

LAND USE PETITION IN THE BOWIE PLANNING AREA

Md.-National Capital Park and Planning Commission ID: Preliminary Subdivision
Plan #4-07028
Bowie Advisory Planning Board # 07-06 Date: July 20, 2007

INTRODUCTORY NOTE: The proposed application is a request for approval:

- (a) of a zoning type case involving the specific use of land;
- (b) of a conceptual site plan;
- (c) to subdivide property into building lots and obtain adequate public facilities approval;
- (d) of a site plan for building and parking design, landscaping, architecture, etc.

under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to three (3) minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

GENERAL DATA:

1. Nature of Petition: Preliminary Subdivision Plan
2. Petitioner: Harmony Place Associates, LLC
3. Represented by: Andre Gingles, Gingles, LLC
4. Location of Petitioned Property: Health Center Drive
5. Proposed Use of Petitioned Property: 287 Multi-Family Dwelling Units
6. Size/Zone of Petitioned Property: 14.30 acres/Zoned: R-18 (Multi-Family Medium Density Residential); and, 112 acres/Zoned: R-80 (Single Family Detached Residential)
7. Date of Hearing before BAPB: Tuesday, July 24, 2007 at 7:00 P.M.
8. Date of Hearing before City Council: Wednesday, August 1, 2007 at 8:00 P.M.
9. Date of Hearing before M-NCPPC: September 20, 2007
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS

	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	07/11/07	95
Notice sent to Parties of Record	N/A	
Date Signs Posted:	07/11/07	2
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

RECOMMENDATIONS:

12. **Department of Planning & Economic Development Recommendation:**
The Department of Planning & Economic Development staff recommends **APPROVAL** with the conditions stated in the attached report.
13. **Bowie Advisory Planning Board Recommendation:**
The Bowie Advisory Planning Board recommends **APPROVAL** with the conditions stated in the attached staff report.



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: Ron Skotz, Chairman
Bowie Advisory Planning Board

SUBJECT: Preliminary Subdivision Plan #4-07028
Harmony Place Associates, LLC/Questar Properties
Health Center Drive

DATE: July 26, 2007

The Bowie Advisory Planning Board (BAPB) met on Tuesday, July 24, 2007 to review an application for a Preliminary Subdivision Plan, which proposes to create two (2) lots for the eventual purpose of constructing two (2) multi-story buildings of multi-family rental housing, a clubhouse, an outdoor swimming pool, a parking garage and surface parking area on one (1) of the lots. The intended development is proposed to take place on the north side of Health Center Drive; no development is proposed on the parcel located on the south side of Health Center Drive. The subject property, located on the north and south sides of Health Center Drive, is zoned R-18 (Multifamily Medium Density Residential, owned by Harmony Place Associates, LLC) and R-80 (Single Family Detached Residential, City of Bowie ownership). The multi-family development will take place on the R-18 zoned land, where it is permitted by right under the Prince George's County Zoning Ordinance. The R-80 zoned property is proposed for tree mitigation purposes.

Presentations

Mr. Frank Stevens, of the City Planning staff, addressed the Board, directed the Board's attention to a Power Point presentation regarding the application, and reviewed the staff report. He noted the criteria cited in the staff report that need to be satisfied for approval of a Preliminary Subdivision Plan. Mr. Stevens ended his presentation by stating that the staff report recommended approval of the subdivision with conditions.

Mr. Andre Gingles, an attorney with Gingles, LLC, was in attendance representing the applicant. Mr. Gingles stated that the application meets the criteria for approval of a Preliminary Subdivision Plan. Mr. Gingles further noted, for clarification, the following: scoping and guidelines for traffic studies are established by the Park and Planning Commission, and that the study in this case followed those criteria; and, the County requires the approval and recordation of all documents and plans related to tree mitigation prior to the issuance of a grading permit. Mr. Gingles turned over the applicant's presentation to Mr. Steve Gorn.

Mr. Steve Gorn, the applicant and President of Questar Properties, described the residential project that his firm intends to eventually build on the site. Mr. Gorn noted that the future development would include: a 4-story luxury building with elevators, surrounding a 5-6-story parking garage; a second smaller building, also 4 stories, with elevators and surface parking; a clubhouse of approximately 7,500 sq. ft. containing a fitness center, small theater, business conference center, and concierge service; and, an outdoor in-ground swimming pool. The exterior building materials to be used on the project include brick and siding. Each individual dwelling unit will have a fireplace and an abundance of natural light. Mr. Gorn spoke of the project being a life-style oriented community with services and amenities typically found in a four or five star hotel. Mr. Gorn referred the Board to a Power Point show, which included photographs of comparable projects his company has done that are located in Laurel and Owings Mills.

Questions by BAPB Members

Questions by BAPB members centered on the following:

- **Where is the location of the proposed firehouse in relation to the subject site?** (RESPONSE: *The future firehouse will be located at the corner of Northview Drive and Health Center Drive, just down the street from the subject site.*)
- **Does the City receive any portion of the Public Safety Surcharge?** (RESPONSE: *Current state law requires that municipalities with a police force receive 25% of the Surcharge. The City has not received any funds yet generated by this Surcharge. This project will be the first to produce Surcharge money to be received by the City.*)
- **At the time of the Stakeholders Meeting in March, between 256 and 268 units were proposed. Now 287 units are proposed. Please explain the increase in the number of dwelling units proposed.** (RESPONSE: *The 3-story townhouse concept envisioned previously in the eastern portion of the site has been replaced with a four-story apartment building. The townhouses have been eliminated from the project.*)
- **What are the rents of the units in this project?** (RESPONSE: *If the project was built today, rents would range between \$1,400 and \$2,500/unit. The caliber and type of product proposed in this development are not currently in Bowie. The project would provide a significant tax base. While no tax projections have been done by the City, the services the City would provide would be minimal, and the pupil generation rate for an apartment unit is lower than that for a detached single family dwelling.*)
- **How will the high level of quality of the project be maintained?** (RESPONSE: *A property management company is hired to maintain the buildings and grounds. Questar historically has taken pride in its projects and intends to maintain the development to high standards.*)

- **What is the age range of the population targeted to live in this community?** (RESPONSE: No one age demographic of the population is targeted. Folks of all ages are targeted to reside here.)
- **What would be the ratio of residents living in the project who are less than 55 years old and greater than 55?** (RESPONSE: That varies, depending on the location of the project, but the percentage of residents age 55 and older could range between 30% and 50%.)
- **How many vehicular access points are proposed for the project?** (RESPONSE: Two (2) points of ingress/egress are proposed into the development from Health Center Drive.)
- **Where is the hospital located in relation to the subject property?** (RESPONSE: The hospital is located to the west of the subject site. An assisted living facility is located immediately to the west of the property.)

Public Hearing

Two (2) members of the public signed up to speak during the public hearing portion of the meeting.

The first speaker was Mr. Russ Ideo, President of the Citizens Association of South Bowie. Mr. Ideo noted that he attended the Stakeholders Meeting in March 2007, where there was lots of opposition to this project. Mr. Ideo focused his concerns of this development on it being a rental project in the wrong location, and that residents of rental developments are transients and do not maintain the property. He expressed his concern with security to the site and buildings, and stated that he believed that the "gated" nature of the development was only a mechanical arm. He spoke of the potential of motorists stopping along MD Route 197, accessing the site from the north, committing crimes on the property and to the residents, and then returning to their vehicle. Mr. Ideo stated that an office-type use, such as a business incubator, should be located on the site. Mr. Ideo concluded his remarks by requesting the Board to disapprove the subdivision application.

The second speaker was Ms. Charlene Palmer of 4115 Nesconsett Drive, who was representing herself, not an organization. Ms. Palmer asked why a subdivision was necessary for the proposed lot on the south side of Health Center Drive. Mr. Gingles noted that the County's subdivision regulations require the creation of a legal lot. In this case, proposed Lot 2 will become a separate lot, but will remain part of the development. Mr. Gorn added that no development is proposed on Lot 2.

BAPB Discussion

Final discussion by the BAPB included comments regarding additional traffic generated by the development, one (1) means of ingress and egress to the site (Health Center Drive), and a quality project in a poor location.

BAPB Motion

Mr. Toussaint Gaskins moved for approval of Preliminary Subdivision Plan #4-07028, in accordance with the conditions noted in the staff report. The motion, seconded by Mr. Ray Loftin, passed, 3-2. (Mr. James Golato and Mr. Terry Rogers voted against the motion.)




City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

To: Bowie City Council

From: David J. Deutsch 
City Manager

Subject: Preliminary Subdivision Plan #4-07028
Harmony Place Associates, LLC/Questar Properties
Health Center Drive

Date: July 26, 2007

I. General Information

Owner/Applicant/Developer: Harmony Place Associates, LLC

Subject: Preliminary Subdivision Plan #4-07028

Project Name: Harmony Place

Location: Health Center Drive (north side) (Attachment 1)

Acreage: 14.30 acres (Harmony Place Associates)
1.12 acres (City of Bowie parcels)
15.42 acres (total project area)

Existing Zoning: R-18 (Multifamily Medium Density Residential) (Harmony Place Associates, LLC) and R-80 (Single Family Detached Residential) (City of Bowie)

Existing Land Uses: Vacant

Surrounding Land Uses and Zoning:

North: Retail/Commercial (Bowie Crossing across MD Route 197); zoned C-O (Commercial Office)

South: Residential (Northview residential community); zoned R-80

East: Retail/Commercial (Bowie Town Center across Northview Drive); zoned M-A-C (Major Activity Center in a Comprehensive Design Zone)

West: Assisted Living Facility (Woodward Estate); zoned R-R (Rural Residential)

Master Plan Land Use Category: Residential High Density (2006 Master Plan)

Sectional Map Amendment: Rezoned to R-18 in 2006 Master Plan/SMA

Water and Sewer Categories: Water Category W-3; Sewer Category S-3

Police: County - District II (Bowie Substation)
City of Bowie Police Department

Fire Engine Service: Bowie Company (Company #39)

Medic Service: Bowie Company (Company #39)

Ambulance Service: Bowie Company (Company #39)

Public Schools: Elementary School – Northview Elementary School,
(Cluster #3, 107.56% capacity);
Middle School – Benjamin Tasker Middle School,
(Cluster #2, 108.83% capacity);
High School – Bowie High School,
(Cluster #2, 105.45% capacity).

II. Project Description

The applicant is proposing to create two (2) lots for the eventual purpose of constructing two (2) multi-story buildings of multi-family rental housing, a clubhouse, an outdoor swimming pool, a parking garage and surface parking area (Attachment 2). The intended development is proposed to take place on the north side of Health Center Drive; no development is proposed on the parcel located on the south side of Health Center Drive.

Two (2) vehicular access points into the subject property are proposed along the north side of Health Center Drive. No vehicular access to the project is proposed along MD Route 197 or Northview Drive. An internal, private drive will connect the two (2) development areas of the project located on the north side of Health Center Drive.

III. Stakeholders Meeting

A Stakeholders Meeting was held on Tuesday, March 6, 2007. A copy of the memo summarizing that meeting is attached (Attachment 3).

IV. Analysis of Preliminary Plan #4-07028 (Attachments 4A and 4B)

Pursuant to Subtitle 24 (Subdivisions), a preliminary subdivision may be approved if the Planning Board finds:

- that adequate public facilities exist or are programmed for the area within which the subdivision is located; and,

- the subdivision is designed in accordance with the provisions for woodland conservation and tree preservation.

The Subdivision Regulations also state that the submission of a stormwater management concept plan may be required prior to approval of the preliminary plan.

A. Adequate Public Facilities (APF)

1. Water and Sewerage Facilities

The subject site is in Water Category W-3 and Sewer Category S-3, meaning that water and sewer lines abut and traverse the site.

COMMENT: *Prior to recordation of the final plat, water and sewer line extensions, and all related water/sewer structures, appurtenances and systems for this project shall be approved by the Washington Suburban Sanitary Commission (WSSC). This criterion is satisfied.*

2. Police Facilities

The subject site is located with Police District II. According to Park and Planning's Historic Preservation and Public Facilities Planning Section, the standard response times for that District are **25.00 minutes for non-emergency calls** and **10.00 minutes for emergency calls**.

COMMENT: According to the referral from Park and Planning's Historic Preservation and Public Facilities Planning Section, the response times for emergency calls (10.00 minutes) and non-emergency calls (19.00 minutes) are met for this site. Therefore, no police mitigation fee is required to be paid by the applicant. Pursuant to CB-69-2006 (adopted August 10, 2006), staffing level requirements have been suspended and are no longer applicable to emergency services. Further, the County Police Chief has reported that the Department has adequate equipment to meet the standards stated in CB-56-2005. However, payment of the Public Safety Surcharge (\$6,210/unit outside the Developed Tier) is still required prior to the issuance of the first building permit for the project. As a result of this Surcharge, \$1,782,270 will be generated by this project. Pursuant to current state law, municipalities with police departments are entitled to receive 25% of the funds generated from a Public Safety Surcharge. With this project, the City will receive \$445,567.50 from the Surcharge payment. In addition, the City Police will also provide coverage of this project. (Although the City now has 21 sworn police officers, the County Surcharge requirement

continues to prevail.) Upon payment of the Public Safety Surcharge, this criterion is satisfied.

3. **Fire and Rescue Facilities**

According to Park and Planning's Historic Preservation and Public Facilities Planning Section referral, the site of this subdivision is within the required 7-minute response time for the first due fire/rescue/medic station (Bowie Company #39). Additionally, adjacent to the subject property is the site of the new Bowie Town Center Fire and Emergency Station, which is in the County's adopted FY08 Capital Improvement Program (CIP) for construction.

COMMENT: Since the required response time is met, no mitigation fee is required.

The County Code requires the installation of automatic fire suppression systems for most structures, and a determination in that regard would be made by the County Fire Marshall during the review of building permits for this project.

Based on the above, this criterion is satisfied.

4. **School Facilities**

COMMENT: On June 17, 2003, the County Council unanimously voted to approve legislation that eliminated the existing County APF test with respect to schools and the waiting period and replaces them with an increased School Facilities Surcharge. The School Clusters impacted by this project are: Elementary School Cluster #3 (107.56% capacity); Middle School Cluster #2 (108.83% capacity); and, High School Cluster #2 (105.45% capacity). Under CB-31-2003, effective July 1, 2003, the Schools Surcharge will be \$12,000/unit for projects located in this portion of the County. (Under CB-31, this surcharge may be adjusted for inflation.) The Surcharge funds can be used anywhere within the County "for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes." Pursuant to CB-31-2003, and adjusting the surcharge for inflation (\$13,151/unit), the total school revenue raised by the Schools Surcharge for this development is \$3,774,337 (287 units proposed in the project). The staff of the Historic Preservation and Public Facilities Planning Section of the Park and Planning Commission finds this project meets the adequate public facilities for school facilities established in the County Subdivision Ordinance and County legislation.

Because all three (3) school clusters are over 100% capacity, it is recommended that the City send a letter to Prince George's County requesting that this inadequacy be resolved.

5. Traffic Impacts

COMMENT: The applicant submitted a traffic study for this project. At the Health Center Drive/Northview Drive intersection, the project would generate:

149 AM peak hour trips (30 trips in/119 trips out);
and,

173 PM peak hour trips (112 trips in/61 trips out)

With respect to the distribution of site-generated traffic, the following trip assignments from this project were made:

80% of the trips headed north on Northview Drive, to the MD Route 197 intersection. From this intersection, trips were further assigned by percentages and direction:

30% of the trips were headed west on U.S. Route 50;

20% of the trips were headed south on MD Route 197;

20% of the trips were headed north on MD Route 197; and,

10% of the trips were headed east on U.S. Route 50.

20% of the trips at the Northview Drive/Health Center Drive intersection were assigned southbound on Northview Drive,

The traffic study also performed a Capacity Analysis of the following five (5) intersections:

MD Route 197/U.S. Route 50 Westbound Ramps
MD Route 197/U.S. Route 50 Eastbound Ramps
MD Route 197/Northview Drive
Northview Drive/Excelsior Drive
Northview Drive/Evergreen Parkway

The Capacity Analysis showed that, in the AM Peak Hour, the worst Level of Service (LOS)/Total Traffic (which includes Existing Traffic, Background Traffic and Site Traffic) would be LOS "C" at the MD Route 197/Northview Drive intersection. During the PM Peak Hour, the same intersection would also experience the worst LOS/Total Traffic, with LOS "D". Both Levels of Service are acceptable under the County's adopted criteria for subdivision approval for sites in the Developing Tier.

The traffic study concluded that "the proposed Dimension Health Care Site would not have an adverse effect on the nearby road system ..."

This criterion is satisfied.

B. Stormwater Management Concept Plan (Attachment 5)

A Stormwater Management (SWM) Concept Plan has been submitted and reviewed. This plan proposes to handle stormwater management via several underground SWM facilities for both water quantity and quality. All SWM facilities and structures are proposed on the property to be developed (proposed Lot 1) on the north side of Health Center Drive; no development or SWM features are proposed on the south side of Health Center Drive (proposed Lot 2). According to the City's engineering consultant, the SWM Concept Plan is approvable.

COMMENT: Upon approval of the Stormwater Management Plan, this criterion will be met.

C. Woodland Conservation and Tree Preservation (Attachments 6A and 6B)

A Type I Tree Conservation Plan (TCP-I) has been submitted for review as part of the proposed subdivision application.

COMMENT: According to the Woodland Conservation worksheet provided by the applicant's consultant, 7.45 acres of the site are wooded. Approximately 2.47 acres of the site will be retained as woodlands (forest/woodlands preservation), and an additional 1.40 acres will be reforested/afforested. Under the County's Woodland Conservation policy and formula, 4.79 acres of woodland conservation are required to be provided as a result of developing the subject property. There is a 0.92-acre shortfall in acreage of woodlands required to be provided and what the applicant is proposing on-site. The applicant is proposing to mitigate this difference by paying a \$12,022.56 fee-in-lieu. It is an established City policy for developments in this situation to either purchase existing woodlands for preservation on a City-owned property that is located within the same sub-

watershed as the subject property, or to meet the outstanding tree mitigation requirement by planting trees on a City-owned property. Therefore, it is recommended that the applicant include the property identified on the Subdivision Plan as "Parcel One" (Liber 12370, Folio 134), located on the south side of Health Center Drive, east of proposed Lot 2, in satisfying tree mitigation requirements. (The owner of this parcel is incorrectly identified on the plan as "M-NCPPC".) Should the applicant still have a shortfall in meeting the tree mitigation requirement, he should consider contacting the State of Maryland, which owns property immediately abutting proposed Lot 2 on the south side of Health Center Drive (Liber 7025, Folio 523), for the purpose of potentially using this property for tree mitigation needs. We are unaware of any plans the State may have for this property and, furthermore, four (4) specimen trees are located on the property owned by the State. Placing the City-owned and State-owned properties in tree preservation status will ensure the protection of these specimen trees. If the City does not agree to sell the acreage it owns to the developer, the applicant's tree mitigation requirement will increase.

It should be noted that all of proposed Lot 2 will be used for tree preservation and afforestation; no development is proposed on Lot 2.

Upon approval of the TCP-I, which should be amended to include use of either Parcel One (City-owned property), or inclusion of the State-owned property, this criterion will be met.

D. Conformance with Other Subdivision Regulations and Zoning Ordinance

COMMENT: The subject 14.30-acre site owned by the applicant is zoned R-18 (Multifamily Medium Density Residential), where the multi-family residential development is permitted by right under the County Zoning Ordinance. A purpose of the R-18 zone is that development be located in the immediate vicinity of moderate sized commercial centers, which this site is.

The subject property is located in a Residential High Density land use area, as identified on the Land Use Map, adopted as part of the 2006 Area Master Plan. While there are no density requirements per se, the Zoning Ordinance sets forth the following development criteria that have impacts on the density of the project:

Bedroom Percentages:

maximum 2 bedroom dwelling units = 40%/building
maximum 3 bedroom dwelling units = 10%/building

Lot Coverage:

30% maximum of net lot area
60% minimum of net lot area devoted green area (multi-family buildings \geq 4 stories in height)

70% minimum of net lot area devoted to green area (multi-family buildings \leq 4 stories in height)

Rear Yard Building Setback:

30 feet minimum (on sites where the net lot area is \geq five (5) acres), the rear yard building setback increases by one (1) foot/ every one (1) foot the building height exceeds 36 feet.

These criteria should be applied and followed during the design of the Detailed Site Plan.

The 2006 Bowie and Vicinity Master Plan established design guidelines for a multi-family residential project on this site, which include:

Site Design:

- **A minimum of 75% of the required parking shall be within garages; and,**
- **Pedestrian and area safety shall be enhanced by encouraging a strong visual connection between the interiors of the building(s) and the sidewalk, private oversight for public space, and the provision of uniform level of pedestrian-oriented lighting.**

Building Design:

- **High-quality materials that are durable and attractive should be used on the facades of all proposed buildings.**
- **Upscale and luxurious apartments with elevators should be provided.**

While the illustrative site plan (Attachment 2) shows that the type of project envisioned is intended to meet these standards, these design guidelines should be incorporated into the Detailed Site Plan component of this project.

E. Wildlife Guidelines

COMMENT: The site is located on the periphery of the Bowie Town Center Regional Center, as established by the 2006 Master Plan. Although this site has some environmental features, such as wooded areas, wetlands, stream corridor and portions of the Primary Management Area (PMA), it is surrounded by development on all sides. According to notes on the Natural Resources Inventory Plan:

“The subject property is not within or adjacent to a rare, threatened or endangered species evaluation area according to the Maryland Department of Natural Resource Natural Heritage Program publication titled “Ecologically Significant Areas in

Anne Arundel and Prince George's Counties" dated December 1997." Further,

"In a letter dated May 9, 2006 the Maryland Historical Trust has determined that there are no historical properties affecting this undertaking."

Nevertheless, it is recommended that the site be cleared from east to west to provide an opportunity for any wildlife that may exist on the property to relocate to those areas that will remain undisturbed and that orange plastic mesh fencing be installed along the site frontages of Northview Drive, Health Center Drive and along the northern portion of the site abutting the MD Route 197 right-of-way to prevent wildlife from crossing those roadways.

V. Recommendation

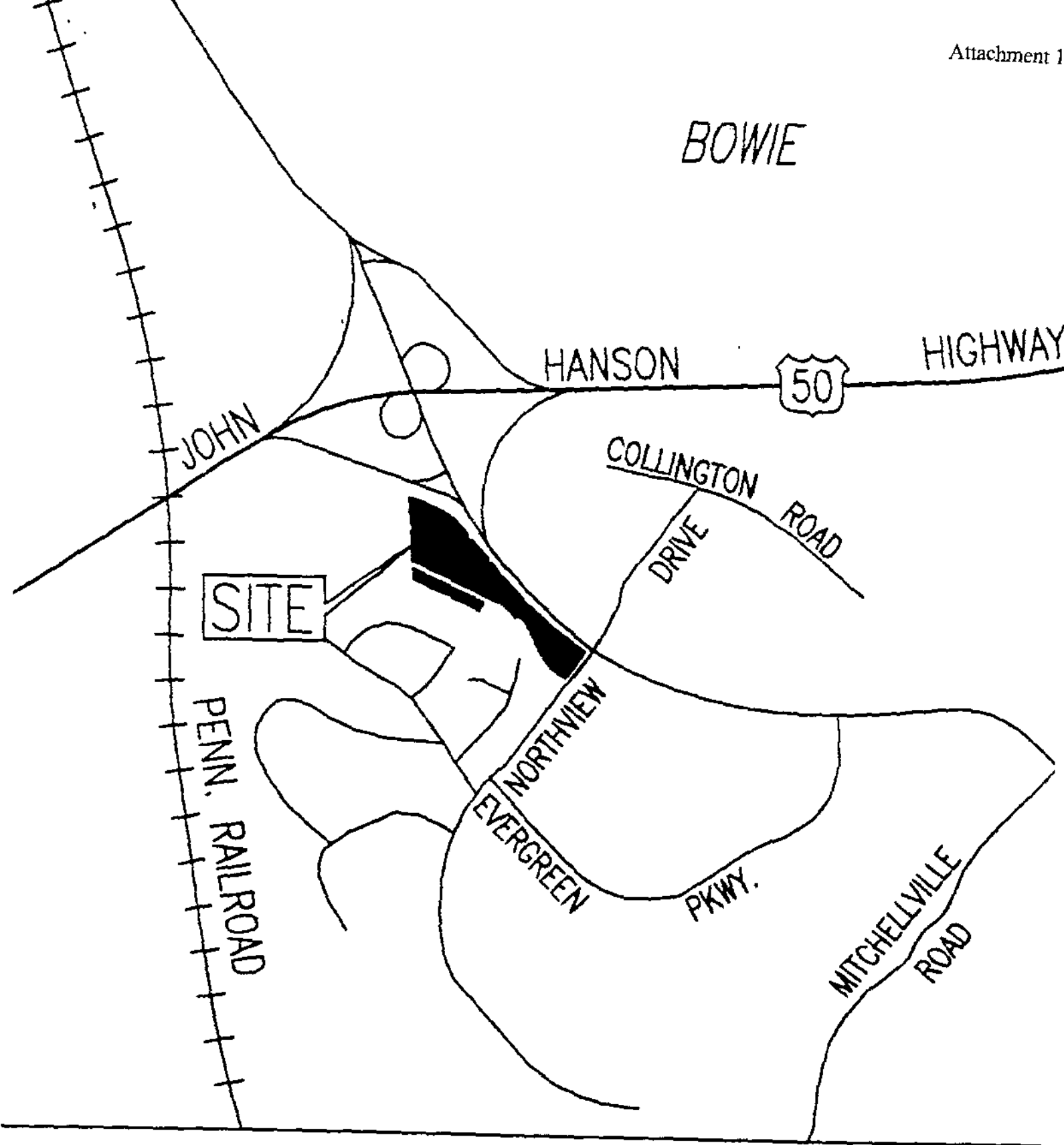
The development proposal meets the Adequate Public Facilities test and complies with the criteria for approval of a Preliminary Subdivision Plan. It is recommended that **Preliminary Plan of Subdivision #4-07028** be **APPROVED** with the following conditions, which are intended to enhance the quality of the subdivision and general area:

1. Including Parcel One (City-owned) to fulfill the existing 0.92-acre gap in tree mitigation requirements, and, if necessary, pursuing, with the State of Maryland, the acquisition their property (Liber 7025, Folio 523) that abuts the subject property for tree mitigation purposes.
2. A Detailed Site Plan shall be submitted to the City adhering to the following requirements and design guidelines established in the County Zoning Ordinance and 2006 Bowie and Vicinity Master Plan:
 - A. The development shall be designed and constructed in accordance with the bedroom percentages and lot coverage and building setback requirements set forth in the County Zoning Ordinance for the R-18 zone.
 - B. *Site Design.*
 - (i) A minimum of 75% of the required parking shall be provided in garages.
 - (ii) Pedestrian and area safety shall be enhanced by encouraging a strong visual connection between the interiors of the building(s) and the sidewalk, private oversight for public space, and the provision of uniform level of pedestrian-oriented lighting.
 - C. *Building Design.*
 - (i) High-quality materials that are curable and attractive should be used on the facades of all proposed buildings.

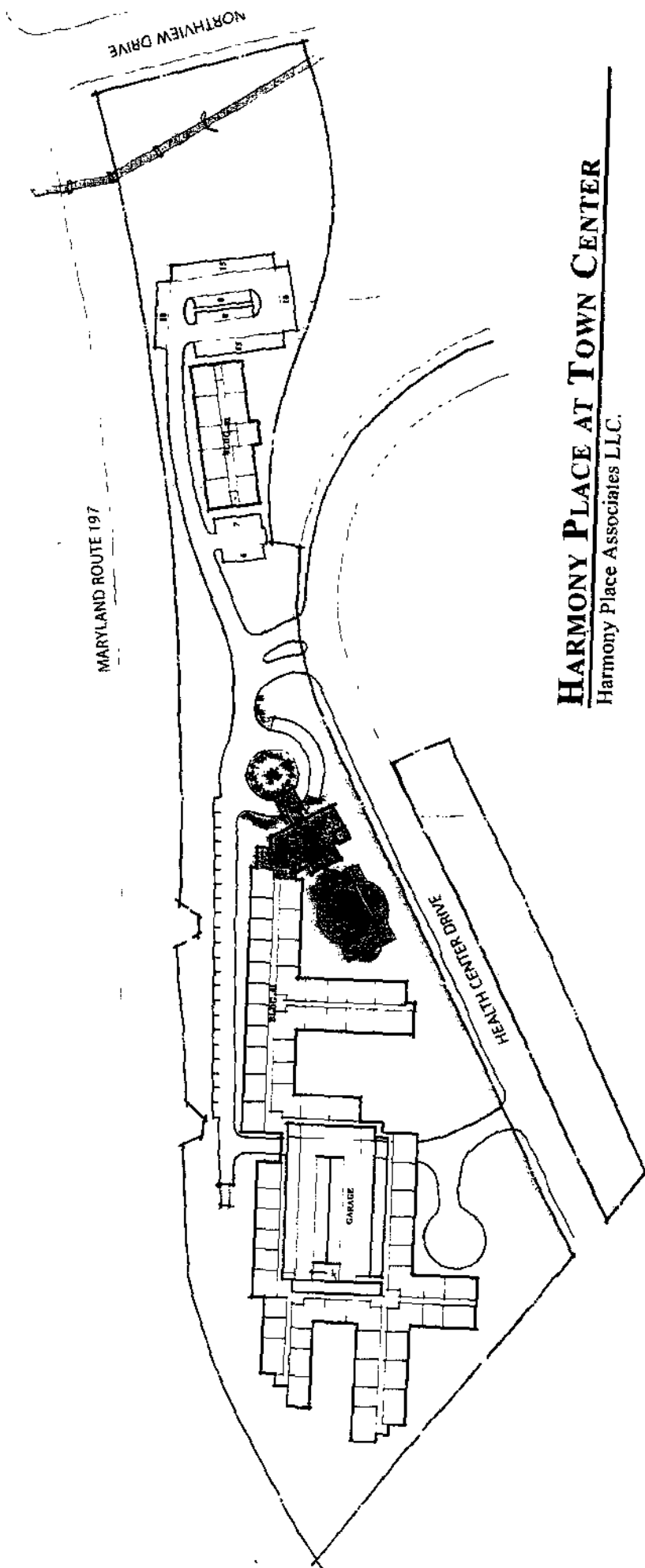
- (ii) Upscale and luxurious apartments with elevators should be provided.
- 3. The site shall be cleared from east to west to provide an opportunity for any wildlife that may exist on the property to relocate to those areas that will remain undisturbed. Orange plastic mesh fencing shall be installed along the site frontages of Northview Drive, Health Center Drive and along the northern portion of the site abutting the MD Route 197 right-of-way to prevent wildlife from crossing those roadways.

It is further recommended that a letter be sent to Prince George's County that the current inadequate school capacity in Elementary School Cluster #2, Middle School Cluster #3 and High School Cluster #3 be resolved.

BOWIE



VICINITY MAP



HARMONY PLACE AT TOWN CENTER
 Harmony Place Associates LLC.

Site Plan



Meeks - Perinza



04.27.07

PROJECT DATA
 287 Total Units



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: Bowie City Council

FROM: David J. Deutsch
City Manager *[Signature]*

SUBJECT: Stakeholders Meeting
Questar Properties Development
Health Center Drive

DATE: March 8, 2007

On Tuesday, March 6, 2007, a Stakeholders Meeting was held regarding the above referenced project. The developer, Questar Properties, intends to construct a rental apartment/townhouse community, to be known as Harmony Place at Town Center Apartments, on property on the north and sides of Health Center Drive, formerly owned by Dimensions. (Construction is proposed only on the north side of Health Center Drive.) Attendees included: Councilman Todd Turner; Steve Gorn and John Colvin of Questar Properties, the developer; Jeff Rosen and Jeff Hettleman from the Shelter Group, purchasers of the property from Dimensions; Andre Gingles, the developer's attorney; Pete Mellits, the developer's civil engineer; representatives of the local press; approximately 30 area residents; and City planning staff.

After brief opening comments by staff, describing the purpose and forum of the Stakeholders Meeting process, the presentation was turned over to Mr. Andre Gingles. Mr. Gingles stated that the property was formerly owned by Dimensions, who would not permit a competing use developed on the subject property. The site was rezoned during the Master Plan process from C-O (Commercial Office) to R-18 (Multifamily Medium Density Residential). The developer proposes to submit applications for a Preliminary Subdivision Plan and a Detailed Site Plan. Mr. Gingles introduced Mr. Steve Gorn, with Questar Properties.

Mr. Gorn provided a brief history of his company, noting that Questar has been a family-owned developer for 75 years and has developed properties throughout Maryland. Mr. Gorn then focused on the subject project, noting that between 256 and 268 units are proposed; approximately 225 units are envisioned in a mid-rise building constructed around a parking garage; the additional units are proposed as 3-story townhouses with first floor garages. The applicant is investigating the design of the mid-rise building to be a green/LEED certified structure. A clubhouse, between 7,500 sq. ft. and 8,000 sq. ft. is included in the project, which will house a business conference center, mini theater, cyber café and library. An outdoor pool is proposed adjacent to the clubhouse. Mr. Gorn noted that the development is a high-end lifestyle oriented community, where services for its residents will be provided that are similar to those found in a hotel. Two (2) vehicular accesses are proposed to the project, both off Health Center Drive. Mr. Gorn then addressed questions from the attendees.

Residents' Questions

What is the topography of the site? Mr. Gorn and Mr. Mellits both responded that the preparation of the topographic plan has just started.

Will the land south of Health Center Drive, adjacent to the existing residences in the Northview section, be developed as part of this project? Mr. Gorn said that, while that land is part of the property that was purchased, it is not being developed, given the existing environmental conditions found on that site. The existing stub street in the Northview section, which dead ends at that property line, will not be extended to Health Center Drive.

What will be the drainage impacts to Northview Drive as a result of filling in areas on the portion of the site to be developed? Mr. Gorn and Mr. Mellits noted that the site will be designed so that run-off will stay on the north side of Health Center Drive and not impact the land on the south side of Health Center Drive. Two (2) stormwater management ponds are proposed on the project site to address site drainage.

What is the target market of the project? Mr. Gorn indicated that the product would target a diverse market, with a focus on folks who want one-level living. Those in the 55+-year-old age group fall within that category.

What are the sizes of the units, number of bedrooms and unit prices? Mr. Gorn said that the one-bedroom units would be between 800 sq. ft. and 1,000 sq. ft.; the two-bedroom units will be between 1,050 sq. ft. and 1,400 sq. ft., and the three-bedroom units will be between 1,350 sq. ft. and 1,600 sq. ft. The unit mix of the project (one-bedroom vs. two-bedroom vs. three-bedroom units) has not been determined at this point. At this time, the project is envisioned to be a high-end rental development, and rents have not yet been finalized.

Will this be a gated community? Mr. Gorn indicated that gates would exist at each vehicular access point to the site.

What will be the traffic situation on Health Center Drive resulting from the development? Mr. Gorn and Mr. Gingles both replied that a traffic study is required to be provided in conjunction with the submission of the Preliminary Subdivision Plan. The study, which has not been completed at this point, will be provided to the City for review.

What will be the impact of rental apartments on the property values of the nearby single-family residences? Mr. Gingles noted that while this topic could be debated, the quality, upkeep and stability of the rental development may have an impact on property values. This will be a high-end project that will be properly maintained and where leases will be for at least one (1) year, to reduce resident turnover.

No playground is proposed. Is the developer not catering to children? Mr. Gingles responded that during review of the application, it is possible that a fee-in-lieu of recreational facilities may be required that will address this topic.

Will future residents of this development be made aware that a health center exists in the area and that ambulances and helicopters are not uncommon? Mr. Gingles noted that the applicant will comply with the State law of notice in this regard.

When is construction envisioned to begin; what is the construction time frame; how will construction be phased? Mr. Gorn replied that construction is envisioned to begin in the spring or summer of 2008 and would last approximately two (2) years. The parking garage would be the first structure completed, followed by the mid-rise residential building and, finally, the townhouses.

How will security be handled? Mr. Gorn noted that the project will be a gated community. Monitors will be provided around the building and within the parking garage. Residents would use security cards to access to their dwelling units.

Will trees be preserved on the site? Mr. Gorn indicated that they intend to preserve trees to the extent possible.

What is the land development review process? Mr. Gingles stated that the applicant will be sending out letters within the next few weeks indicating the intent to file a Preliminary Subdivision Plan. Subdivision review takes approximately 70 to 140 days. A Detailed Site Plan will then be submitted. The applicant, however, may decide to file both applications together and have the reviews run concurrently. The review process may take between six (6) and eight (8) months.

Who will manage the project? Mr. Gorn replied that Questar Properties has its own management firm that manages projects.

At the conclusion of the question/answer session, staff stated that no City public hearing dates have been set for this project. However, when those dates are established, the residents would receive another letter from the City informing them of the hearings.

Attachment

