

## MEMORANDUM

TO: City Council

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

SUBJECT: ***Status Report*** DATE: April 8, 2021

### ***Status Report***

1. Adopt-A-Road Program Launch

The City of Bowie Adopt-A-Road Program, made possible through a Keep Maryland Beautiful grant program, has opened. Businesses or civic groups may inquire with the Sustainability Planner if they would like to adopt one of the 16 streets in the City's program. We hope this will help enhance community engagement in our ongoing mission to eradicate the City of trash and to educate residents on the life cycle of trash, recycling, and stormwater runoff. Due to COVID-19 we are not having people gather for cleanups at this time, but interested parties will be put on a waiting list for when the restrictions are fully lifted. This program is a collaboration between Planning & Community Development and Public Works. Program outline can be found here:

<https://www.cityofbowie.org/2545/Adopt-A-Road> .

For further questions contact [adiaz@cityofbowie.org](mailto:adiaz@cityofbowie.org)

2. Capital Area Solar Co-Op

The City is one of many jurisdictions in MD, DC, and VA helping to promote the first ever Capital Area Solar Co-Op. A co-op gives interested residents an opportunity to obtain bulk (reduced) pricing for the installation of solar panels. The Co-Op is hosted by Solar United Neighbors, who provide a platform for residents to mobilize and host the RFP's for installation companies. The City will be hosting an information session on Zoom on April 22 at 6:30 pm for Solar United Neighbors to explain the process. The co-op runs from April 1- August 31, 2021. Information session registration:

[https://cityofbowiemd-gov.zoom.us/webinar/register/WN\\_jm-F160NRbWnaiNSRXIdig](https://cityofbowiemd-gov.zoom.us/webinar/register/WN_jm-F160NRbWnaiNSRXIdig)

See the Co-Op landing page for more information:

<https://www.solarunitedneighbors.org/capital-area-solar-co-op/>

Please direct any questions to Sustainability Planner Ashleigh Diaz at [adiaz@cityofbowie.org](mailto:adiaz@cityofbowie.org) .

3. South Lake Stakeholders Meeting

See the attached memo summarizing the Stakeholders Meeting held on Tuesday, April 6th regarding two Detailed Site Plan applications for the South Lake development.

ADL: lfr  
Attachment



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## MEMORANDUM

To: City Council

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

Subject: Stakeholders Meeting  
South Lake Mixed-Use Development  
U.S. Route 301 South  
Detailed Site Plan #DSP-19021 (Commercial/Retail)  
Detailed Site Plan #DSP-21002 (Multi-Family)

Date: April 8, 2021

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On April 6, 2021, a virtual Stakeholders Meeting regarding the above referenced South Lake Detailed Site Plans was held. More than 50 stakeholders attended the meeting, including several members of the developer's team.

Continuing with the development of the South Lake mixed-use community, South Lake Partners, LLC, the applicant, is proposing to construct a retail/commercial component and a multi-family component. The retail/commercial development (#DSP-19021) will consist of 902,064 sq. ft. of retail/commercial/office space, including: a grocery store; sports complex; gas station/convenience store; a 5-story office building; several retail/restaurant pad sites, and three hotels totaling 394 rooms on 59.83 acres. The residential component (#DSP-21002) will include: 325 multi-family dwelling units in five 4-story buildings; an 8,363 sq. ft. clubhouse; an in-ground swimming pool; and recreational amenities on 15.86 acres.

The South Lake development is located in the southwestern quadrant of the U.S. Route 301/MD Route 214 (Central Avenue) interchange, and is zoned E-I-A (Employment and Institutional Area), where the proposed uses are permitted by right under the Prince George's County Zoning Ordinance.

After brief opening comments by City staff, Mr. Matt Tedesco, an attorney for the applicant, introduced the developer's team in attendance at the virtual meeting. Mr. Tedesco then introduced Mr. Arthur Horne, another attorney for the applicant, who provided a brief description and history of the South Lake project, formerly known as "Karrington", which goes back to 2004. Mr. Horne noted that South Lake is a comprehensive, mixed-use development, comprised of several forms of residential dwellings, retail/commercial/office uses, open space, and passive and active recreation facilities. Mr. Horne indicated the location of the site, along southbound U.S. Route 301, south of the interchange with MD Route 214. The property is zoned E-I-A (Employment and Institutional Area), but is being developed under the applicable standards of the M-X-T zone (Mixed Use – Transportation Oriented).

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Mr. Horne then introduced Mr. Kevin Kennedy, with NAI Michael Company. Mr. Kennedy discussed the Liberty Sports Park, which is proposed along Prince George's Boulevard and will be located immediately south of and adjacent to South Lake, in the Collington Center Business Park. The main spine road through South Lake, Fairmont Drive, will connect with Prince George's Boulevard, which traverses through the Collington Center. The Sports Park, to be developed on land owned by Prince George's County, will be a multi-field outdoor sports complex consisting of 10 sports fields – half of which will be natural surface fields, and half will be fields with an artificial surface. The facility will be oriented towards hosting tournaments.

Upon concluding his remarks, Mr. Kennedy introduced Mr. Nat Ballard, with Rodgers Consulting, who provided a history of the approved and pending DSPs for South Lake. Using a PowerPoint presentation, Mr. Ballard noted that a previously-approved DSP (#DSP-19023), certified in October, 2020, included the residential single-family, townhouse and two-over-two condominium units. Detailed Site Plan #DSP-19021, for the commercial/retail component, has been accepted for review by M-NCPPC, and has a current Planning Board hearing date of June 10, 2021. Detailed Site Plan #DSP-21002, for the proposed multi-family dwellings, has been submitted to M-NCPPC but has not yet been accepted. Mr. Ballard's presentation included illustrations of building elevations representative of the potential building design in the commercial/retail area, as well as elevations of a proposed Sheetz gas station/convenience store. This would be the first Sheetz facility in Prince George's County. The presentation continued with a display of site amenities and furnishings, such as benches, planter boxes, bike racks, trash cans, and a gazebo at the trailhead, which is proposed on the east side of Fairmont Drive. Slides of the multi-family development, proposed by #DSP-21002, included rendered elevations of the five residential buildings, garage buildings and clubhouse. The PowerPoint presentation concluded with the display of approved and proposed project signage.

Upon the conclusion of the applicant's presentation, Mr. Joe Meinert, Director of Planning and Community Development, began reading questions submitted by stakeholders:

- Will U.S. Route 301 be widened? **(Response: Yes, three southbound through lanes will be provided from Old Central Avenue to Trade Zone Avenue.)**
- How many tournaments will the sports park host and will there be a track there? **(Response: The number of tournaments to be held was generated by a detailed study conducted several years ago. The construction of a stadium, in a future phase of the sports park, may include a track, but that is not known at this time.)**
- Is the South Lake name of the development set in stone? There could be potential confusion between this development and the South Lake at Lake Arbor. **(Response: This project is known as South Lake – Bowie, and is different from the Lake Arbor project.)**
- Will U.S. Route 301 northbound be widened? **(Response: A double-left turn at the northbound crossover at the Wawa will be provided. No northbound through lanes will be constructed.)**

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- How will bike paths be incorporated into the project? **(Response: A bike path will parallel Fairmont Drive, the main north-south spine road in South Lake. This trail was shifted to the east, away from the Collington Stream Valley, because there would have been too much environmental disturbance and the trail would have been subjected to flooding and the subsequent maintenance issues if it had remained near the stream. Additionally, there will be an extensive internal sidewalk system within South Lake.)**
- What is the building time line for the multi-family project? **(Response: Detailed Site Plan approval is anticipated by this summer. Building permits could be issued by the end of 2021. Construction will take approximately 18 months.)**
- What is the update of a grocery store coming to South Lake? **(Response: A grocery store at South Lake is a number one priority. Advanced talks continue with a grocery chain.)**
- How have been school impacts been addressed? **(Response: School impacts were addressed during the Adequate Public Facilities (APF) test conducted during the review of the project's Preliminary Plan of Subdivision. The current Schools Impact Fee, collected by the County at the time of issuance of a building permit, is approximately \$17,000-/unit. In addition to that, several years ago the developer contributed \$250,000- to the County to increase classroom capacity. As has been mentioned in previous meetings, there will be no school within South Lake.)**
- Will LED lighting and native plants be included in this project? **(Response: Yes, plants will be native and/or non-invasive, and LED lighting will be included, even along the main bike trail.)**
- What is the total number of dwelling units in South Lake? **(Response: Under #DSP-19023, certified in October, 2020, 1,035 dwelling units were approved, including single-family detached, townhouse and two-over-two condominium dwellings. The first phase of the single-family units to be constructed will be the ones in the southern area of the project, near the Liberty Sports Park. Townhouses will range from widths of 20 ft. to 24 ft., with both rear-entry and front-entry units being offered. Townhouse builders include NVR, Ryan and Mid-Atlantic. Construction should begin on those in spring 2022. Detailed Site Plan #DSP-21002 for the multi-family dwellings is under review at this time. The website for the latest project updates is: [www.southlakebowie.com](http://www.southlakebowie.com).)**
- Will southbound U.S. Route 301 be widened north of MD Route 214? **(Response: Other approved developments, such as Amber Ridge, are responsible for improvements to southbound U.S. Route 301 north of MD Route 214.)**

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- Will this South Lake development resemble the Woodmore Town Center? **(Response: It will be similar to Woodmore Town Center in that both are mixed-use projects with retail, restaurant, hotel, and office uses. However, South Lake will have a different look and identity, and the retail uses will be closer to the main transportation artery (U.S. Route 301.)**
- Will there be another vehicular access, via Leeland Road, to eventually connect to South Lake? **(Response: Intersection improvements along MD Route 214 (Central Avenue), Church Road and Old Central Avenue will take place. Prince George's Boulevard, in the Collington Center, will be connected to the main spine road, Fairmont Drive, in South Lake.)**

At the conclusion of the applicant's presentation and the question-and-answer session, staff reminded those in attendance of the times and dates of the two City public hearings (Bowie Advisory Planning Board, Tuesday, April, 27<sup>th</sup> at 7:00 PM; Bowie City Council, Monday, May 3<sup>rd</sup> at 8:00 PM) for the multi-family development (#DSP-21002). City hearing dates for #DSP-19021, for the retail/commercial development, should be set within the next week or so.