



Legislation Details (With Text)

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Title: 6400 America Boulevard - Detailed Site Plan (DSP-21006)

Sponsors: City Administrator

Indexes: Planning & Development

Code sections:

Attachments: 1. Action Memo - Parcel N - DSP 21006 (1), 2. Council Materials 09.20.21 Parcel N

Date	Ver.	Action By	Action	Result
9/20/2021	1	City Council	Approved	Pass

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:
6400 America Boulevard - Detailed Site Plan (DSP-21006)

Suggested Action:

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, based upon the revised application submitted to, and accepted by, the Commission.

Summary Background:

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.

Next Steps:

A Planning Board hearing date is pending.

Fiscal Impact:

N/A

City Administrator Comments:

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 summarized below and are further detailed in the attached memorandum and exhibits.

1. Additional demarcation of the pedestrian entrance at America Boulevard and East-West Highway;
2. Improve the exterior façade design along East-West Highway;
3. Screening of the structured parking garage which is visible to pedestrians;
4. Inclusion of Electric Vehicle (EV) charging stations within the parking structure;
5. Automated doors at the entrance to bicycle storage facility;
6. Interior courtyard space included dedicated area for dogs.

The applicant has submitted a revised detailed site plan in response to each of the conditions detailed in the above. Based on the responsiveness of these revisions, Staff is recommending the support for this detailed site plan application. 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.

Community Engagement:

The applicant presented to the Planning Committee in July 2021 and the City Council on August 2, 2021.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A