

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott
City Manager

SUBJECT: *Status Report*

DATE: March 30, 2017

Status Report

1. Amber Ridge CSP Planning Board Results – March 23rd

On March 23rd, the Prince George's County Planning Board conducted a public hearing on Conceptual Site Plan #CSP-16007 for the Amber Ridge project. The subject property contains 19.03 acres, and is located on the western side of U.S. Route 301 southbound, approximately 500 feet north of the Pointer Ridge Drive intersection. The site is zoned M-X-T (Mixed Use – Transportation Oriented). The applicant, RWSC, LLC, is proposing to construct a mixed use project consisting of 150-200 attached residential dwelling units and approximately 20,000 sq. ft. of retail/commercial space on the site. The City Council conducted a public hearing on this case on March 6th and recommended approval with conditions. At the County Planning Board hearing, two Bowie residents, Mr. Russ Ideo and Ms. Ruth Ann Snyder, expressed their concerns to the Board. Mr. Ideo expressed his dissatisfaction with the traffic study that had been done previously, and stated his concerns regarding: the safety of residents (from a traffic perspective); excessive delay time of side street traffic turning onto Pointer Ridge Drive; and, the need for a median break in U.S. Route 301 and a half signal at the site's main entrance on U.S. Route 301 southbound. Ms. Snyder noted her concerns related to: the extensive presence of Marlboro Clay on the site; and, water runoff from the subject site onto her property and the properties of her neighbors.

At the conclusion of the public hearing, the Board voted unanimously to approve #CSP-16007 with conditions. Commissioner Doerner moved for approval. His motion, seconded by Commissioner Geraldo, passed 3-0. (Commissioners Bailey and Washington were absent)

2. Baltimore-Washington Super Conducting MAGLEV Project (SCMAGLEV) Update

The various transportation entities involved in the initial planning of a possible superconducting magnetic levitation transportation system for this region will hold a public information session on April 5, 2017 here in Bowie. They have a website with additional information: <http://baltimorewashingtongsmaglevproject.com/index.php>. Staff will attend and provide a subsequent report.

This is an extract from the invitation postcard mailed to many households:

You are invited to attend the second round of Open Houses for the SCMAGLEV project.

April 5, 2017 (5:30 pm - 7:30 pm)

Bowie Community Center
3209 Stonybrook Drive

Because it is an open-house format, not a formal presentation, you may join us at any time between the hours listed.

At the Open House you can review and comment on the:

- Results of the first round of the Open Houses
- Draft Purpose and Need statement
- Preliminary alternatives under consideration
- Methodology for screening preliminary alternatives
- Engineering, community and environmental issues

Here is a link to the invitation postcard the organizers mailed:

http://baltimorewashingtontcmaglevproject.com/images/document_library/public_meeting_materials/MAGLEV_Open_House_Postcard_2017-3-21_Online.pdf

Here is a link to the information the organizers disseminated at their December 2016 meetings: <http://baltimorewashingtontcmaglevproject.com/index.php/project-documents/public-meeting-materials>

3. Mill Branch Crossing Reconsideration Hearing

The Prince George's County Planning Board approved a request for reconsideration of Preliminary Plan #4-08052 for Mill Branch Crossing in December 2016. At today's reconsideration hearing, the Planning Board reviewed several minor modifications to approval conditions attached to the Preliminary Plan of subdivision. One of the conditions affects the timing of when the subdivision can be recorded. Normally, the Detailed Site Plan must be approved prior to recordation of the subdivision. In this case, the developer requested the ability to record the plat ahead of Detailed Site Plan approval, before the Preliminary Plan approval expires at the end of 2017. The other conditions that were proposed for amendment relate to the exact amount of dedication of right-of-way along US 301 and providing some flexibility for the type of stream restoration improvements which were required. Attorney David Lynch, representing the adjacent property owners, the Terry family, opposed the revised conditions. The Terry's, along with other residents of the area, have also challenged the District Council's approval of a Special Exception for a new Walmart store at Mill Branch Crossing, and that case is currently pending before the Court of Special Appeals. At the conclusion of today's hearing, the Planning Board voted unanimously to approve the revisions to the Preliminary Plan conditions. Commissioner Washington moved approval, Commissioner

Geraldo seconded the motion. Because of the existence of the City's annexation agreement, which pledges support for the Mill Branch Crossing development plan, City staff did not participate in the hearing.

ADL/adf