may require a soils report in conformance with CB-94-2004 during the permit review process.

Noise

The subject site is within close proximity to the WMATA Metro Green Line and the West Hyattsville Metro Station; however, noise is not an issue with respect to the non-residential use as a park. The use as a park is not anticipated to be a noise generator. No additional information regarding noise is required.

Stormwater Management

An approved Stormwater Management Concept plan and approval letter were submitted with the subject application (Concept approval #11905-2016-01). Floodplain compensatory storage was provided on the subject site to meet the requirements of the development on the adjoining property; however, a condition of concept approval requires a floodplain waiver approval prior to technical approval. Approval of a floodplain waiver is likely through DPIE. The concept approval expires December 8, 2019. The approval requires a stormwater management fee towards providing on-site attenuation/quality control measures. No further information pertaining to stormwater management is required.

As part of the stormwater management package for the site, the applicant is doing extensive grading on the adjacent M-NCPPC parkland for the storage of stormwater management. As part of this work, the stream valley trail will be reconstructed; a "riverwalk" or promenade will be provided, and other amenities will be

incorporated. These improvements are off-site and on adjacent land dedicated to M-NCPPC. However, because the improvements included on the Bicycle and Pedestrian Impact Statement (BPIS), which is being prepared, are required as part of the stormwater management plan, they cannot be double-counted towards the BPIS (Section 24-124.01) requirements. Per discussion with Development Review Division (DRD) staff, and the City of Hyattsville and the Department of Parks and Recreation, it was determined that the BPIS off-site improvements should supplement what is already being provided for the stormwater management plan.

2. TRANSPORTATION ASSESSMENT

Map 4 indicates Master Plan right-of-way. The trail improvements provided within the limits of the Mandatory Referral review process and the additional trail lighting and call boxes required at the time of Preliminary Plan 4-15020 will enhance the trail network in the area by providing trail lights and call boxes along the Northwest Branch Trail from the Riverfront at West Hyattsville development to the West Hyattsville Metro and Queens Chapel Road.

Improvements proposed on the park property also include replacing an existing trail bridge. The trail lighting and call boxes (as shown in Map 5), are needed to provide adequate lighting along the trail, and emergency calling capability for safe use of the trail between the Riverfront development and the West Hyattsville Metro. The additional trail lighting recommended by staff is marked in red on Map 5. This trail lighting will extend from the existing lighting at the West Hyattsville Metro to Queens Chapel Road, or approximately 1,200 linear feet. These improvements will also enhance the area's trail system in general.

As this portion of the trail network is used by many area residents as a transportation connection to Metro, the lights and call boxes will be a valuable community amenity for Metro riders as well. Please note that M-NCPPC and the Prince George's County Department of Public Works and Transportation (DPW&T) recently completed a bike share feasibility study that recommended the expansion of the Capital Bike Share system into Prince George's County. The County hopes to have funding in FY 2018 for the initial phase of this expansion, which will include the City of Hyattsville. Based on discussion with the City of Hyattsville and DPW&T, staff believes that two stations are appropriate on the subject site: one on the current phase for townhouse development and the other on the future phase for multi-family development. Staff includes condition of approval relative to this station. One location recommended at the time of Preliminary Plan 4-15020 was the promenade along River Terrace Road, which abuts parkland covered through this Mandatory Referral review process.

Off-Site Improvements Required for 4-15020:

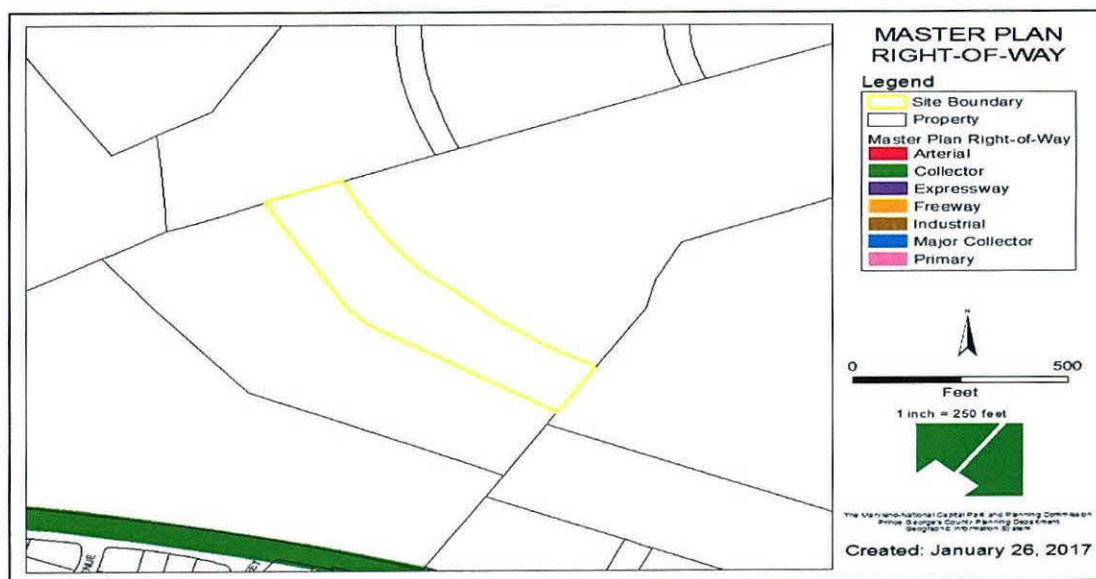
Because the Riverfront at West Hyattsville (4-15020) is located within the designated West Hyattsville Center, the case is subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2. Off-site improvements are required as part of Preliminary Plan 4-15020 consistent with Section 24-124.01.

Section (f) further specifies that at the time that a Detailed Site Plan is provided, an exhibit should be provided that shows the limits, locations and specifications and/or details for all off-site improvements. (Section 24-124.01(f)):

(f) If a conceptual or detailed site plan approval is required for any development within the subdivision, the developer/property owner shall include, in addition to all other required information in the site plan, a pedestrian and bikeway facilities plan showing the exact location, size, dimensions, type, and description of all existing and proposed easements and rights-of-way and the appurtenant existing and proposed pedestrian and bikeway facilities throughout the subdivision and within the designated walking or biking distance of the subdivision specified in Subsection (c) of this Section, along with the location, types, and description of major improvements, property/lot lines, and owners that are within fifty (50) feet of the subject easements and rights-of-way.

Recommendations for trail improvements within the Riverfront at West Hyattsville development and abutting M-NCPPC parkland were made at the time of Preliminary Plan 4-15020 and Detailed Site Plan DSP-16029. Preliminary Plan 4-15020 addressed the additional trail lighting required pursuant to Section 24-124.01, the provision of the trail or “riverwalk” along River Terrace Road, and the provision of a bike share station along River Terrace Road. As part of DSP-16029, it is recommended that an exhibit be provided prior to signature approval that depicts the additional trail lighting between the West Hyattsville Metro and Queens Chapel Road.

Map 4 –Master Plan Right-of-Way Map



3. HISTORIC PRESERVATION/ARCHEOLOGY

There has been extensive modern disturbance near the proposed project. However, this proposal will not impact any identified historic sites, historic resources, documented properties, or known archeological sites.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

Landscaping

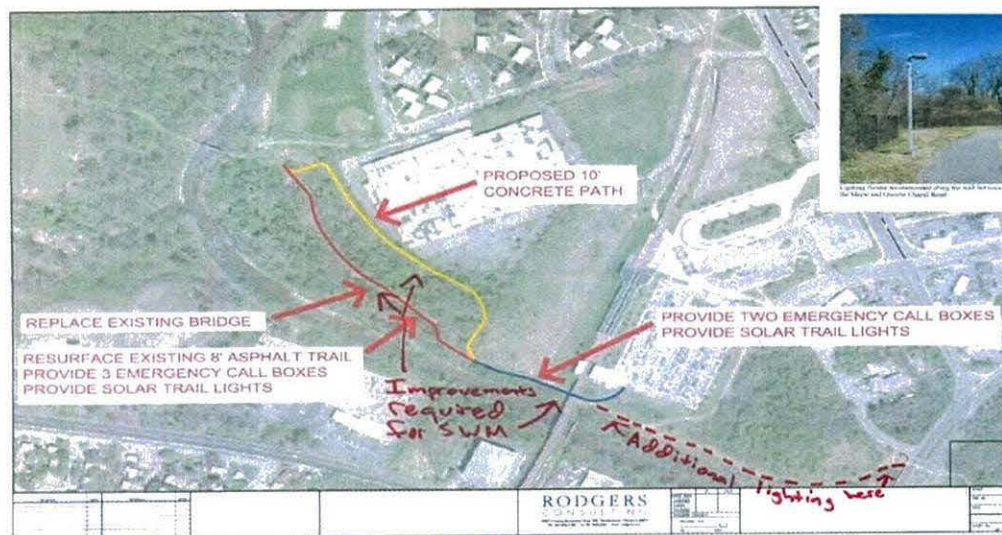
The application is not subject to the 2010 Prince George’s County Landscape Manual. However, the landscaping and hardscaping proposed with this development should be considered. The treatment, particularly along the western edge of the park area nearest to the residential subdivision is important. Effective use of landscape and hardscape material will provide a natural transition from the development to the park and provide a desirable streetscape. The landscaping will provide shade for vehicles, enhance infiltration, and reduced heat-island effect from the pavement and developed portion of the site (see Map 6, Aerial Map). The edge of the walkway closest to the subdivision and compensatory storage proposes a very steep slope.

Regarding the shrubs and grasses shown in the Landscaping Concept Plan submitted, neither juniper cultivar being proposed is native, nor tolerates wet conditions, and would prove to be unsuitable over the long-term in the wet Maryland climate. *Juniperus horizontalis*, or Creeping juniper occurs in the northern portion of the contiguous United States, throughout most of Canada, and in interior and coastal Alaska. Distribution is limited in the interior of Alaska. In the contiguous United States, creeping juniper's western limit is western Montana, and the southern limit is likely Nebraska. Junipers are generally susceptible to blights (dieback of stem tips), particularly in unusually rainy/wet springs. *Juniperus conferta* is native to coastal areas on the north Japanese island of Sakhalin, dies back in wet soil conditions, and does not like moist soil conditions. It may not do well in the proposed application.

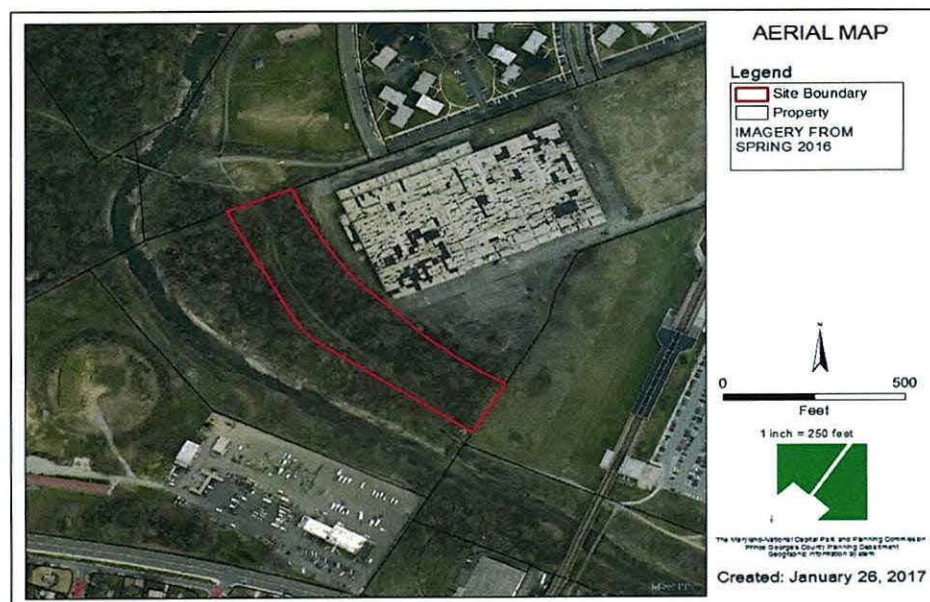
Lighting

A photometric plan (see Map 5) that was included in the review package proposes lighting along the streetscape of the developed portion of the site, the eight-foot trail adjacent to the proposed subdivision, and along the ten-foot trail system adjacent the Northwest Branch of the Anacostia River. Regarding lighting, the applicant proposes to provide lights, at a minimum, along the trails located on Parcel 112 as well as at the off-site trail segment leading to the WMATA property. The applicant prefers hard wired lighting (as opposed to solar lighting); to be extended from Queens Chapel Road to the bridge which crosses Northwest Branch just to the north of the park property. In order to accommodate the higher cost, the applicant/consultant proposes utilizing Bicycle and Pedestrian Impact Statement (BPIS) funding to fund the off-site lighting (the area outside the Mandatory Referral review process property (Parcel 112) and beyond the connection to the Metro Station).

MAP 5 – Recommended Trail Lighting and Call Boxes



Map 6 – Proposed Riverfront Park and Overlook -- Aerial Map



5. CONSISTENCY WITH APPROVED PLANS

The proposed park project is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Transit District Development Plan and Transit District Overlay Zone Map Amendment for the West Hyattsville Transit District Overlay Zone* (TDDP), which recommends parks and open space in the area covered by the subject application. The subject property is located in the North Park Character Area. Because the site is located within the West Hyattsville Center, it was subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2 at the time of the Preliminary Plan.

The proposed expansion of the Northwest Valley Stream Valley Park is consistent with the TDDP and enhances the vision of the plan by integrating this regional park resource with a new transit-oriented community. According to the 2014 *Plan Prince George's 2035 Approved General Plan*, the subject property is located in the West Hyattsville Metro Local Transit Center. Local Transit Centers are smaller-scale, mixed-use centers that are well connected by transit. Many of these areas are integrated with an established street grid and offer local-serving retail and limited office uses.

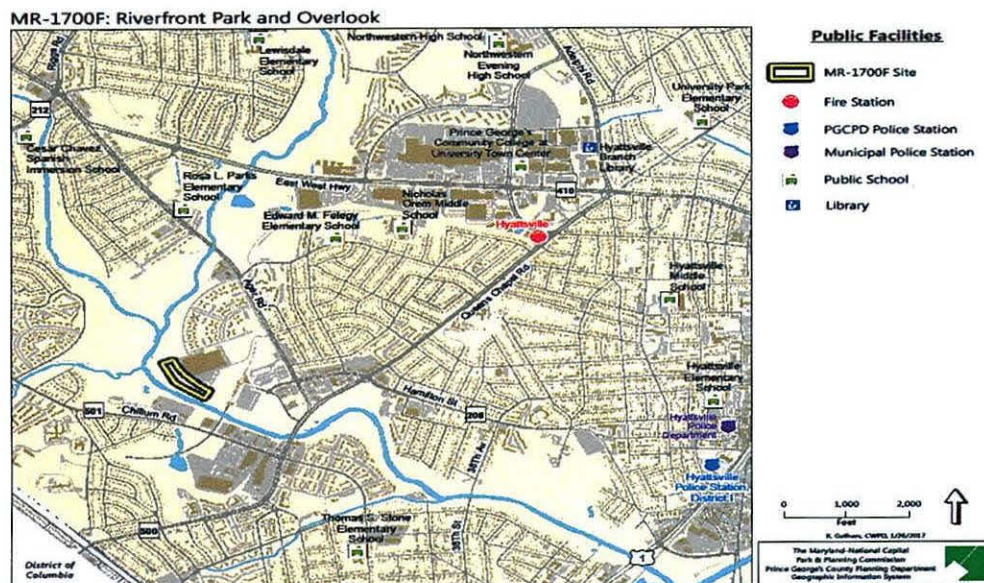
In addition, the 2015 *Greater Chillum Community Study* includes some recommendations to improve connectivity and parks, including recommendations to improve lighting and to “Explore opportunities with WMATA and M-NCPPC to create safe, attractive connections to the West Hyattsville Metro Station.” The proposed project is consistent with these recommendations.

6. EXISTING PUBLIC FACILITIES

Map 7 shows the locations of existing public facilities. The existing Hyattsville Fire/EMS Co. 801 is a first due response station, with a maximum of seven-minute travel time, located at 6200 Belcrest Road. The station is equipped with two engines, one ambulance, one rescue squad, one aerial truck and is staffed by both volunteer and career personnel. In addition, the project site is served by Police District I housed in the Hyattsville Justice Center. The Hyattsville Community and the surrounding areas are located between The Capital Beltway and the District of Columbia, on the north side of the County, and comprise District I.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

Map 7 – Public Facilities



7. COMMUNITY OUTREACH

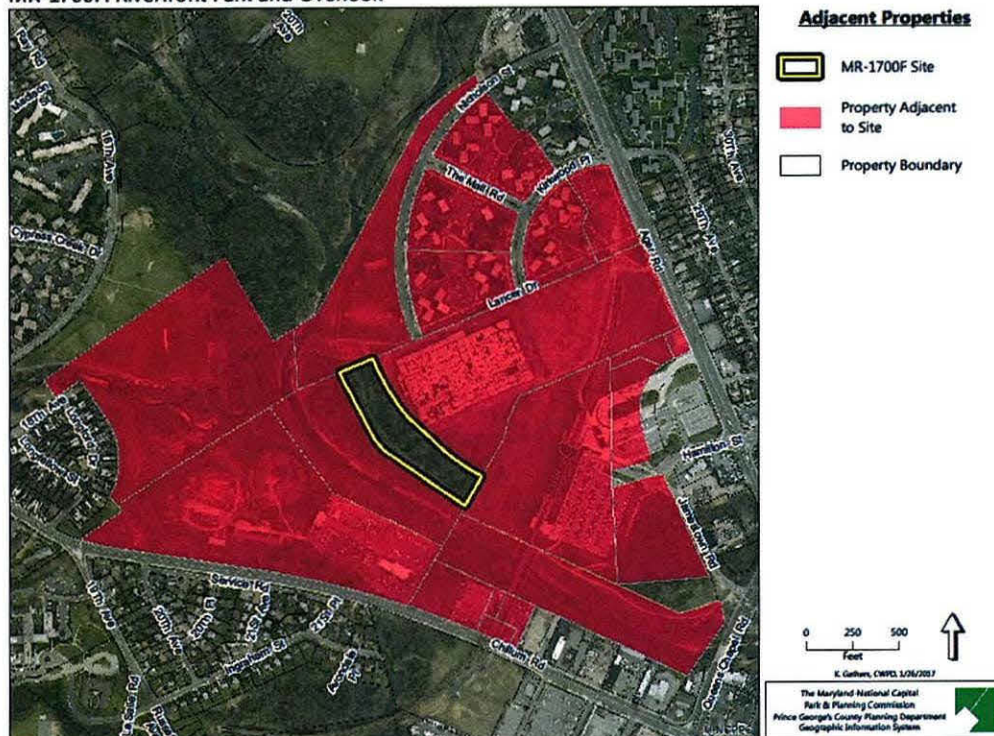
M-NCPPC has transmitted notification letters to adjoining property owners, as well as those adjacent to adjoining property owners, and civic associations, informing them of the project and a Planning Board hearing date of March 23, 2017 (see Map 8).

The development team for the associated development project has conducted numerous meetings with the Department of Parks and Recreation, the City of Hyattsville staff and the National Capital Planning Commission. Also, the development team contacted many community groups regarding the proposed development associated with the proposed park project. A list filed with the DSP application includes a number of civic associations and community development corporations, the Anacostia Trails Heritage Area, Inc., City of Mount Rainier, City of Hyattsville Economic Development Corporation (EDC), Town of Brentwood, Prince George's County EDC, Council Member Taveras, and President of the County Council. In addition, several community and municipal meetings featured information about the project, including:

- October 28, 2015: A meeting was held at Edward M. Felegy Elementary School to inform the broader community of the project. The meeting included several elected officials, representatives from the County Executive's Office, the City of Hyattsville, the House of Delegates and several community associations.
- October 17, 2016: A presentation was made to the City of Hyattsville City Council with an overview of the project and the proposed improvements on Parks property. This presentation was televised.
- October 18, 2016: A presentation was made to the City of Hyattsville Planning Committee to discuss details regarding the project and the proposed use of parkland for stormwater management and compensatory storage.
- January 23, 2017: A presentation was made to the Mayor and Council of the City of Hyattsville regarding the proposed development.

Map 8 – Adjacent Properties

MR-1700F: Riverfront Park and Overlook



STAFF COMMENTS

February 22, 2017

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section

SUBJECT: MR-1700F Riverfront Park and Overlook

The Environmental Planning Section has reviewed the application for a Mandatory Referral review for the Department of Parks and Recreation Riverfront Park and Overlook. The following comments, based on a review of the submitted application and other available information, are provided for your consideration:

Background

The Environmental Planning Section has reviewed the following development applications on the adjoining property which is associated with the development of the subsection site.

Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
NRI-002-2016	NA	Planning Director	Approved	3/31/2016	NA

Proposed Activity

Compensatory storage of floodplain waters on park property and the construction of two stormwater management facilities are proposed. An existing trail in the stream valley will be repaired and reconstructed including the replacement on an existing bridge. A second ten –foot wide concrete trail will be constructed. This trail will complete a loop around the storm and flood water storage and ultimately connect West Hyattsville with the Metro Station and with trails to the east of Mt. Rainier. Other amenities, including: two pocket parks with seating areas, and a larger seating area designed to overlook the parkland are proposed.

Site Description

This 4.29-acre site is in the M-X-T zone and the West Hyattsville Transit District Development Plan and TDOZ. Based on available mapping information and the approved NRI, the site contains 100-year floodplain associated with the northwest branch of the Anacostia River as the only regulated environmental feature located on-site. The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Codorus, Hatboro, and the Codorus-Hatboro-Urban land. Based on available information, Marlboro clay and Christiana clay are not found to occur in the vicinity of this property. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened and endangered species are not found to occur in the vicinity of the site. According to the approved Countywide Green Infrastructure Plan, the site contains Regulated Area.

Environmental Review

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory, NRI-002-16 was submitted with the application. The NRI was prepared for a larger area than what has been included in the proposed project. Minor revisions to the NRI were recommended as part of the Preliminary Plan application.

The NRI indicates there is floodplain on the subject property associated with the Northwest Branch of the Anacostia; the floodplain comprises the PMA. Three specimen trees were identified on the NRI for the overall site; however, only one is located on the subject site and the other two are located off-site to the south. No additional information regarding existing conditions is required.

Forest Conservation

Forest impacts resulting from the proposed activity will be reviewed by the Environmental Planning Section in accordance with the Woodland Conservation Ordinance. Because a grading permit will be required based on the extent of grading proposed (over 20,000 square feet of disturbance), compliance with the Woodland Conservation Ordinance will require a Type 2 Tree Conservation Plan. No additional information regarding Forest Conservation is required.

Preservation and/or Restoration of Regulated Environmental Features

The site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible. The on-site regulated environmental features include floodplain associated with the Northwest Branch of the Anacostia. The floodplain is proposed to be impacted for the installation of compensatory storage and stormwater management ponds. The impacts are necessary to prevent flooding on the adjacent proposed site where mixed use development is proposed. The proposed flood control will be designed as an amenity for public use. No additional information regarding impacts is required.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Codorus, Hatboro, and the Codorus-Hatboro-Urban land. Based on available information, Marlboro clay and Christiana clay are not found to occur in the vicinity of this property. This information is provided for the applicant's benefit. The County may require a soils report in conformance with CB-94-2004 during the permit review process.

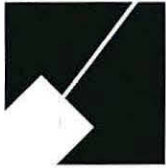
Noise

The subject site is within close proximity to the Metro's Green line and the West Hyattsville Metro Station; however, noise is not an issue with respect to the non-residential use as a park. The use as a park is not anticipated to be a noise generator. No additional information regarding noise is required.

Stormwater Management

An approved Stormwater Management Concept plan and approval letter were submitted with the subject application (Concept approval #11905-2016-01). Floodplain compensatory storage has been provided on the subject site to meet the requirements of the development on the adjoining property; however, a condition of concept approval requires a floodplain waiver approval prior to technical approval. Approval of a floodplain waiver is likely through DPIE. The concept approval expires December 8, 2019. The approval requires a stormwater management fee towards providing on-site attenuation/quality control measures. No further information pertaining to stormwater management is required.

Thank you for the opportunity to comment on the Riverfront Park and Overlook project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

February 21, 2017

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

FROM: Fred Shaffer, Transportation Planning Section, Countywide Planning Division

SUBJECT: Riverfront Park and Overlook

The following Mandatory Referral was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the appropriate recommendations.

Mandatory Referral Number: MR-1700F
Name: Riverfront Park and Overlook

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	_____	Public Use Trail Easement	_____
PG Co. R.O.W.*	<u>X</u>	Nature Trails	_____
SHA R.O.W.*	_____	M-NCPPC – Parks	_____
HOA	_____	Bicycle Parking	<u>X</u>
Sidewalks	<u>X</u>	Trail Access	_____

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two-to-four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the Mandatory Referral application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff identified major issues for this project.

The subject application is located in the West Hyattsville Transit District and is adjacent to the West Hyattsville Metro Station. This Mandatory Referral project (for improvements on Park Property) is adjacent to and associated with the Riverfront at West Hyattsville Metro development (4-15020 and DSP-16029). The parkland covered by the application is currently developed with a stream valley trail and trail connection to the West Hyattsville Metro station. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Transit District Development Plan and Transit District Overlay Zone Map Amendment for the West Hyattsville Transit District Overlay Zone* (TDDP). Because the site is located within the West Hyattsville Center, it was subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2 at the time of Preliminary Plan.

Background:

The subject project covers existing M-NCPPC parkland near the West Hyattsville Metro and adjacent to the Riverfront at West Hyattsville development. Two master plan trails have been constructed in the vicinity of the subject site. The Northwest Branch Trail has been constructed within the stream valley parkland, including the portion of the stream valley that is included in the proposed project. Furthermore, an existing trail has been completed from Chillum Road to the West Hyattsville Metro. This trail connection provides access from the stream valley trail to the Metro, and a trail connection exists to the West Hyattsville Metro. Also in the immediate vicinity of the proposed project an existing master plan sidewalk has been constructed from Ager Road to the West Hyattsville Metro. This sidewalk is adjacent to the green line, is lighted for its entire length, and has been constructed at approximately six-feet in width. Although this sidewalk is beyond the scope of the subject application, it also provides access to the West Hyattsville Metro. This sidewalk will connect the Riverfront development and the existing parkland with the tunnel to the West Hyattsville Metro. Furthermore, the Riverfront development will provide a sidepath along Little Branch Run (road) from Ager Road to the stream valley trail on the parkland. This facility will improve access to the trails on M-NCPPC land, as well as the West Hyattsville Metro and is included in both 4-15020 and DSP-16029.

The existing trail along M-NCPPC parkland will be reconstructed. This is due to the extensive grading necessary on the site the proposed project will accommodate the stormwater management from the Riverfront development. However, once reconstructed the trail will be improved to meet the current M-NCPPC Park and Recreation design guidelines of a minimum of ten-feet in width. Furthermore, a “riverwalk” or promenade will be provided along River Terrace Road where the development immediately abuts park property. The wide sidewalk/trail will provide opportunities for future residents of the development and abutting communities to view and enjoy the stream valley from the development and road network. This promenade will also include a community plaza/overlook and seating area.

Other improvements proposed on park property within the limits of the proposal include replacing an existing trail bridge, the installation of trail lighting and call boxes. The lighting and call boxes are needed to ensure safe use along the trail between the Riverfront development and the West Hyattsville Metro and will provide much needed enhancements to the area’s trail system. As this portion of the trail network is used by many area residents as a transportation connection to Metro, the lights and call boxes will be valuable community amenity. Several photos of the existing trail, connection to Metro, and pedestrian bridge are attached to this memorandum.

It should also be noted that M-NCPPC and DPW&T recently completed a bike share feasibility study that recommended the expansion of the Capital Bike Share system into Prince George’s County. The County is hopeful of having funding in FY 2018 for the initial phase of this expansion, which will include the City of Hyattsville. Based on discussion with the City of Hyattsville and DPW&T, staff believes that two stations are appropriate on the subject site; one on the current phase for townhouse development and the other on the future phase for multi-family development. Staff includes condition of approval relative to this station. Once location recommended at the time of the Preliminary Plan 4-15020 is the promenade along River Terrace Road, which abuts parkland covered by this proposed project.

Off-Site Improvements Required for 4-15020:

Because the Riverfront at West Hyattsville (4-15020) is located within the designated West Hyattsville Center, the case is subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2. Off-site improvements are required as part of Preliminary Plan 4-15020, consistent with Section 24-124.01.

As part of the stormwater management package for the site, the applicant is doing extensive grading on the adjacent M-NCPPC parkland for the storage of stormwater management. As part of this work, the stream valley trail will be reconstructed, a “riverwalk” or promenade will be provided, and other amenities will be incorporated such as trail lighting. These improvements are off-site and on adjacent

land dedicated to M-NCPPC. However, because the improvements included on the BPIS exhibit are required as part of the stormwater management plan, they cannot be double-counted towards the BPIS (Section 24-124.01) requirements. After discussion with Development Review Division staff, the City of Hyattsville and the Department of Parks and Recreation, it was determined that the BPIS off-site improvements should supplement what is already being provided for the stormwater management plan. The additional trail lighting recommended by staff is marked in red shown on Map 5 of the staff report. This trail lighting will extend from the existing lighting at the West Hyattsville Metro to Queens Chapel Road, a distance of approximately 1,200 linear feet.

In summary, the trail improvements provided within the limits of the proposal, and the additional trail lighting and call boxes required at the time of Preliminary Plan 4-15020, will enhance the trail network in the area by providing trail lights and call boxes along the Northwest Branch Trail from the Riverfront at West Hyattsville development to the West Hyattsville Metro and Queens Chapel Road.

Section (f) further specifies that at the time of Detailed Site Plan that an exhibit should be provided that shows the limits, locations and specifications and/or details for all off-site improvements.

(Section 24-124.01(f)):

(f) If a conceptual or detailed site plan approval is required for any development within the subdivision, the developer/property owner shall include, in addition to all other required information in the site plan, a pedestrian and bikeway facilities plan showing the exact location, size, dimensions, type, and description of all existing and proposed easements and rights-of-way and the appurtenant existing and proposed pedestrian and bikeway facilities throughout the subdivision and within the designated walking or biking distance of the subdivision specified in Subsection (c) of this Section, along with the location, types, and description of major improvements, property/lot lines, and owners that are within fifty (50) feet of the subject easements and rights-of-way.

Comment: Prior to signature approval of the Detailed Site Plan, staff recommends that an exhibit be provided showing the location, limits, specifications and details for the off-site trail lighting required between the West Hyattsville Metro and Queens Chapel Road.

Recommendations:

Recommendations for trail improvements within the Riverfront at West Hyattsville development and abutting M-NCPPC parkland were made at the time of Preliminary Plan 4-15020 and Detailed Site Plan DSP-16029. Preliminary Plan 4-15020 addressed the additional trail lighting required pursuant to Section 24-124.01, the provision of the trail or “riverwalk” along River Terrace Road, and the provision of a bike share station along River Terrace Road. As part of DSP-16029, it is recommended that an exhibit be provided prior to signature approval that depicts the additional trail lighting between the West Hyattsville Metro and Queens Chapel Road.

Details regarding the trail lighting, call boxes, trail bridges, and trail widths on the parkland covered by the proposed project are being worked out by the Department of Parks and Recreation and the applicant for the Riverfront at West Hyattsville. However, staff recommends that the lighting and call boxes be consistent with the fixtures used by M-NCPPC elsewhere along the Northwest Branch Trail in the immediate vicinity of the subject site. Map 5 of the staff report shows the limits of the work required for the stormwater management approval and the limits of the lighting required per Section 24-124.01. Conditions relevant to the M-NCPPC parkland covered by the proposed project are reiterated below.

1. Prior to certification of the Detailed Site Plan, an exhibit shall be submitted showing the location, limits, specifications and details for the off-site trail lighting and security cameras along the stream valley trail between the West Hyattsville Metro and Queens Chapel Road, pursuant to

- Section 24-124.01(f). A cost estimate shall be provided for the facilities shown on the exhibit. The cost of the off-site facilities shall not exceed the cost cap specified in Section 24-124.01(c).
2. Consistent with the recommendations for 4-15020, the plans for the proposed project should be revised to show the conceptual location for a Capital Bikeshare station along River Terrace Road.
 3. Details for the trail lighting and call boxes on M-NCPPC parkland should be determined by the Department of Parks and Recreation and be consistent with the trail lighting in place along other segments of the Northwest Branch Trail in the vicinity of the proposed project. The limits of the trail lighting and call boxes shall be consistent with the attached exhibit, unless modified by the Planning Board or the Department of Parks and Recreation.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Development Review Division
Urban Design Section

14741 Governor Oden Bowie Drive
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TTY: (301) 952-4366
www.mncppc.org/pgco

February 3, 2017

MEMORANDUM

TO: Fatimah Hasan, Project Coordinator
Special Projects Section, Countywide Planning Division

VIA: Henry Zhang, Supervisor
Urban Design Section, Development Review Division

FROM: Andrew Bishop, Senior Planner
Urban Design Section, Development Review Division

SUBJECT: **MR-1700F Riverfront Park and Overlook**

The Urban Design Section has reviewed the materials provided in support of Mandatory Referral MR-1700F, for The Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation. The applicant proposes to construct a new park and trail system adjacent to the Riverfront at West Hyattsville Subdivision, and located on the southwest side of Ager Road, approximately 620 feet north of Hamilton Street, with the entrance to the West Hyattsville Metro Station.

The site is bounded to west by the Northwest Branch of the Anacostia River; to the east by the proposed subdivision; to the south by West Hyattsville Metro; and to the north by the M-NCPPC Park land in the Reserved Open Space (R-O-S) Zone, owned by the M-NCPPC. Beyond the site are a mix of old and new, single-family residential homes in the One-Family Detached Residential (R-55) Zone, Multi-family Medium Density Residential (R-18) Zone, and both commercial and apartment properties in the Mixed-Use Transportation Oriented (MXT) Zone.

The subject property consists of approximately 4.29 acres, and is recorded as Parcel 112. It is zoned R-O-S. The site is currently vegetated and contains a portion of the Northwest Branch Trail, which is part of a heavily used pedestrian trail running from the Wheaton-Glenmont area to the District of Columbia. Once the park is constructed, it will improve the trail, and connectivity of the area creating a valuable amenity for the community.

The subject project is being reviewed pursuant to the Land Use Title §20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process.

The Urban Design Section offers the following comments:

PROPOSAL

The current proposal is for the construction of a park, recreational open space, open play areas, trail system connections and compensatory storage of floodplain waters on park property. The construction will provide two stormwater management facilities, an eight-foot wide asphalt trail, including a new bridge structure. Additionally, it will include a second ten-foot wide concrete trail, proposed closer to the subdivision. This trail will complete a loop around the storm and flood water storage and ultimately connect West Hyattsville with the Metro Station. The recreational package for the park includes several other amenities: two pocket parks shown offsite but adjacent to the park property include seating areas, and a larger seating area designed as an amphitheater, which overlooks the parkland and stream valley. Staff recommends that details be provided to show the character of these spaces and their relationship to the park.

Zoning

The site is zoned R-O-S, and site is in the Transit District Development Overlay (T-D-O) Zone and is subject to several specific T-D-O Zone standards. The property is within the municipal boundaries of the City of Hyattsville.

Architecture

There is no proposed architecture with this application.

Landscaping

The application is not subject to the 2010 Prince George's County Landscape Manual. However, the landscaping and hardscaping proposed with this development should be considered. The treatment particularly along the western edge of the park area nearest to the residential subdivision is important. Effective use of landscape and hardscape material will provide a natural transition from the development to the park and provide a desirable streetscape. The landscaping will provide shade for vehicles, enhance infiltration, and reduced heat-island effect from the pavement and developed portion of the site. Upon reviewing DSP-16029 associated with the subdivision and this park, staff noticed several items which are discussed below:

This park is located in a sensitive ecosystem and is part of the Chesapeake Bay watershed. The Urban Design Section recommends the use of native species that attract beneficial insects and birds. Additionally, the stormwater management bio-retention area adjacent to the development should also be planted with native plantings, and the urban design staff encourages the use of interpretive signage on native plant information, and relationship of the site to the Anacostia River and the Chesapeake Bay.

The edge of the walkway closest to the subdivision and compensatory storage proposes a very steep slope. The Urban design staff recommends that the plan provide a fence or barrier system to protect the safety of pedestrians along the steep slope shown adjacent to this area on park property.

Lighting

A photometric plan was included in the review package, proposing lighting along the streetscape of the developed portion of the site and the ten-foot trail adjacent to the proposed subdivision. Bollard solar lights have been shown at a regular interval along the eight-foot trail system adjacent the Northwest Branch of the Anacostia River. Lighting should be included for the parks development, trail system, and particularly the public amenities shown on the park property. The Urban Design Section recommends the use of downward-directed full cut-off fixtures to reduce light pollution and reduce the amount of light trespassing into the adjacent properties and the proposed residential community.

Green Building Techniques

The applicant should conform to Leadership in Energy and Environmental Design (LEED) standards where possible, and use green building techniques whenever possible. The Urban Design staff recommends the applicant include the use of pervious pavement, water reuse methods, sustainable building materials, and solar lighting.

Conclusion:

1. The plan should provide fencing along the steep slopes where the pedestrian path is shown adjacent to the compensatory storage of floodplain waters on park property.
2. The plan should provide decorative features on the culverts which outfall into the basin providing compensatory storage for floodplain waters.
3. The plan should provide illustrations and details showing the character and features of the amphitheater and seating areas.
4. The applicant should include the use of green building and sustainable site design techniques, including but not limited to, pervious pavement, water reuse methods, sustainable building materials, and solar lighting.
5. The plan should provide wayfinding signage for the trails, trail heads, and location of the public amenities in the area.
6. The plan should provide interpretive signage on native plant information for the bio-retention area, and the sensitive ecosystem and relationship between the Northwest Branch of the Anacostia and the Chesapeake Bay.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
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301-952-3972

March 2, 2017

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA: Frederick Stachura, J.D., Planning Supervisor, North Section, Community Planning Division

FROM: Scott Rowe, AICP, CNU-A, Planner Coordinator, North Section, Community Planning Division

SUBJECT: **MR-1700F Riverfront Park and Overlook - REVISED**

DETERMINATIONS

General Plan: This application is consistent with 2014 *Plan Prince George's 2035 Approved General Plan* recommendations for Local Transit Centers.

Master Plan: This application is consistent with the 2006 *Transit District Development Plan for the West Hyattsville Transit District Overlay Zone*.

BACKGROUND

Location: 5620 Ager Road, Hyattsville, MD

Size: 18.45 acres (total). The portion of this site proposed as part of the Northwest Branch Stream Valley Park is the subject of this application.

Existing Use: Abandoned warehouse

Proposal: 183 townhomes, 300 multi-family units, and 10,000 square feet of commercial uses, and trail connections and improvements to the Northwest Branch Stream Valley Park

GENERAL PLAN, MASTER PLAN AND SMA

This application requires no conformance with the applicable General or Master Plan.

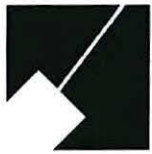
2035 General Plan: The subject property is located in the West Hyattsville Metro Local Transit Center. Local Transit Centers are smaller-scale, mixed-use centers that are well connected by transit. Many of these areas are integrated with an established street grid and offer local-serving retail and limited office uses.

Master Plan:	<i>2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone</i>
Planning Area/ Community	Planning Area 68/City of Hyattsville
Land Use:	The <i>2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone</i> recommends parks and open space in the area covered by the subject application.
Environmental:	Please see the Environmental Section's referral for details regarding relevant environmental recommendations. Portions of the subject property lie within the Regulated Area, Evaluation Area, and Network Gaps of the Countywide Green Infrastructure Network.
Historic Resources:	There are no historical resources in the vicinity of the subject property.
Transportation:	The subject property is located on Ager Road (A-42), a master plan arterial with a 100-foot right-of-way. The Metrorail Green Line bisects the subject property, and the West Hyattsville Metro Station is on an abutting property.
Public Facilities:	There are no existing or proposed public facilities in the vicinity of the subject property.
Parks & Trails:	The application proposes an expansion of, and improvements, to the Northwest Branch Stream Valley Park. The West Hyattsville Metro Connector hard surface trail lies on the subject property. The <i>2009 Approved Countywide Master Plan of Transportation</i> recommends bike lanes for Ager Road.
Aviation:	The subject property is not directly affected by aviation impacts.
SMA/Zoning:	The <i>2006 Approved Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone</i> retained the subject property in the Transit District Overlay/Mixed Use Transportation-Oriented (T-D-O/M-X-T) zone. The subject property is located in the North Park Character Area.

PLANNING ISSUES

There are no planning issues. The proposed expansion of the Northwest Valley Stream Valley Park is consistent with the TDDP and enhances the vision of the plan by integrating this regional park resource with a new transit-oriented community.

In addition, the 2015 *Greater Chillum Community Study* includes some recommendations to improve connectivity and parks, including recommendations to improve lighting and to explore opportunities with WMATA and M-NCPPC to create safe, attractive connections to the West Hyattsville Metro Station. The proposed project is consistent with these recommendations.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

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January 24, 2017

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA: Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **MR-1700F Riverfront Park and Overlook**

Project Description

The site, Parcel 112, is located at Ager Road, Hyattsville, MD.

West Hyattsville Property Company, LLC (the "Applicant"), proposes compensatory storage of floodplain waters on park property and the construction of two stormwater management facilities within this area. The Prince George's Plaza Transit District Development Plan (TDDP) recognizes that compensatory storage of floodplain waters is necessary to develop the properties in accordance with its vision.

An existing trail in the stream valley (shown in yellow on Map 5 of the staff report) will be reconstructed as an eight-foot wide asphalt trail. The existing bridge will also be replaced with a new bridge structure. A second ten-foot wide concrete trail will be constructed on Parcel 112, closer to the development proposed in Preliminary Plan 4-15020 (shown in blue on Map 5 of the staff report). This trail will complete a loop around the storm and flood water storage and ultimately connect West Hyattsville with the Metro Station and with trails to Mt. Rainier to the east.

Finally, the recreational package for the park includes several other amenities, including: two pocket parks with seating areas, and a larger seating area designed to overlook the parkland. All seating areas will have stunning views into the stream valley. These amenities, together with the compensatory storage necessary for development, implement the vision of the Transit District Development Plan.

The above findings are in conformance with the 2006 *Approved West Hyattsville Transit District Development Plan*, (p. 16; Map 6, p. 17).

The project is in Councilmanic District 2 and is inside the employment areas as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

The existing Hyattsville Fire/EMS Co. 801, a first due response station (a maximum of seven minutes travel time), and is located at 6200 Belcrest Road.

The station is equipped with two engines, one ambulance, one rescue squad, one aerial truck and is staffed by both volunteer and career personnel.

In addition, the project site is served by Police District I, housed in the Hyattsville Justice Center. District I is comprised of the Hyattsville community and the surrounding areas located between The Capital Beltway and the District of Columbia, on the north side of the County.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

Spears-Travis, Brenda

From: Krause, Robert
Sent: Wednesday, February 01, 2017 11:06 AM
To: Hasan, Fatimah
Subject: FW: Riverfront Park and Overlook (MR-1700F) High Importance-Urgent

Hi Fatimah,
Please see below should you need further comment on potential for archeological issues at MR-1700F

Thanks and please let me know if you need anything from us.

Best,

Robert



Robert Krause, Ph.D
Planner Coordinator-Historic Preservation Section
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