

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: *Status Report*

DATE: February 3, 2022

Status Report

1. Cancellation of Bowie Green Expo and Earth Day Concert

Every year the City partners with the Lions Club to host the Bowie Green Expo on the second Saturday of April. This year, the Lions have decided to cancel the event due to prolonged complications from COVID-19 which may lead to low turnout from both vendors and residents. They hope to be back in 2023. The Earth Day Concert which is run by Green Team Chair Michelle Balfe will likewise be postponed until 2023 when, hopefully, there is much less of a risk of COVI.

2. Mill Branch Crossing Stakeholders Meeting

The City conducted a Stakeholders Meeting Tuesday evening for the residential portion of the mixed-use development at Mill Branch Crossing. See attached memo for details. The City Council public hearing is scheduled for Tuesday, February 22nd.

ADL: lfr
Attachment



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: Alfred D. Lott, ICMA-CM, CPM
City Manager

FROM: Joseph M. Meinert, AICP
Director of Planning and Community Development

SUBJECT: Council Status Report
Detailed Site Plan #DSP-20003
Mill Branch Crossing Residential

DATE: February 2, 2022

On Tuesday, February 1st, Planning staff conducted a Stakeholders Meeting for the residential portion of the mixed-use development at Mill Branch Crossing. The applications under review include a Detailed Site Plan and a Departure from Design Standards (DDS) for the purpose of constructing 408 multi-family apartment units and 190 townhouse dwelling units on approximately 71 acres of land located in the northeast quadrant of US 301 and Mill Branch Road. The site is zoned C-S-C (Commercial Shopping Center) and has an approved Preliminary Plan of subdivision. A total of four stakeholders attended the meeting.

The applicant, Green Branch, LLC, made a brief presentation and provided answers to the following questions:

- How will the Mill Branch Road improvements and roundabout be constructed? **RESPONSE:** The roads will be designed to meet the County's standards. Mill Branch Road will be widened to a total of four lanes between US 301 and the project entrance. Two lanes will continue through the Mill Branch Road roundabout at proposed Ridgely Boulevard (the project entrance), with one lane exiting south to Mill Branch Road and the other lane passing around the circle of the roundabout. The remainder of Mill Branch Road will remain the same; it is designated a County Scenic Road.
- How will existing aquifers be protected by the development? **RESPONSE:** The project will be built with public water and sewer; there are no wells proposed, thus there will be no aquifer impact. Also, under the approved Stormwater Management Concept Plan, runoff is not allowed to flow off the property unaddressed. The Concept Plan approval requires bioretention swales to clean the runoff before it enters the stormwater management pond.
- What type of landscape buffers are proposed? **RESPONSE:** A 50-foot-wide landscaped buffer will be provided along the entire length of Ridgely Boulevard, where larger type tree plantings will be used. A 50-foot setback will be provided adjacent to the stormwater management pond, and conservation areas will be preserved along the Green Branch tributary. Although a Landscape Manual bufferyard is not required, landscape buffering will be provided along the eastern perimeter of the townhouse section, which adjoins the

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafo

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proposed Green Branch Park. A bufferyard will be provided between the multi-family and townhouse sections.

- Will walkways and trails be provided along Mill Branch Road? **RESPONSE:** There will be a **10-foot-wide trail, separated from the roadway, along the length of Ridgely Boulevard, which will continue along the north side of Mill Branch Road to US 301, where a pedestrian crossing and switch-back ramp will be provided at the signalized intersection. A five-foot wide bicycle lane will be provided on both sides of Mill Branch Road, between Ridgely Boulevard and US 301.**
- What are the next steps in the review process? **RESPONSE:** The Detailed Site Plan will go through City hearings, then a County Planning Board hearing (currently scheduled for March 24th), after which the plan will be certified. The submission of a record plat will follow, so that individual lots can be recorded for sale. Grading is expected to start by Fall 2022. It is not possible to say when the Detailed Site Plans for the commercial area will be reviewed, since they will be submitted case-by-case.
- What is the timetable for construction; when will the residential construction start and be completed? **RESPONSE:** The current estimate for ground-breaking for the townhouse section is in the October-December, 2022 timeframe. The project will take 3-4 years to complete. The multi-family apartment section will likely start later. A Summer 2023 start is estimated.
- Will the road infrastructure be in completed before the residential units are constructed? **RESPONSE:** Condition #19 of the Preliminary Plan of subdivision established that permits for the infrastructure must be in hand before any permits for residential development may be issued. However, construction of the road improvements and the residential units will proceed concurrently.

The City's public hearings are scheduled for Tuesday, February 8th at the Bowie Advisory Planning Board and Tuesday, February 22nd at the City Council.