

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: *Status Report*

DATE: March 10, 2016

1. Economic Development Committee (EDC)

The EDC held their regular meeting Wednesday. The strategic vision and plan topic was "Schools and Education". Guest experts attending were Regina Spruill, Chair of the City's Education Committee, and Annette Esterheld, the Education Committee's staff liaison. Councilmember Marcos also attended. Schools and Education remains an important topic. The EDC will schedule a meeting with the Education Committee during the next fiscal year.

2. Oldest Bowie Businesses

With this being our City's Centennial Year, staff has started to identify the oldest businesses in Bowie that are still operating today. Additions or corrections can be sent to jhking@cityofbowie.org.

The list so far:

Oldest Bowie Businesses

*Not in the City limits but closely identified with Bowie

Before 1930

NONE YET CONFIRMED

1930's

US Post Office in Old Town Bowie – maybe back to 1920's? (As this is a government "office", we may ultimately determine that it isn't a "business" for the purposes of this list.)

1940's

*Melvin Motors – 1946
*Freeway Airport – 1947

Ray's Towing Service – 1948

*Duley's Service – 1948

1950-1958

T&T Liquor – 1950

*Rip's – 1952

Bowie Golf & Country Club – 1956/1957

1959 – 1970 (early Levitt era)

Comfort Inn (started as Holiday Inn) – 1961

The Belair Cooperative Nursery School – 1962

*Tom Thumb Day Nursery – 1964

*McNamara's Barn – 1965

Giant (Free State) – 1965

*Bowie Florist – 1966

Bowie Transmission Service – 1968

7-Eleven at Hilltop Plaza – 1968

All Seasons Rental Center – 1969

3. Bowie Marketplace Residential Project Stakeholders Meeting

The attached memorandum summarizes the Stakeholders Meeting for the Berman residential proposal at Bowie Marketplace, which was held on Tuesday evening.

Mr. Brian Berman has agreed to attend a second, City-sponsored Stakeholders Meeting in order to provide responses to the many questions and issues raised by Stakeholders. Staff will notify Council once a date has been set for the next meeting.

Attachment



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: David J. Deutsch *JDF*
City Manager

SUBJECT: Stakeholders Meeting
Residential Development at The Marketplace

DATE: March 10, 2016

A Stakeholders Meeting was held on Tuesday, March 8th to review the proposed multifamily residential component envisioned in the southern portion of The Marketplace property. A 5-story/300 unit residential apartment building, including a parking structure, is being proposed on the southern five acres of the property. The entire 20 acre Marketplace site is zoned C-S-C (Commercial Shopping Center), where both the retail uses now under construction, and the proposed multifamily residential use, are permitted by right under the Zoning Ordinance. Attendees at the meeting included: approximately 50 area residents; Councilmembers Diane Polangin and James Marcos; several members of the developer's team; and City staff.

Staff made some brief introductory comments and informed those in attendance that no public City hearings have been scheduled for this project yet. If those present had received a notice about the Stakeholders Meeting, then they would receive a notice about future public hearings. Mr. Brian Berman, with Berman Enterprises, the developer/applicant, addressed the group and reviewed a PowerPoint presentation. Mr. Berman discussed the history of Berman Enterprises, and noted the dialogue his company had had with the City regarding development of the property. Mr. Berman explained how it had been the goal to attract a high-end grocery store to anchor the retail component of the site, and how the property had always been envisioned to develop as a mixed-use project, which included a residential element. The zoning for residential land use on the site was done via the text amendment process. An initial site concept included approximately 350 residential dwelling units. His company entered into a written agreement with the City which outlined the types and timing of development on the site. The initial conceptual site plan has been modified slightly, but multifamily dwellings were a key part of the agreement. The residential proposal is now for a 5-story/300-unit multifamily building that will be high quality and highly amenitized. A minimum of 20% of the units will be reserved for seniors. Groundbreaking for the residential building is planned for winter 2018/spring 2019. The residential development also must go through Preliminary Subdivision review and Detailed Site Plan review. During the subdivision review process, under County regulations, an Adequate Public Facilities (APF) test is applied to development, which includes an evaluation of impacts of the project on traffic, schools, water and sewer facilities, police, fire and emergency services, and stormwater management. Mr. Berman then opened the meeting up to questions.

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Henri Gardner

COUNCIL Michael P. Estéve ♦ Courtney D. Glass ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trouth **CITY MANAGER** David J. Deutsch
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

Stakeholders Meeting
Residential Development at The Marketplace

Questions from those in attendance included the following:

- **Where are the vehicles traveling along MD Route 450 going?** (RESPONSE: The traffic study for the project, which is in the early stages of preparation and being done in accordance with guidelines established by Prince George's County, will determine that. The study will look at background traffic, site-generated traffic, determine, by percentages, the directions traffic is traveling, and will perform AM and PM peak hour traffic counts. The study will make recommendations for improving traffic conditions, which could include resynchronizing traffic lights, lane restriping and possibly road widening.)
- **How many parking spaces are being provided for the multifamily building?** (RESPONSE: The residential development is being parked at 1.7 spaces/dwelling unit.)
- **How will impacting the existing residential community with vehicles from the development parking on area streets be avoided?** (RESPONSE: More than 1,100 parking spaces are provided for the retail development, resulting in that area being over-parked.)
- **What are the footprints of the commercial and residential uses?** (RESPONSE: The plan of the entire site has gone through an evolution and resulted in what is being constructed at this time, and what is being proposed. The southern (rear) portion of the previous Marketplace development was dead space, which was not good. The current conceptual site plan for the residential building proposes breaks, off-sets and varieties of articulation in the elevations, one parking structure (as opposed to two structures which were initially envisioned), and a landscaped buffer between the southern elevation of the building and the abutting single-family residential properties to the south. The area of each floor of the multifamily building is approximately 77,000 sq. ft. The bedroom mix for this structure is similar to that at the Harmony Place apartments: 133 one-bedroom units; 129 two-bedroom units; and, 38 three-bedroom units, for a total of 300 units. Amenities for the Marketplace residential building will be the same or better than those at Harmony Place.)
- **Who will manage the apartment building proposed at The Marketplace?** (RESPONSE: The Bozzuto Group will manage the building. Berman Enterprises is taking advice from Bozzuto on the types of amenities that should be provided in the proposed building.)
- **What will be the range of rents in this building?** (RESPONSE: Rents could range between \$1,500 and \$3,000 a month.)
- **Does Harris Teeter do gasoline sales?** (RESPONSE: Harris Teeter never did gasoline sales until they were purchased by Kroeger; Kroeger insisted on a gas station being on the site. Under the current contract, Harris Teeter has two years to provide a gas station on the property.)

Stakeholders Meeting
Residential Development at The Marketplace

- **Will the gas station have direct vehicular access to MD Route 450?** (RESPONSE: There will be no direct vehicular access from MD Route 450 to the gas station pad site.)
- **What will be the impact of the gas station on vehicular circulation within the site?** (RESPONSE: While that is not completely known at this time, the gas station pad site, the interior driveway aisles and rows of parking spaces have been designed to provide a smooth vehicular flow. The existing vehicular connection from The Marketplace property to the adjacent Shell gas station property will remain.)
- **What is the distance between the multifamily building on the site and the rear (southern) property line?** (RESPONSE: The distance is approximately 50 feet, including a 30-foot landscaped buffer.)
- **How is site traffic using local streets addressed?** (RESPONSE: The main vehicular access to the project is from MD Route 450, which leads directly to the rear of the property, where the residential building is proposed.)
- **How would the long queue of vehicles at the Superior Lane/Stonybrook Drive intersection be addressed?** (RESPONSE: The traffic study that is being prepared may recommend modifications/improvements to that intersection. However, there are a limited number of improvements that can be done to existing roads to better the traffic situation.)
- **How does this proposal impact the Bowie and Vicinity Master Plan?** (RESPONSE: The Master Plan identifies the entire site, as well as the other two shopping center properties along MD Route 450, recommends when they are redeveloped that they do so to include a mixed-use component. Within the past 15 years or so, the County has created areas for mixed-use developments, to move commercial and residential uses closer together. The owners of Hilltop Plaza are looking to develop a residential component on that site. The review process that the residential development proposed on the Marketplace site includes the review and approval of a Conceptual Site Plan, Preliminary Subdivision Plan, and Detailed Site Plan. The review of the Preliminary Plan will include the review of adequate public facilities, such as water and sewer facilities, traffic, stormwater management, schools and police, fire and emergency services. The County has imposed a School Facilities Surcharge, or an impact fee on new developments, that is paid to the County prior to the issuance of building permits. The purpose of this surcharge is to improve County school equipment and facilities. A Detailed Site Plan will include landscaping, lighting, signage, building architecture, and parking and loading.)
- **What was the agreement with the City?** (RESPONSE: The developer approached the City Council with a plan that included retail/commercial and a residential component for 350 dwelling units, which led to a written agreement

**Stakeholders Meeting
Residential Development at The Marketplace**

between the two parties. The City supported the concept of a residential land use being on the property, since the zoning to allow that was in place.)

- **Is it possible for the stakeholders to have an impact on the scale and scope of the proposed residential development on the site?** (RESPONSE: It is possible, but from the developer's perspective, a significant modification could be a deal-breaker.)
- **What will be the total resident population?** (RESPONSE: Approximately 500 residents.)
- **Where will the vehicles serviced by Chaney Automotive park?** (RESPONSE: Surface parking spaces are proposed in the vicinity of the auto service garage; some vehicles may be parked in the proposed parking garage. However, the commercial component of the project is over-parked.)
- **Are the impacts of the project on adjacent property values being analyzed?** (RESPONSE: This analysis is not required as part of the approval process. Some increase in assessed value may result from the new retail development on the site.)
- **Who will provide water and sewer services to the site?** (RESPONSE: Water and sewer services will be provided by the City, not WSSC; there is enough capacity in the City systems to accommodate the new development. The developer has installed new water and sewer lines that have been sized to handle the new demand.)

Throughout the meeting, stakeholders expressed their concern and opposition based on the amount of traffic, project density, height and setback of the proposed building, and school and neighborhood impacts.

At the conclusion of the question and answer session, the developer's team and City staff remained to continue a dialogue with interested residents.

No public hearing dates for the project have been set yet.