

Case No. DSP-05084/02
University Town Center, Parcel S

Applicant: Echo-UTC, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-118, to approve with conditions a detailed site plan for a 52,105-square-foot food and beverage store (Safeway) within Building A; 23,547 square feet of retail/office in Building B; 9,872 square feet of retail/office contained within building C; and a two-story parking garage with 289 parking spaces, located just east of the northeast quadrant of the intersection of Belcrest Road and East-West Highway (MD 410), with frontage along East-West Highway, in close proximity to the Prince George's Plaza Metro station, in Planning Area 68, Council District 2, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-118, as its findings and conclusions in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions or information shall be supplied:
 - a. Revise the architecture of Building C to add an entrance into the lobby on the first floor to provide access directly from the parking garage.
 - b. Revise the architecture to include product clarification relating to the composite panels, brick selections, art panel, etc. shown in the building material key in order to ensure that the materials are

durable, moisture resistant, approved for ground contact, and attractive.

- c. Revise the architecture to impose imagery over the three panels located at the plaza area similar to the design located on the parking garage, or to reflect the uses within the associated structures. The panels shall not contain advertising information and may be changed out for seasonal theme variations.
- d. Revise the plans to show the street tree plantings to tree pits along East-West Highway (MD 410) with a connected continuous non-compacted soil volume system under the sidewalk. Details of the soil and tree pit system shall be shown on the plans using “structural soils.” Details and specification shall be added to the plans and should reflect the latest technology for the health of the trees, at a reasonable cost.
- e. Submit additional details and specifications relating to the proposed irrigation plan that includes the streetscape along East-West Highway (MD 410), the plaza located at the corner of the intersection of America Boulevard and East-West Highway, and the streetscape along America Boulevard.
- f. Revise the plans along the eastern edge of the property adjacent to the church and across from the parking garage, in order to provide details and specifications of the parking garage. The plans shall demonstrate that the slope of the grade within the retained area is flattened to no more than a 5:1 slope. A level planting surface shall be provided for each tree of no less than six feet in radius with good top soil behind the retaining walls and mulch to retain moisture.
- g. Revise the plans to provide bicycle rack(s) accommodating a minimum of four bicycle parking spaces for every 10,000 gross square feet of retail (currently 28 bicycle parking spaces), anchored in concrete, at street level inside the parking garage and incorporated into the exterior streetscape, and in well-lit, highly-visible, and accessible areas, and near building entrances.
- h. Revise the plans to include additional way-finding for both motorized vehicles and bicyclists to clearly indicate opportunities for parking facilities, as necessary.
- i. Revise the plans to add street furniture and art (similar to the size and scope of artwork of the Pilgrim’s Quandry piece at Post Park Apartments created by Alan Binstock) at the site. The placement of

any artwork should be considered at the plaza area. Revise the plans to show the University Town Center monument signage relocated to the island within America Boulevard, if feasible.

- j. Revise the plans to provide details and specifications of the paving materials within the streetscape consistent with that currently existing along the majority of the frontage on the northern side of East-West Highway.
- k. Revise the Type II tree conservation plan (TCPII) to reflect the proposed development as approved. The TCPII shall be submitted as an addendum to the existing plan, with an additional sheet only reflecting the proposed development for the subject project. The approval block shall be updated and reflect all previous approvals in regular typeface.
- l. Revise the plans to indicate that all new inlets shall be stenciled with “Do Not Dump, Chesapeake Bay Drainage” on the Detailed Site Plan and Sediment Control Plan.
- m. Revise the plans to indicate full cut-off light fixtures and revise the photometric plan to indicate reduced lighting impacts along the eastern property line of the subarea.
- n. Revise the plans to incorporate additional infiltration techniques that will allow infiltration of water into the area for the Patuxent aquifer, if feasible, or provide evidence that clarifies that the permeability of the soils is not conducive to infiltration.
- o. The applicant shall explore the possibility of providing a bus/taxi stop along its frontage of America Boulevard, and if feasible, shall provide said stop with shelter.

- 2. On-street parking associated with this site shall be metered.

Ordered this 18th day of November, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council