



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## MEMORANDUM

TO: City Council

FROM: Alfred Lott  
City Manager 

SUBJECT: Stakeholders Meeting  
Conceptual Site Plan #CSP-16007  
Amber Ridge  
1600 NW Crain Highway (U.S. Route 301, Southbound)

DATE: February 9, 2017

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A Stakeholders Meeting was held on Wednesday, February 8<sup>th</sup> to review the proposed Amber Ridge mixed use development, which includes 150-200 attached residential dwellings and approximately 20,000 sq. ft. of commercial/retail uses. The entire 19.03-acre site is zone M-X-T (Mixed Use – Transportation Oriented), where the proposed uses are permitted by right under the County Zoning Ordinance. Attendees at the meeting included: approximately 35 area residents; City Councilmembers Isaac Truth and Michael Esteve; several members of the developer's team; and, City staff.

Staff made some brief introductory comments regarding the project, and informed those in attendance of the City's public hearing dates: Bowie Advisory Planning Board on Tuesday, February 28<sup>th</sup> at 7 P.M. and Bowie City Council on Monday, March 6<sup>th</sup> at 8 P.M. Presentation of the proposal was continued by Mr. Matt Tedesco, attorney for the applicant.

Mr. Matt Tedesco provided a brief history of the project and site, noting that a Zoning Map Amendment (ZMA), changing the zoning on the property from C-S-C (Commercial Shopping Center) to its current M-X-T (Mixed Use – Transportation Oriented) zoning in 2014. The proposal at that time was for approximately 350 multifamily dwelling units. The project is now for 150-200 attached residential units (townhouses) and approximately 20,000 sq. ft. of commercial/retail uses. Mr. Tedesco noted that the project is now in the second stage of a multi-stage process: the ZMA was the first stage; the Conceptual Site Plan (CSP) is the second phase, and the one in which the project is in now; the third step is the submission of a Preliminary Subdivision Plan, when lots will be created and Adequate Public Facilities (APF), such as roads, traffic, schools, public services, will be reviewed; and, Detailed Site Plan (DSP), the last phase, when features such as building architecture, landscaping, signage, etc., are reviewed. It could take two to three years to get to the DSP stage. Stakeholders meetings and public hearings will be held at each of the future phases. At the CSP phase, there is no architecture, and no builders or the types of commercial/retail uses are known. Mr. Tedesco concluded his comments by noting that this case is tentatively scheduled to be heard by the County Planning Board on Thursday, March 23<sup>rd</sup> at 10 AM at the County Administration Building.

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Mr. Tedesco and the applicant's team then entertained questions from the audience, which included the following:

- **How many dwelling units are proposed?** (RESPONSE: Between 150 and 200 attached residential units are proposed in the project.)
- **What are the chances that the unit type constructed be changed back to apartments?** (RESPONSE: In order to do that, a revised CSP would have to be submitted, reviewed and approved by the Planning Board.)
- **Is anything proposed that protects existing properties that about the perimeter of the subject site, such as a fence?** (RESPONSE: Nothing is proposed at this point, but the applicant will investigate the installation of a fence in the area noted. Features such as fences, are an item addressed during the review of a DSP.)
- **Why is only approximately 10% of the site proposed for commercial/retail uses?** (RESPONSE: Under the existing approved preliminary plan, 200,000 sq. ft. of commercial/retail space could be built on the property. The M-X-T zone requires a mixed use development on the site, and the applicant has determined that approximately 20,000 sq. ft. of commercial/retail uses is appropriate.)
- **Will the project connect to the roadway behind the Old Line Bank building?** (RESPONSE: Yes, there will be a vehicular connection between the site and Pointer Ridge Place. This site access is in addition to the two existing ingress/egress points on U.S. Route 301. At the preliminary plan stage, road and traffic issues will be analyzed, including a re-examination of a half-traffic signal at the site frontage of U.S. Route 301. Another traffic impact study will be prepared and submitted for review at the preliminary plan stage. New traffic counts will be provided; various intersections will be studied; a Level of Service analysis will be performed; and, traffic queuing will be analyzed. At the preliminary plan stage, the number of units and square footage of the commercial uses will be known. The applicant will be required to mitigate traffic impacts from the project.)
- **How will the existing traffic back-ups be dealt with at the U.S. Route 301/Pointer Ridge Drive intersection? The back-ups are especially bad on Saturdays.** (RESPONSE: Some traffic issues have been identified at that location. There is right-of-way available on Pointer Ridge Drive for future road widening. The applicant will work with the State Highway Administration (SHA) at the permitting stage to perform any required safety improvements.)
- **How confident is the applicant that the proposed commercial/retail space will be leasable when all of the space in Pointer Ridge Plaza is not?** (RESPONSE: The applicant feels confident that space proposed at Amber Ridge can be filled. The commercial space proposed here is closer to U.S. Route 301, and therefore more visible to the traveling public, and is smaller than the large anchor space at Pointer Ridge Plaza. Additionally, the townhouses proposed on the property are envisioned to support the retail uses proposed on the Amber Ridge site.)

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- **This site and proposal are similar to the Hall Station mixed use development, and there is a half-signal at that location.** (RESPONSE: Traffic signals have to meet certain warrants and criteria in order for them to be approved by SHA. If the warrants are not met, SHA will not approve a signal. A traffic impact study for the project was submitted as part of the ZMA review process three years ago. A new, updated study will be provided at the time of the preliminary plan submission.)
- **When are traffic counts performed?** (RESPONSE: Traffic counts are done in the mid-week, Tuesdays through Thursdays, when school is in session, and not during the summer.)
- **What will be the school impacts of this development?** (RESPONSE: The schools test is performed during the review of APF at the preliminary plan stage, which is the next phase of the development review process. The County has instituted a school impact fee, based on the number of dwelling units proposed in a project, which is paid at the time a building permit is issued for the development.)
- **Who grants final approval of the project?** (RESPONSE: The Prince George's County Planning Board acts on the application. The City is a referral agency.)
- **How was approval granted to building housing on this site?** (RESPONSE: The 2006 Bowie and Vicinity Master Plan recommended this site for mixed use development, which includes a blend of commercial/retail and residential uses. The applicant pursued a ZMA application to have the zoning changed from C-S-C to a mixed use zone (M-X-T) as recommended by the Master Plan. The ZMA was approved by the District Council in 2014. The project, as proposed, is consistent with the recommendation of the Master Plan.
- **How can potential weaving of traffic exiting the site onto U.S. Route 301 be eliminated? It is desirable to avoid a situation that existed at the Excalibur Road intersection when the Walmart store opened. The SHA had to install bollards in the roadway, years after the store opened, to prevent weaving.** (RESPONSE: The scoping agreement with Park and Planning regarding the future traffic study should identify intersections where potential queuing and weaving could be problems, so those issues will be addressed in the study.)
- **Will there be an HOA for the property?** (RESPONSE: Yes, an HOA will be formed that will be responsible for the maintenance of all open space and recreational amenities on the residential portion of the site.)
- **What is the approximate time frame to the preliminary plan stage?** (RESPONSE: The preliminary plan could be submitted in approximately two to three years.)
- **How is marketing of the site handled?** (RESPONSE: The applicant has a brokerage firm that handles the marketing of the development.)

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- **Will there be a tree buffer around the perimeter of the site?** (RESPONSE: Yes. The County has regulations that require the installation of a landscape buffer along the three property lines of the site, as well as between the commercial and residential uses.)
- **Are any facilities provided for pedestrians?** (RESPONSE: Yes. Sidewalks are required to be provided along the streets within the development. Pedestrian connections are proposed from the subject site to the Community Center property to the north, and along Pointer Ridge Place.)
- **What types of stormwater management facilities are proposed?** (RESPONSE: The site is grandfathered, under the 2004 regulations, regarding the existing pond in the northeastern portion of the property. That pond will be improved. Infiltration areas will also be constructed throughout the site for drainage purposes.)

At the conclusion of the meeting, the City's public hearing dates were announced again.