



# Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development  
Kate Powers, City Planner

Date: August 27, 2021

Re: 6400 America Boulevard – Detailed Site Plan (DSP-21006) Action

Attachments: Parcel N – Elevations for City of Hyattsville  
UTC-Parcel N – DSP Submission

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The purpose of this memorandum is to provide the City Council with revisions to the project application and review recommendations related to the detailed site plan (DSP) application for 6400 America Boulevard.

## **Project Summary**

- The applicant, TDC Parcel N Investor, LLC, is proposing a mixed-use, multifamily development at the intersection of America Boulevard and East-West Highway.
- The subject property is a 2.42-acre lot located at 6400 America Boulevard, within the Prince George's Plaza Transit District Overlay Zone and Downtown Core area.

## **Project Location Details**

The Subject Property is an existing surface parking lot in the northwest quadrant of the intersection of America Boulevard and East-West Highway. The property is a total of 2.42 acres and zoned M-U-I (Mixed Use – Infill) / T-D-O (Transit District Overlay). Located within the boundaries of the Prince George's Plaza Transit District Development Plan (TDDP), the site is part of the Downtown Core Character Area.

The Property is positioned at the southern entrance of University Town Center. It abuts an existing commercial office building to the southwest (Parcel H). Retail, food store, and healthcare uses are located directly to the east across America Boulevard. Metro I and Metro II are located to the north and east of the site. Existing retail at The Mall at Prince George's is located across Belcrest Road and the furthest most western border of the property.

## Summary of Development Proposal

The applicant is proposing the development of an eight-story,  $\pm 412,321$  square foot mixed-use building with the following breakdown:

- $\pm 308,690$  square feet of residential uses
- $\pm 12,812$  square feet of interior amenity space
- $\pm 2,052$  square feet of ground-floor commercial uses

The applicant is proposing  $\pm 316$  units of multifamily housing in addition to limited ground floor commercial space at the corner of America Boulevard and Liberty Lane. A proposed unit breakdown is as follows:

- 75 studios (23.7% of the total units)
- 173 one-bedroom units (54.8% of the total units)
- 68 two-bedroom units (21.5% of the total units)

A multi-story parking structure is proposed as part of the development. This parking structure will include a total of 272 parking spaces and be built within the interior of the Property and wrapped by the mixed-use building. The entrance of the parking structure will be along Liberty Lane.

Below is an overhead view of the proposed project. Each use is designated with a different color.



## Staff Recommendations and Applicant Revisions

On August 2, 2021, Staff presented their recommendations and the City Council further discussed project elements and impacts. In response to Council comments, the applicant has made modifications to their design. Staff recommendations and the applicant's corresponding response and revisions are outlined below.

1. Staff recommends the applicant include at least one more architectural element to further demarcate the building entrance which may include molding, cornices, material change, or color change.
  - In response to comments from the Planning Committee, City Council, and Staff, the applicant redesigned the building entrance on the corner of East-West Highway and America Boulevard. To further demarcate and emphasis the entrance, the applicant has included both signage in the form of individual lettering on top of the canopy as well as a blade signage projected along East-West Highway. The applicant modified the colors and materials used to highlight the building corner. The concentrated use of black vertically at the corner, as well as horizontally near ground level around the building corner, is visually appealing and draws one’s attention. Additionally, the ground floor mural and canopy are extended further along East-West Highway. Images comparing the original design and the revised design can be seen below.

Original Design



Revised Design



2. Staff recommends further attention be paid to the architectural design along East-West Highway.
  - In response to comments from the Planning Committee, City Council, and Staff, the applicant redesigned the building façade along East-West Highway. Along with the improvements to the building corner, the applicant created further articulation by including additional bays breaking up the massing of the building. The applicant also included brick along much of the façade. Images comparing the original design and the revised design can be seen on the following page.



Original Design



Revised Design



3. To ensure the building is pedestrian friendly and visually interesting, staff recommends any part of the structured parking garage visible to pedestrians include screening either through the use of architectural treatments, public art, or landscaping.
  - The applicant has informed staff that the garage will not be visible from the three sides that are adjacent to East-West Highway, America Boulevard, and Liberty Lane. They will paint the side of the garage closest to the dental office and its parking lot (towards Belcrest Road). The dental office building blocks the western side of the garage from prominent view.
4. Within the structured parking garage, Staff recommends the inclusion of EV charging stations.
  - The applicant has informed staff that the structured parking garage will include six (6) parking spaces accompanied by EV charging stations. These charging stations will be spaced out among multiple stories. During construction, conduit will be laid to allow for additional EV charging stations if desired in the future.
5. Staff recommends the doors leading to the bike room be automatic to allow ease of access to individuals bringing their bikes indoors. The bike storage area should also include a wall mount bike pump and bike repair stand.
  - To maximize building security, the applicant will not be including automatic doors into the interior bike storage room. They believe this minor inconvenience is worth the increased access control. The bike storage room will be accompanied by a workshop for individuals to service their bicycles.
6. Staff recommends the interior courtyard include dedicated space for dogs. Ideally, this space would be fenced with a double gated entry and pet waste station.
  - The applicant informed staff that dogs will be allowed in the interior courtyard, but a dedicated dog run will not be included in the design in order to make the space as versatile as possible.

## **Timeline**

The applicant's revised application was recently accepted by M-NCPPC and the Prince George's County Planning Board hearing date has not yet been scheduled but is forthcoming.

Considering the applicant's revisions, Staff is recommending the following motion:

"I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 21006, Parcel N at 6400 America Boulevard."