

**CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**
1804 West Street, Suite 100
Annapolis, Maryland 21401

MEMORANDUM

To: Project Committee, Critical Area Commission

From: Annie Sekerak, Natural Resources Planner

Date: January 14, 2026

Subject: Washington Suburban Sanitary Commission (WSSC) Anacostia Depot
Reconfiguration (Prince George's County)

Washington Suburban Sanitary Commission (WSSC) is requesting preliminary feedback from the Project Committee regarding the proposed redevelopment plan for the Anacostia Depot properties located at 4104 and 4141 Lloyd Street in Hyattsville.

A copy of the proposed site plan is attached.

Background and Existing Conditions

WSSC is considered a quasi-State institution, which makes it subject to the Commission's development regulations for State Agency Programs (COMAR 27.02). A Memorandum of Understanding (MOU) exists between WSSC and the Critical Area Commission to allow for streamlined, staff-level review of projects that meet certain thresholds and criteria. The proposed project exceeds the thresholds for review under the MOU due to the proposed limit of disturbance (LOD) exceeding the 5,000-square-foot limit and proposed Buffer impacts associated with non-water dependent redevelopment; therefore, the project is required to come before the Commission for review and approval.

The project site is situated along the Anacostia River and is located entirely within the Critical Area on land designated as Intensely Developed Area (IDA). The two subject properties (4104 and 4141 Lloyd Street, Hyattsville), totaling approximately 24 acres, are part of the central hub for WSSC's Utility Services Department. The site is currently developed with a customer care building, facilities maintenance building, meter and hydrant building, multiple storage buildings, multiple material bins, and associated parking lots and driveways.

Proposed Impacts

The proposed development includes construction of a new administration building, storage building, guard booth building, radio tower building, storage shed, and material bins. Additional

improvements include the replacement and reconfiguration of parking areas and driveways, and lighting and utility upgrades. The total LOD is 12.19 acres.

Buffer Impacts

It appears that a portion of the site is located within the 100-foot Critical Area Buffer; however, the Buffer has not been delineated on the site plan. WSSC is in the process of incorporating the field-delineated Buffer on the site plan and will provide an update during the Project Committee meeting. Conditional Approval will be required for any non-water dependent impacts that are proposed in the Buffer.

Non-Buffer Forest Clearing

Landscape trees and vegetation are proposed to be removed and replaced. There is no clearing limit in the IDA.

Lot Coverage

Total proposed impervious surface will increase by 0.18 acres (7,841 square feet) to 10.74 acres. There is no lot coverage limit in the IDA.

Critical Area 10% Phosphorus Reduction

The pollutant reduction requirement is 2.87 pounds of phosphorous per year (lbs P/yr). Based on preliminary calculations, the use of a proposed green roof, two (2) new micro-bioretentions, one (1) existing bioretention with available capacity, and three new (3) storm filters will provide approximately 13 pounds of phosphorus removal, well exceeding the requirement. Final calculations are pending additional staff review.

Tidal and Nontidal Wetlands

There are no impacts to tidal or nontidal wetlands or their buffers.

Proposed Mitigation

At this time, final mitigation calculations and proposed offsets are pending. Mitigation for a state agency project in the IDA requires 1:1 mitigation for tree clearing. Additional mitigation will be required at a 3:1 ratio for disturbance to the Buffer if Conditional Approval is needed for non-water dependent impacts.

Permits and Review by Other Agencies - Summary

Stormwater Management and Erosion and Sediment Control Plans – pending approval from the Maryland Department of the Environment (MDE).

Maryland Department of Natural Resources (DNR) Wildlife and Heritage Service (WHS) – letter received in September 2025; there are no impacts.

Maryland Historical Trust (MHT) – letter received in October 2025; there are no adverse impacts.

Coastal Resiliency Assessment

WSSC states that the design life of the project is 50 years. The overall flood risk is medium due to the nature of the various facilities onsite. The properties are located partially within the 100-year floodplain; WSSC noted that crucial infrastructure, such as the proposed administration building, are located as high in elevation and as far as feasible from the source of the potential flooding. In addition, existing structures are proposed to be removed from the floodplain and replaced with parking lots.

Project Committee Discussion

The purpose of this preliminary discussion is to allow the Program Committee to hear directly from WSSC about the need for the project, the proposed Critical Area impacts associated with this proposal, and measures taken to offset impacts, including those that address coastal resiliency. WSSC hopes to have the Critical Area Buffer delineated before the meeting so that the Committee can understand the expected impacts to the Buffer that will occur.

The Committee may want to consider the following during this discussion:

- Potential design alternatives, if necessary, due to the given flood risk for the project and its location within the 100-year floodplain;
- Mitigation options to offset Buffer impacts and tree clearing; and
- Further explanation of stormwater management to offset development impacts.

Representatives for the project have been invited to attend the Project Committee meeting to present information, help answer questions, and receive feedback.

If you have any questions regarding the proposed project prior to the upcoming discussion at the January 14, 2026 Project Committee meeting, please contact Annie Sekerak at (410) 260-3466 or ann.sekerak@maryland.gov.

Attachment:

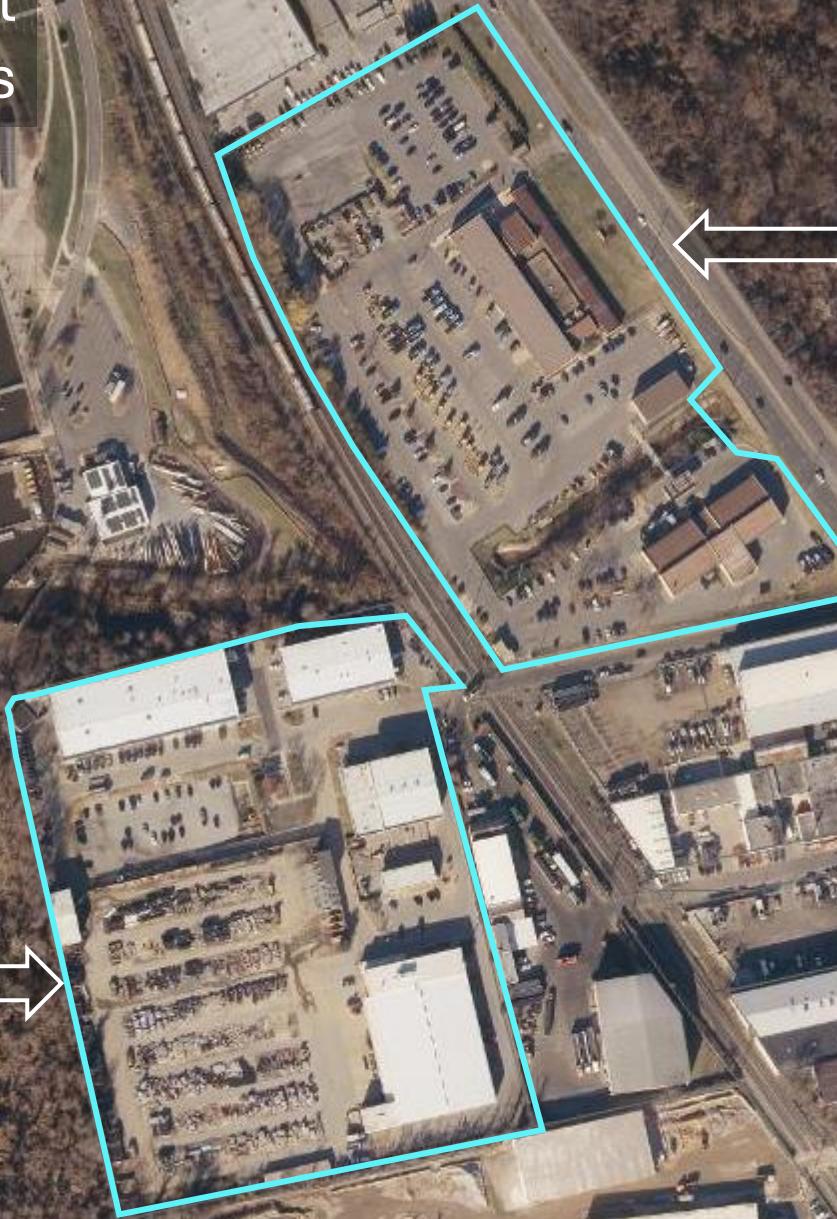
1. Proposed Site Plan

WSSC Anacostia Depot Existing Conditions

↑ N

North Site
4141 Lloyd St

South Site
4104 Lloyd St



Proposed Site Plan - North Site

3801 KENILWORTH AVE.
"KENILWORTH TOWER APARTMENTS"
OWNER: KENILWORTH TOWERS LIMITED PTNRS
L.6078 F.568

Part of LOT 1
KENILWORTH TOWERS
P.B. WWW049 PLAT No. 058

SHEET CIV0105

A
KENILWORTH AVE.
"BLADENSBURG SOUTH PARK"
OWNER: MARYLAND NATIONAL CAPITAL
AND PLANNING COMMISSION
L 5668 F.955

SHEET CIV0105B

SHEET CIV0105D

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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MDE NO. 25-SF-0096

SHEET NUMBER: **CIV0105** NO 3
OF 1

A scale bar at the top left shows a horizontal line with tick marks. The first 50' is marked with a black and white checkered pattern. The next 25' is marked with a solid black line. The origin is marked with a small circle. The next 50' is marked with a solid black line. The text "1" followed by a double quotes symbol is followed by "50'".

50' 25' 0 50' 100'

1" = 50'

SITE PLAN-NORTH
OVERALL

WASHINGTON SUBURBAN SANITARY COMMISSION



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Suite 200, Fairfax, VA 22032
Phone 703-691-3311

WSSC ANACOSTIA DEPC RECONFIGURATION

SHEET TITLE:
**SITE PLAN-NORTH
OVERALL**

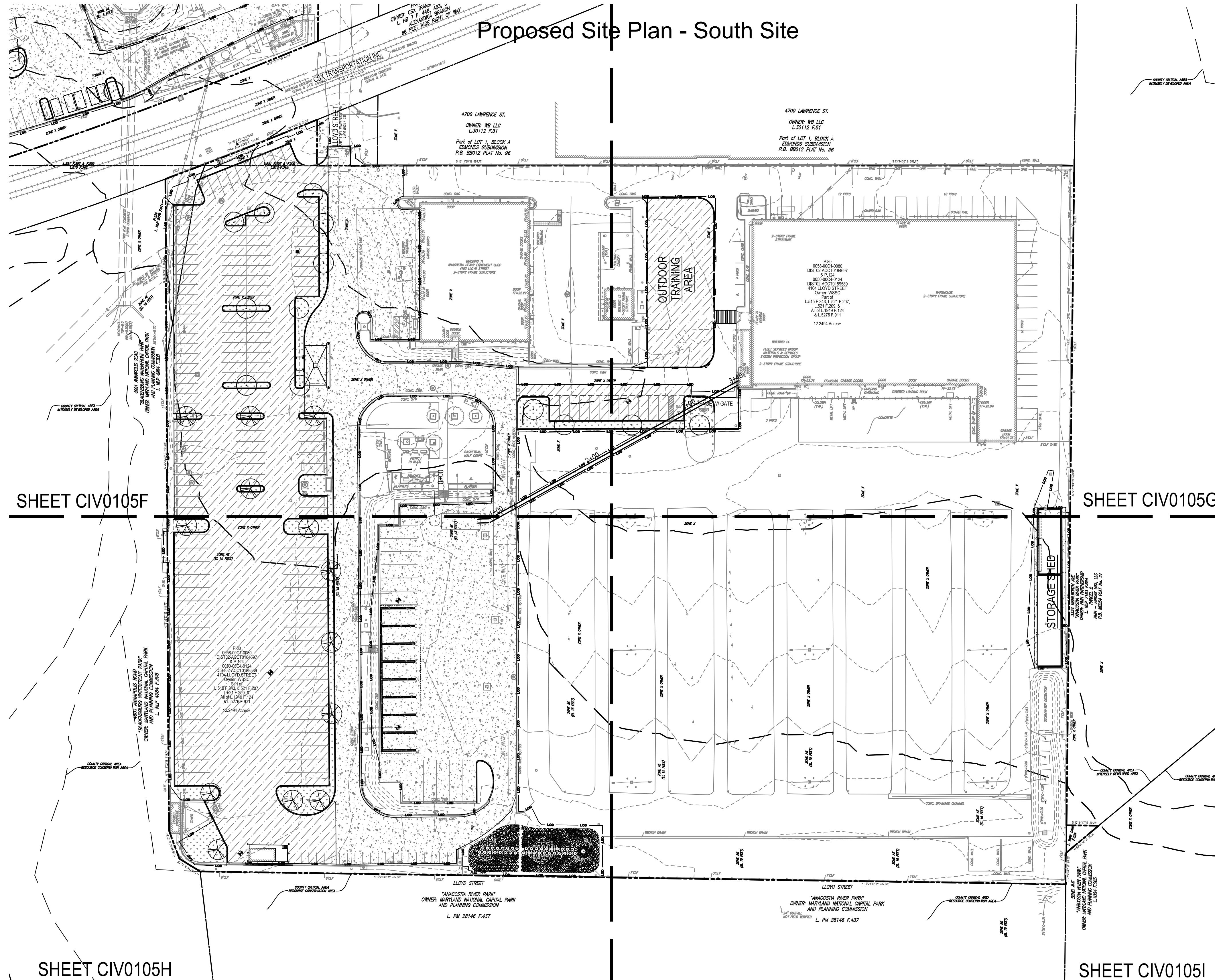
Proposed Site Plan - South Site

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SHEET NUMBER:	NO 4
CIV0105E	OF 1