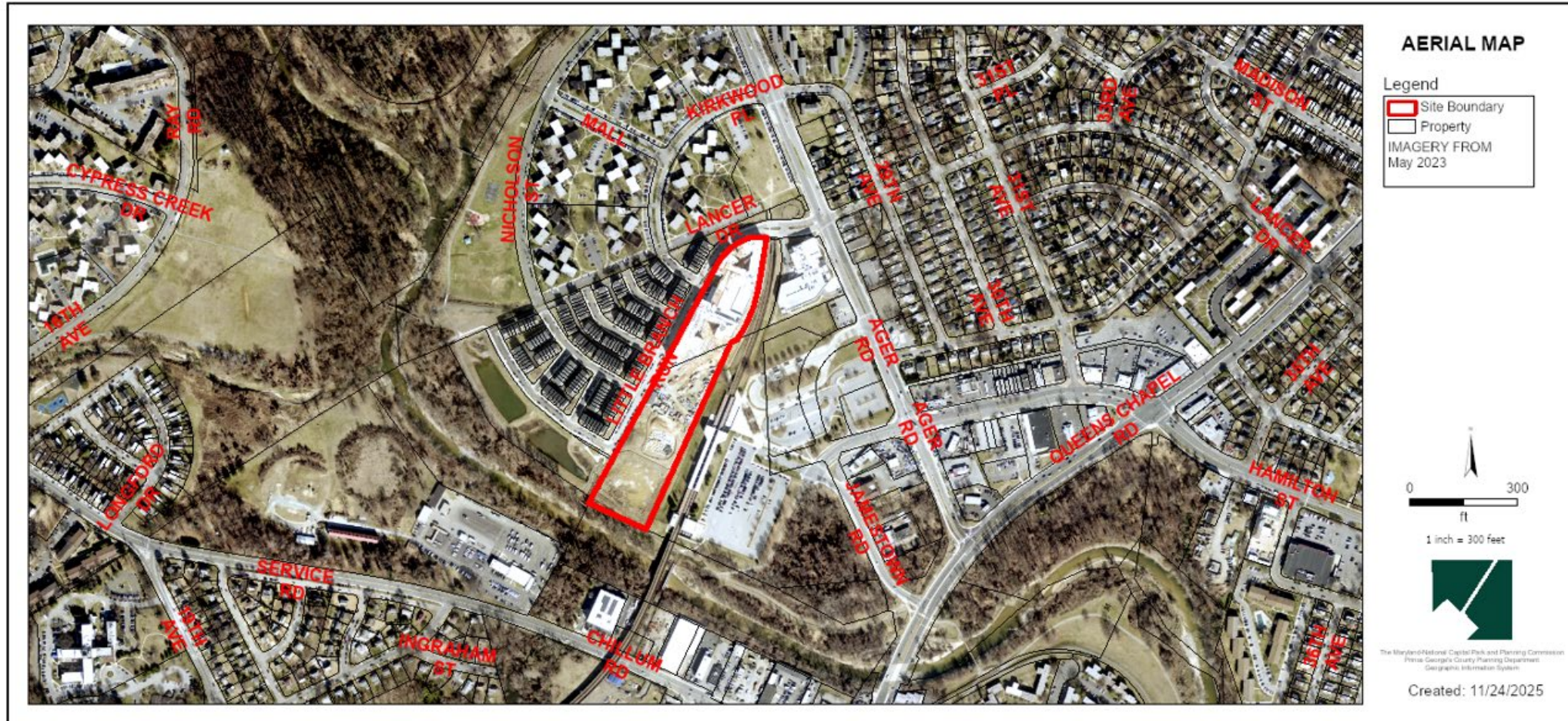


WEST HYATTSVILLE PHASE 2 - ETOD

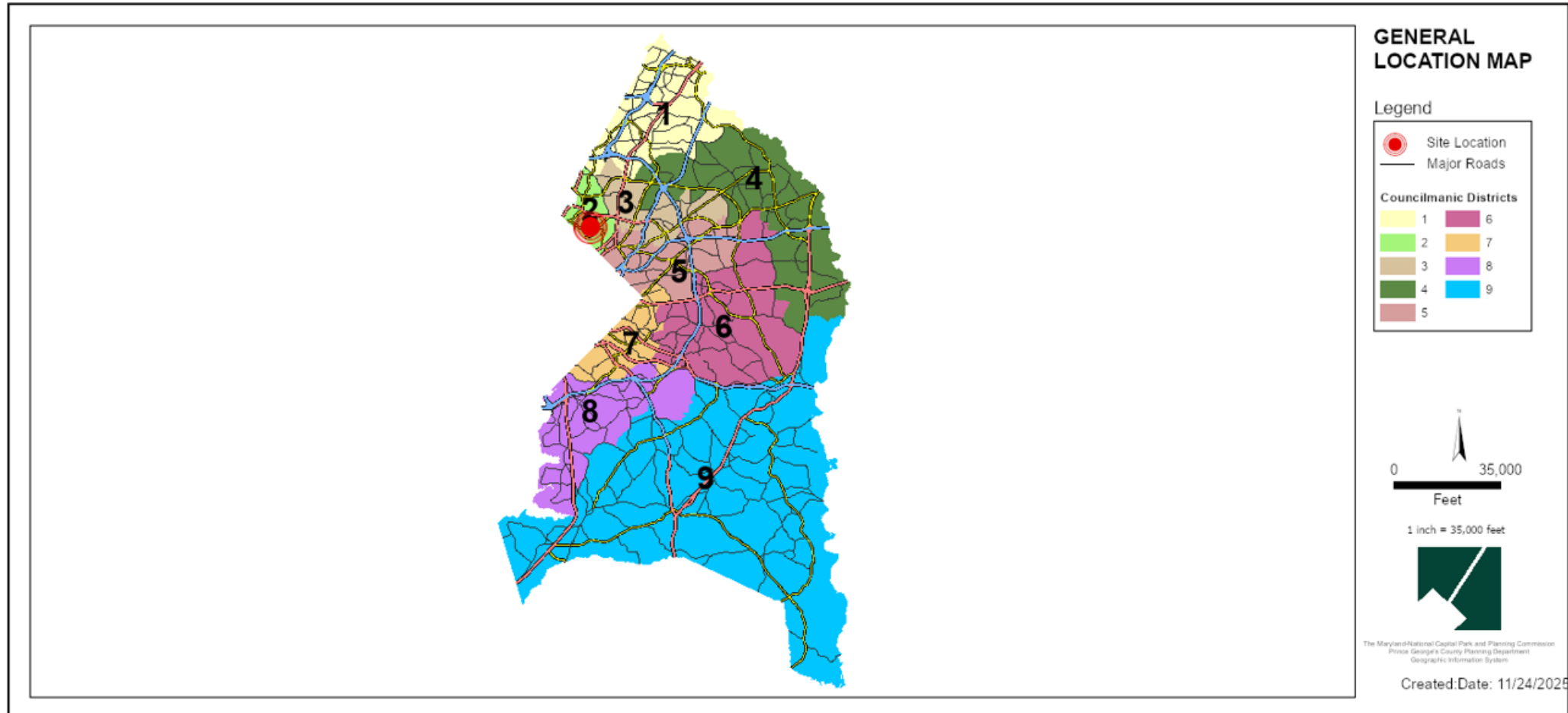
Detailed Site Plan w/Departure
ACL-2025-0008 & TCP2-2025-0074

Staff Recommendation: APPROVAL with Conditions

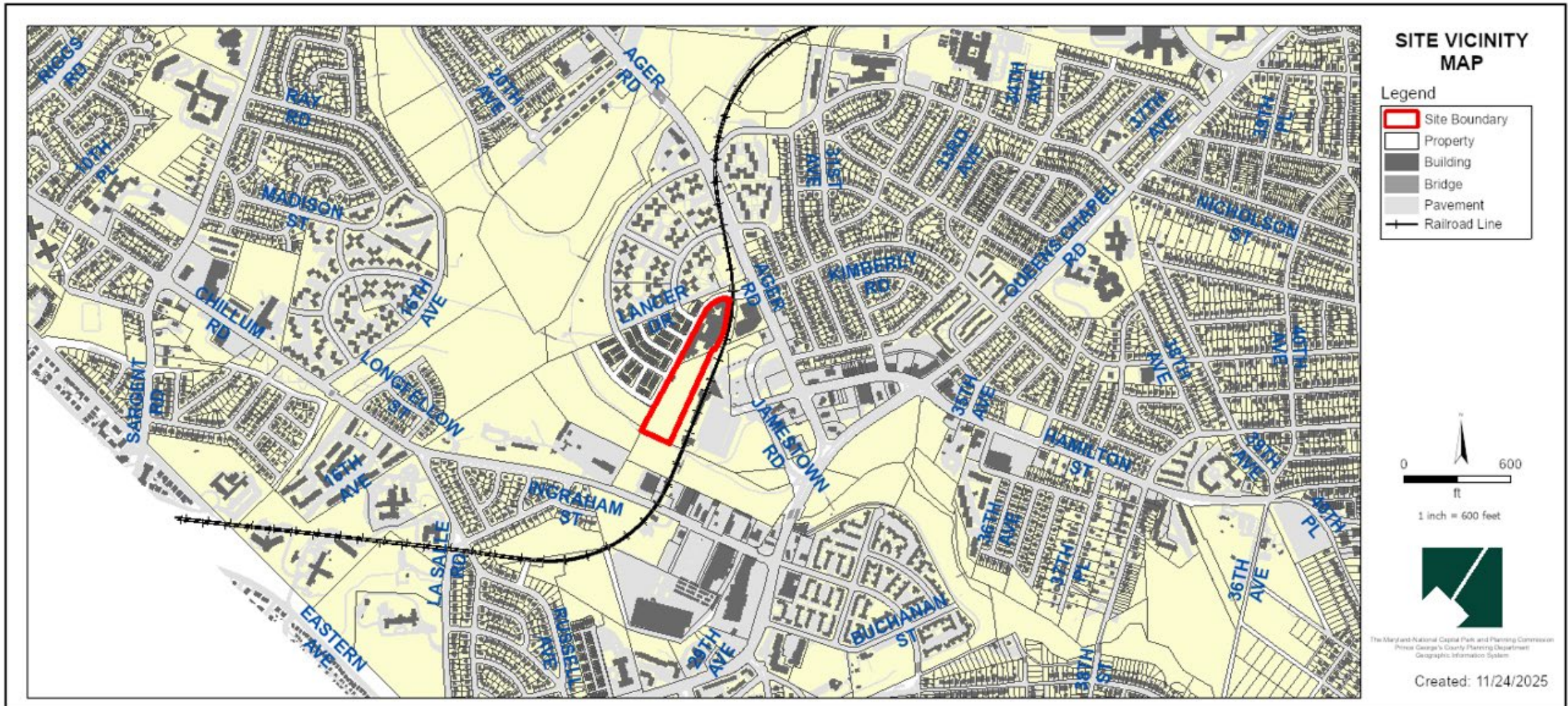


GENERAL LOCATION MAP

Council District: 02
Planning Area: 68

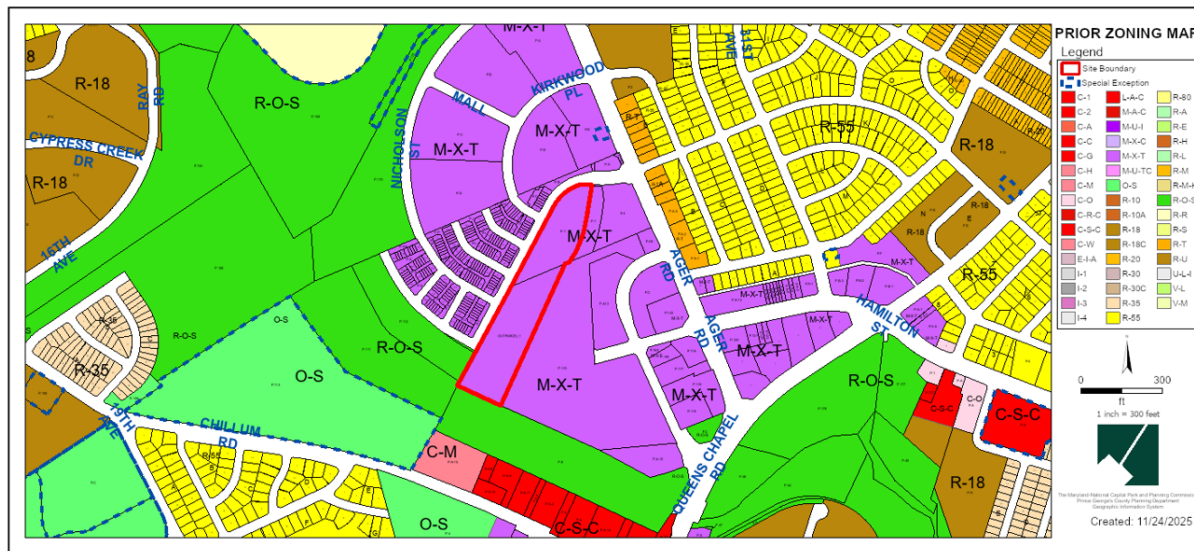


SITE VICINITY MAP

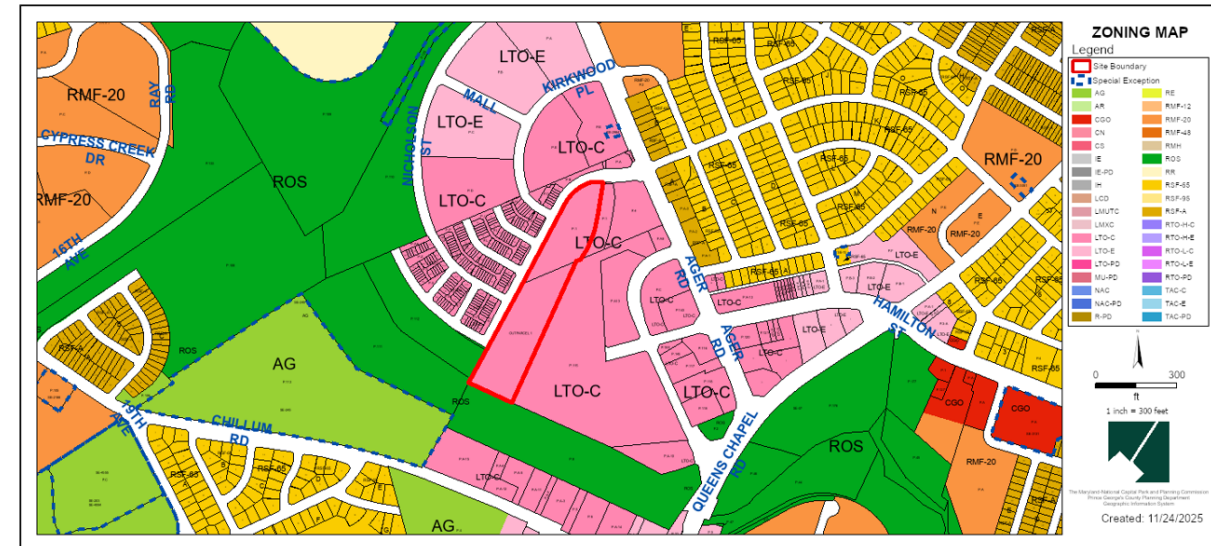


ZONING MAP

PRIOR ZONING MAP: M-X-T

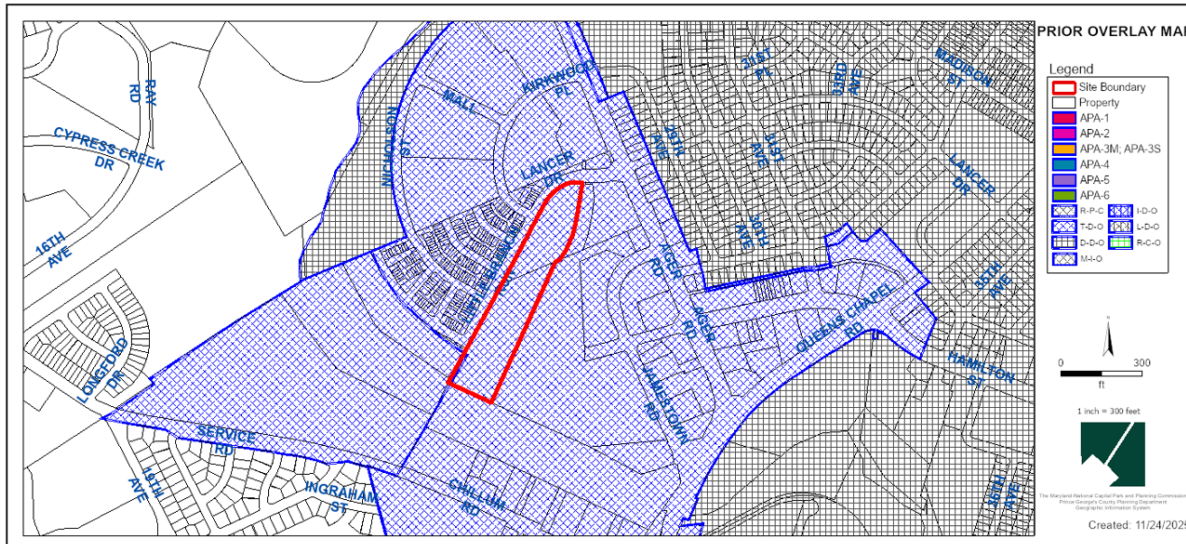


CURRENT ZONING MAP: LTO-c

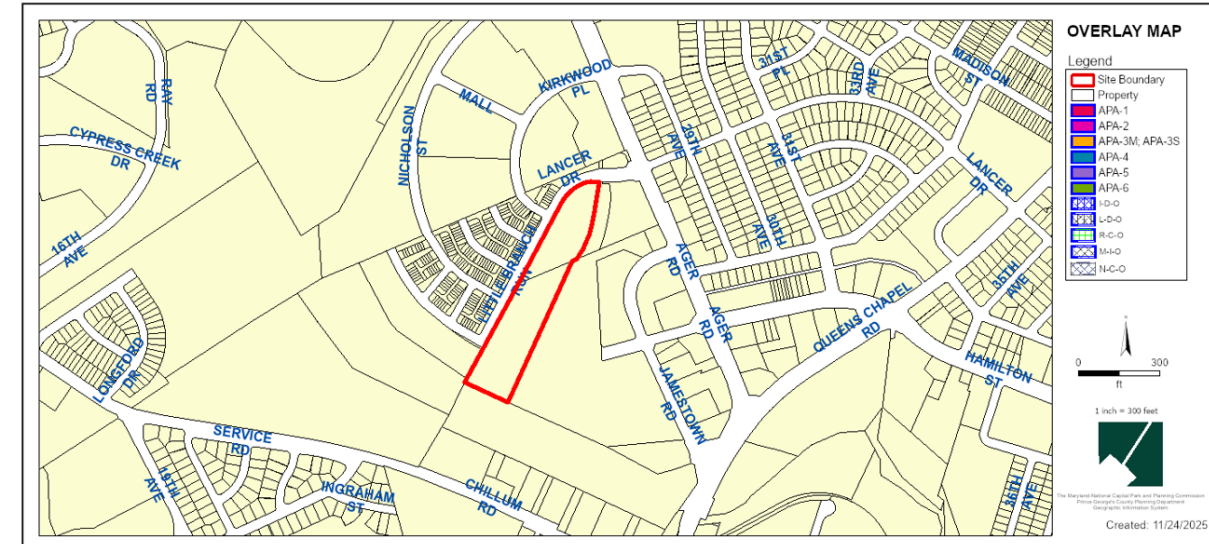


OVERLAY MAP

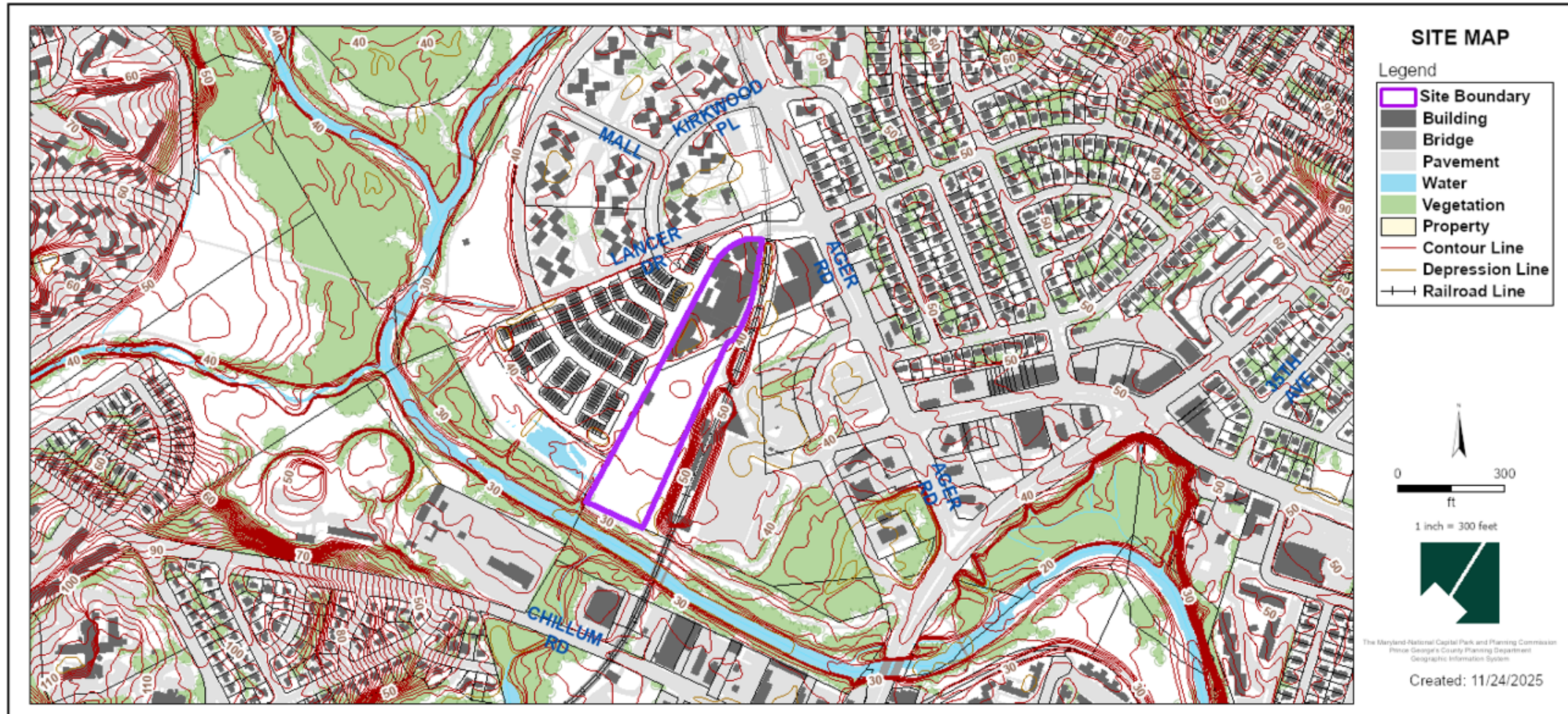
PRIOR OVERLAY MAP



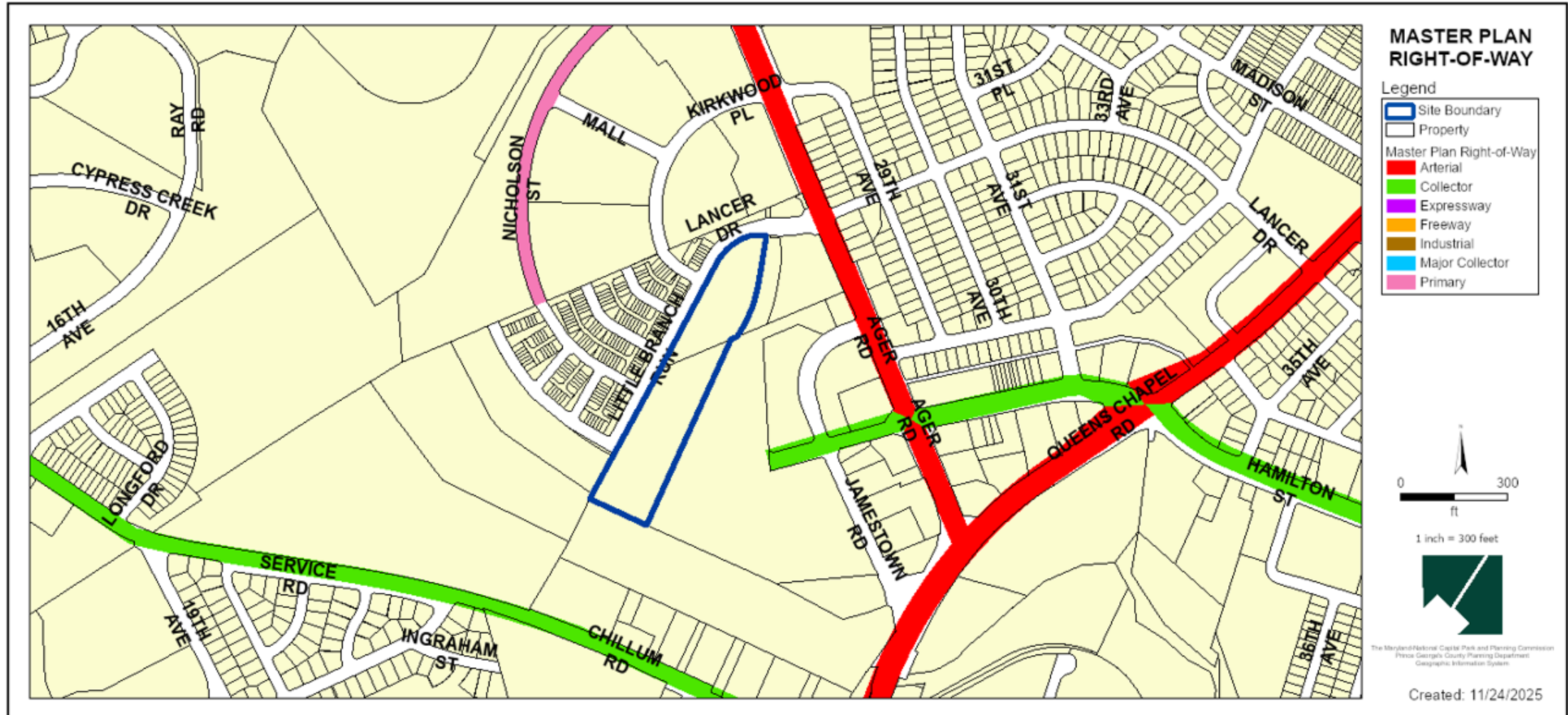
CURRENT OVERLAY MAP



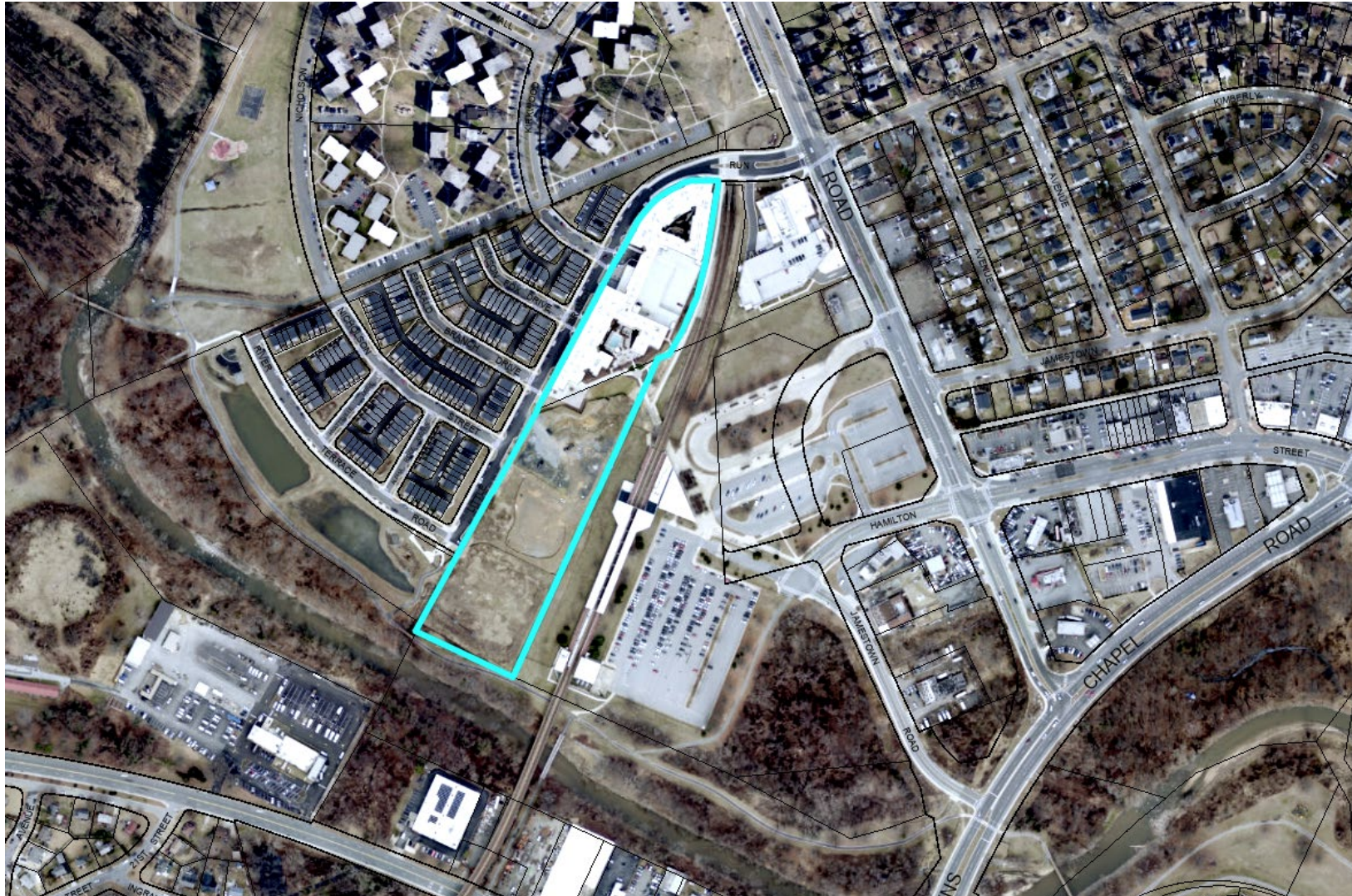
SITE MAP



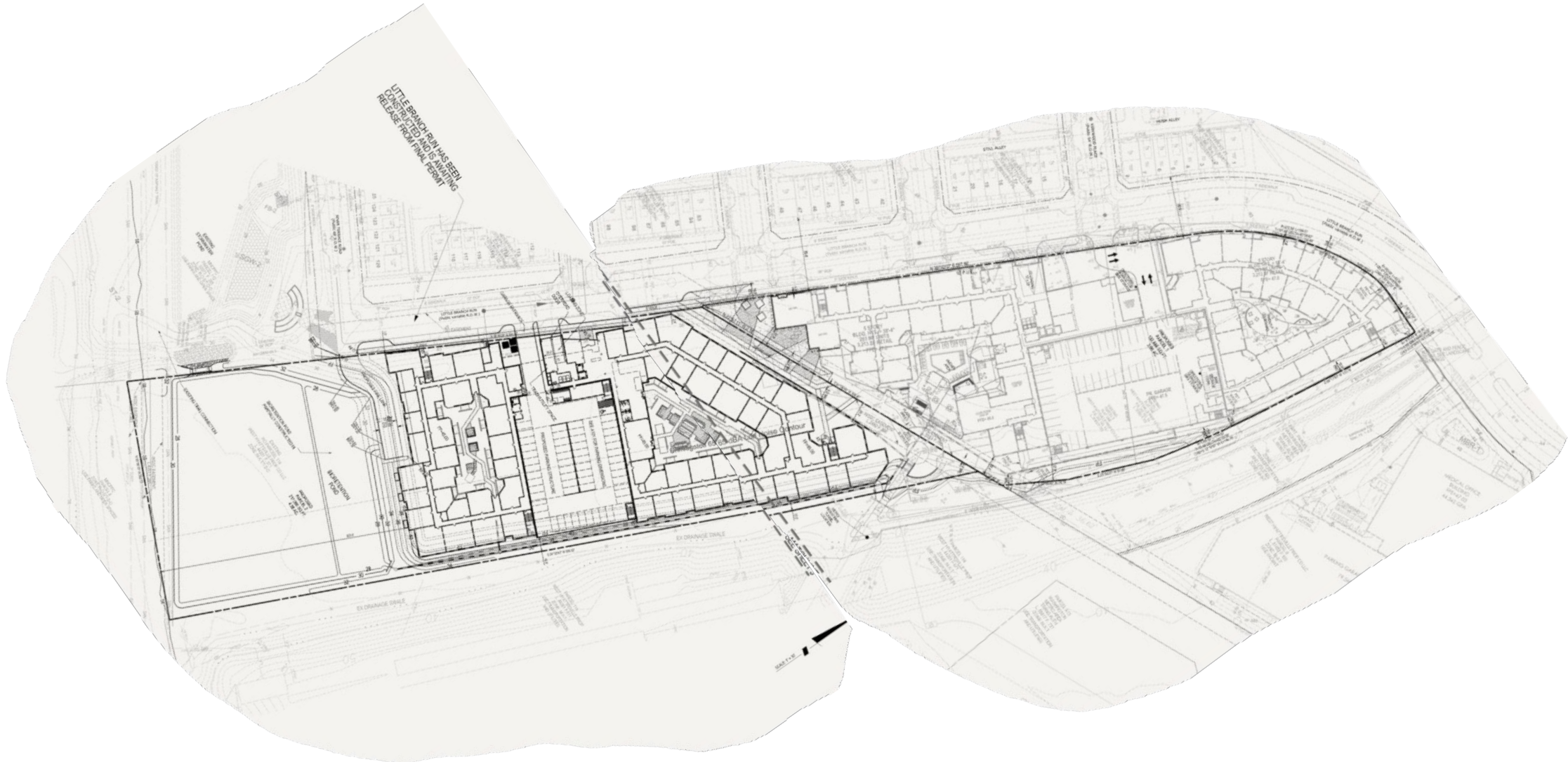
MASTER PLAN RIGHT-OF-WAY MAP



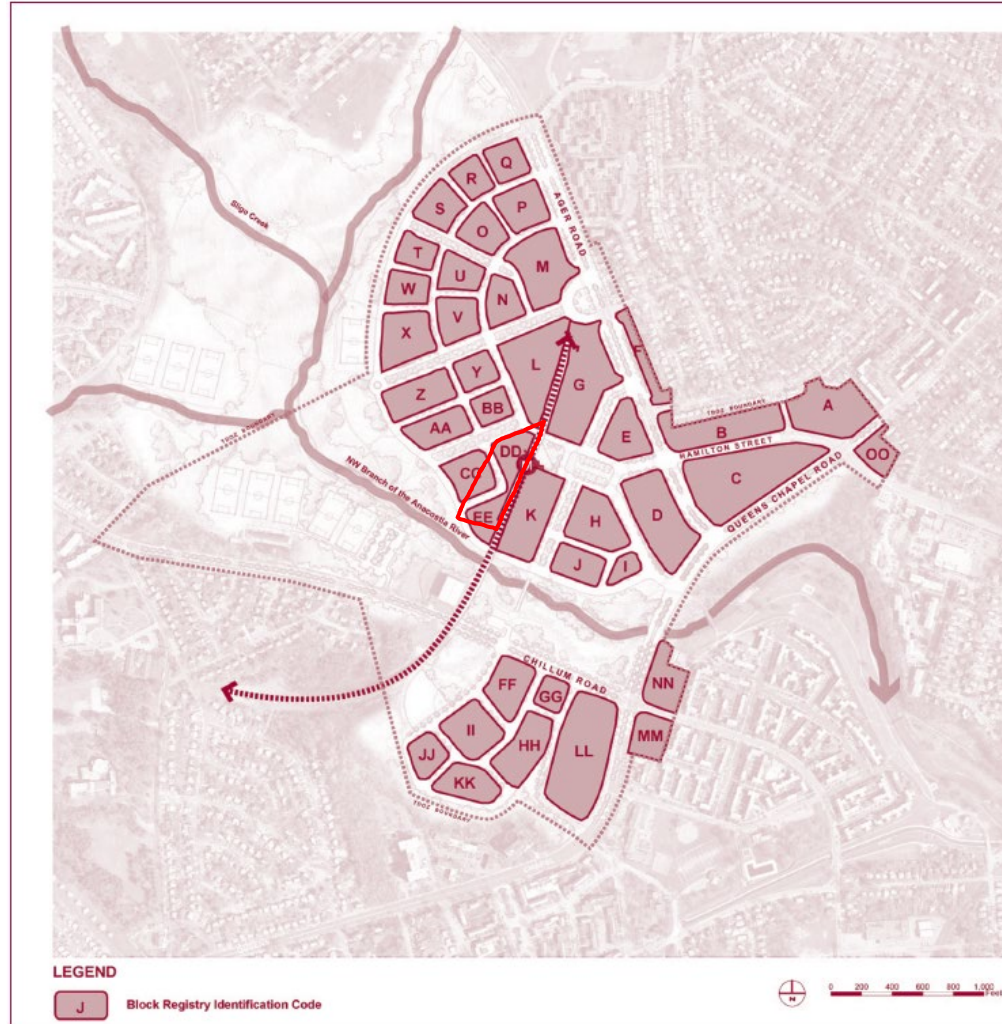
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



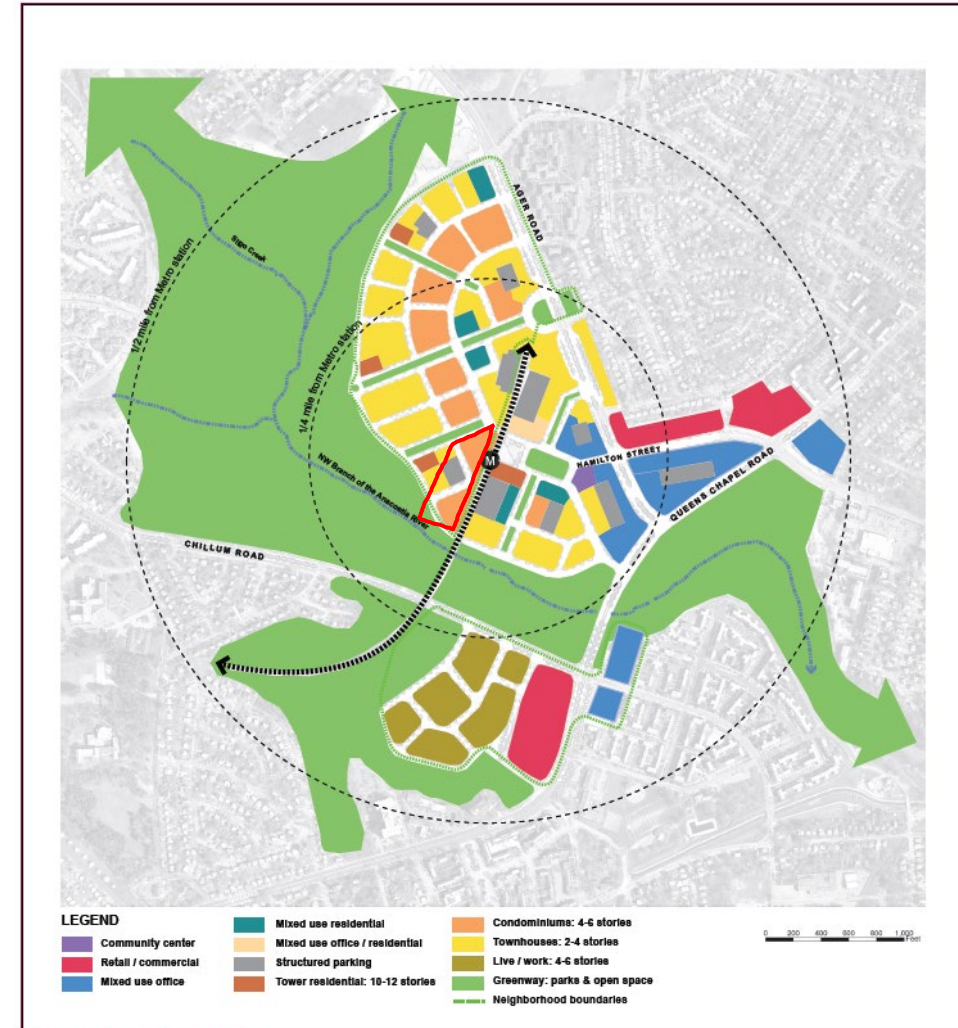
DETAILED SITE PLAN



PREFERRED LAND USE CATEGORY

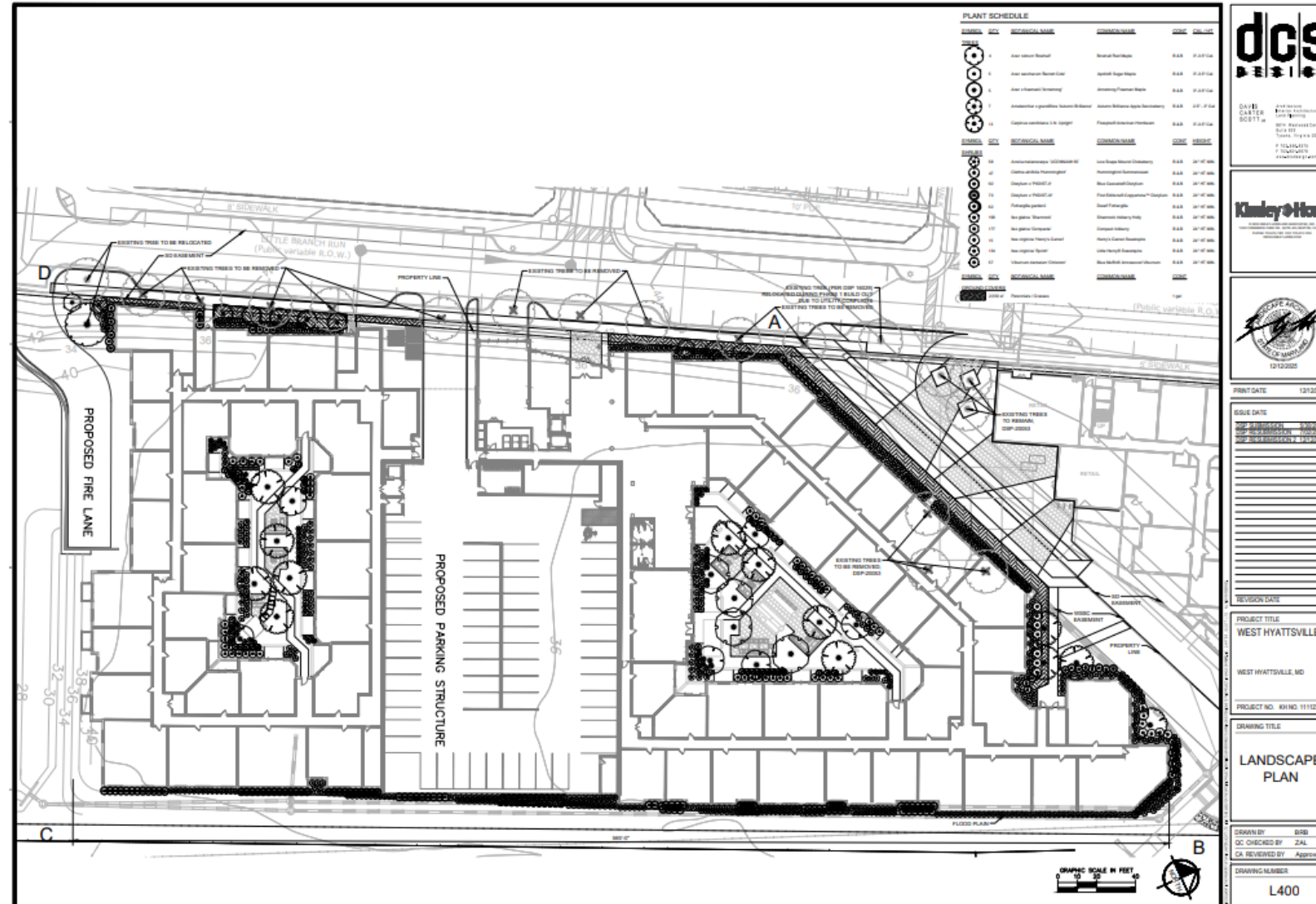


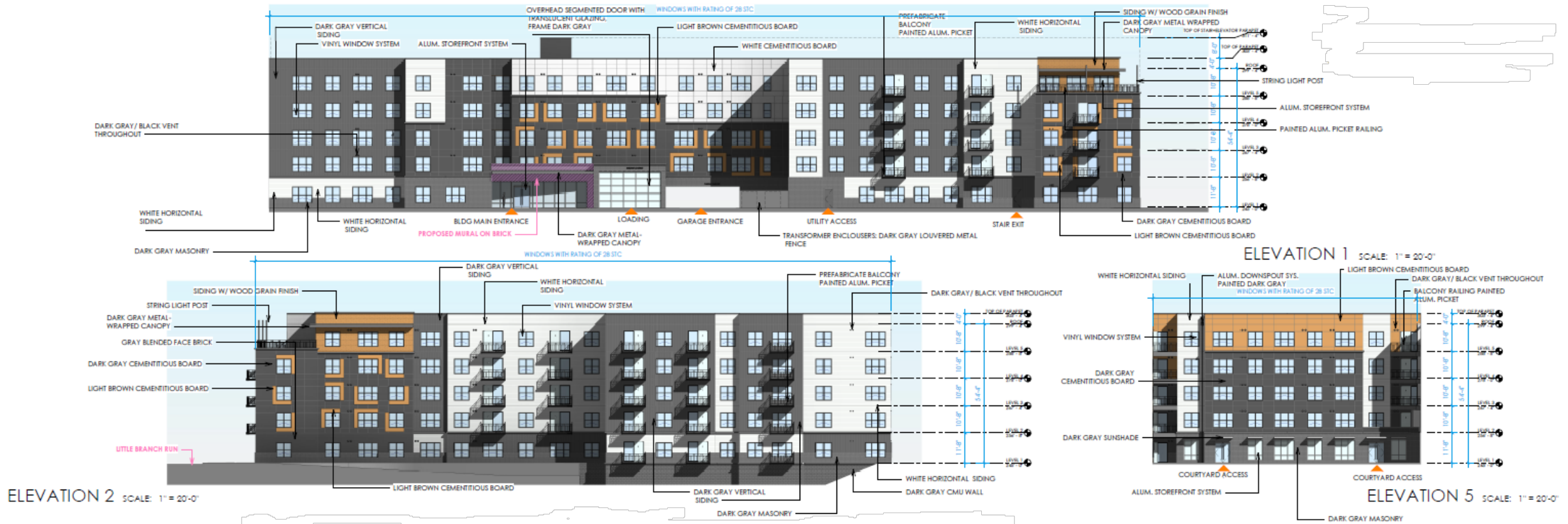
Map 13 Block Registration Plan



Map 14 Preferred Land Use Plan

LANDSCAPE PLAN





ARCHITECTURAL ELEVATIONS



SITE SECTION

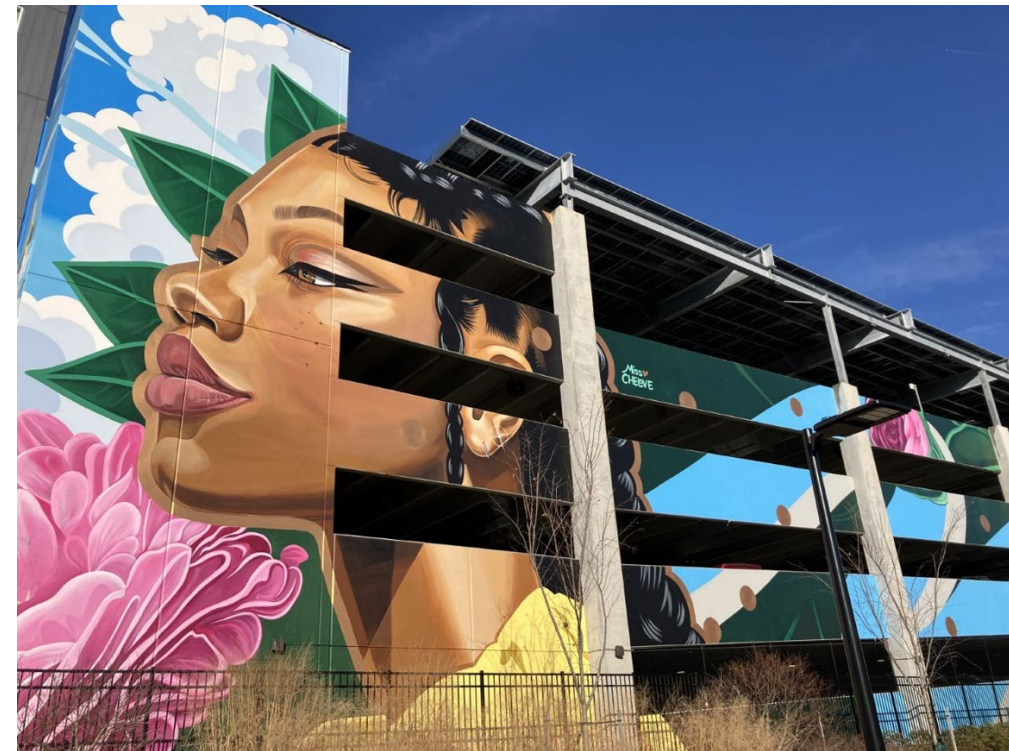


PHOTO OF SITE RELATIONSHIP TO
WMATA STATION

SITE PHOTOS



EXISTING PEDESTRIAN PROMENADE



MURAL ON EXISTING PHASE 1 BUILDING

STAFF RECOMMENDATION

- DSP-20053-02 - **APPROVAL** with conditions
- DPT-2025-0003 – **APPROVAL**
- ACL-2025-0008 - **DISAPPROVAL**

Issues:

- Use amendment for ground-floor retail uses

Applicant Required Mailings DSP-20053-02

- Informational Mailing: 06/04/2025
- Acceptance Mailing: 10/30/2025
- Sign Posting: 12/23/2025

Applicant Required Mailings: DPT-2025-0003

- Information Mailing: 12/31/2026
- Acceptance Mailing: 1/9/2026
- Sign Posting: 1/20/26