

## MEMORANDUM

TO: City Council

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

DATE: October 31, 2019

SUBJECT: *Status Report*

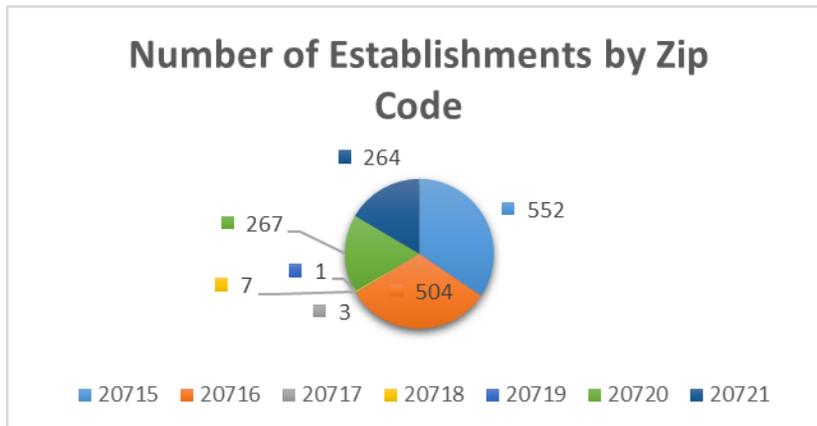
### *Status Report*

1. CB-17-2019 (Freeway Airport) Public Hearing

The County Council has scheduled the second public hearing for CB-17-2019 on Tuesday, November 19, 2019. Draft three (3) of the bill, which is intended to benefit the owners of Freeway Airport in redevelopment of their property, includes a new density limit of 4.5 dwelling units per acre and certain architectural regulations for townhouses. Staff will attend the hearing to reiterate the City's opposition to Council Member Davis' legislation.

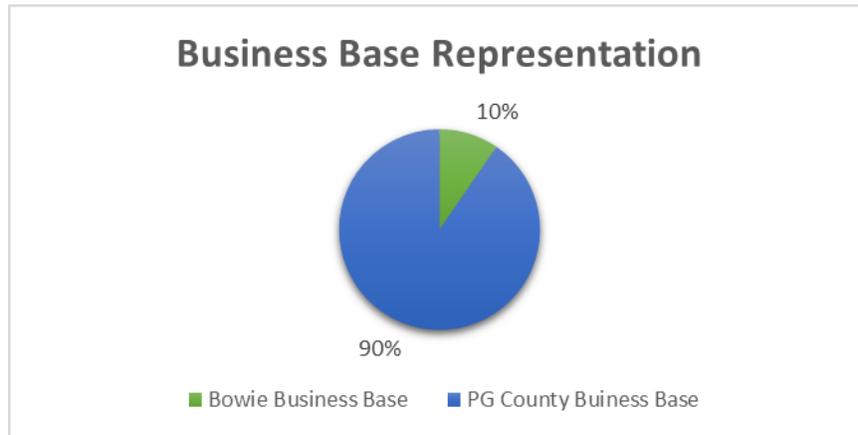
2. Bowie Business – 2019 Updated Analysis of Census Data

According to the Census Bureau's latest data (for the year 2016) there are 1,598 businesses employing a total of 23,694 people in the seven zip codes that comprise the Bowie area.



In Prince George's County there are 15,042 businesses 256,974 people.

Bowie’s business base represents 10.6% of the total Prince George’s County business base and 9.2% of the total employees in the county.



For those businesses employing 100 or more employees, the Bowie area’s 33 businesses make up 7.7% of the county businesses and 0.94% of the state of Maryland’s businesses with 100 or more employees.

Businesses are almost equally distributed north and south of US highway 50 – 51.6% are located north and 48.4% are south. Employment is not as equally distributed north and south of US highway 50 with 40.3% of Bowie’s total employment in the north and 59.7% in the south.

3. Economic Development Committee (EDC)

On Friday October 25 the EDC met and toured three mixed-use projects in Montgomery County Maryland. Those projects are: Crown Farm and Rio-Washingtonian in the City of Gaithersburg, and Park Potomac in an unincorporated area. During lunch they heard from John Schlichting, the Director of the City of Gaithersburg’s Department of Planning and Code Administration, about how the projects came to be and proceeded through the development process. The tour participants identified several thoughts and questions as important for future discussion:

- Old retail centers can remain relevant.
- Mixed-use is both a current and future trend for development in our region.
- Residential density is vital to attracting tenants and keeping a retail center healthy.
- Create a live – work – play environment.
- Density can also be elegant and trash free.
- High price units are not the singular offering and their real estate tax contribution helps to pay for many of those desired improvements and maintenance.
- There are set asides for affordable homes in most communities and should be part of the conversation for the city.
- Walkability helps make for an attractive project.
- What are the best practices that Bowie should learn about?
  - It is important to highlight the sustainable component which the developers have integrated, are integrating and will integrate into the developments

(good opportunity to include sustainable folks from the community to the table).

How does Bowie create a Crown Farm type project?

Where does Bowie see itself 5 years, 10 years, and 15 years in the future?

Voices of support are needed in discussions.

Need to have a 'grown up attitude' when considering mixed-use development and redevelopment.

Educate the residents and have counter arguments to a lot of hearsay and rumors.

EDC should consider getting a bigger bus and taking a larger group on the tour.

For their November 13 2019 meeting the EDC intends to tour Bowie's commercial areas to add further to their base for future discussions.

#### 4. Amber Ridge Stakeholders Meeting

On Wednesday, October 30<sup>th</sup>, a Stakeholders Meeting was held to review a Preliminary Plan of Subdivision for the entire 19-acre site, and a Detailed Site Plan for the residential portion, where 200 townhouses are proposed. The subject property is located on the west side of southbound U.S. Route 301, approximately 0.3 miles south of the Mitchellville Road intersection. The site is zoned M-X-T (Mixed Use – Transportation Oriented), where the proposed development is permitted by the Prince George's County Zoning Ordinance. The applicant, CBR Amber Ridge, LLC, is proposing to create two building lots for up to 20,000 sq. ft. of commercial/retail development, and 200 residential townhouse lots. A total of 16 residents attended the meeting.

The applicant's team displayed a PowerPoint presentation, noting that: three townhouse designs will be offered; a trail connection is proposed to the community center property; multiple existing vehicular site access points will be utilized; and, the developer is planning to provide a signalized median break at the site's main access on U.S. Route 301, subject to the approval of the State Highway Administration (SHA).

Questions by those in attendance included:

Have any new traffic estimates been prepared, and if so, what do they show?

What are the alternatives if the median break and signal are not approved by SHA?

Did the traffic study account for weekend and Holiday traffic?

Are improvements planned to be made to Pointer Ridge Place?

What is the amount of green space proposed on the site after its developed?

What public schools will be impacted by this project?

What is the price range of the townhouse units? Is the market able to support the unit prices envisioned?

How will stormwater be managed by the site development?

Are native plants proposed as part of the project?

What types of commercial development is foreseen on the two non-residential lots?

The Amber Ridge Preliminary Subdivision Plan and Detailed Site Plan are scheduled to be heard by the Bowie Advisory Planning Board on Tuesday, November 12<sup>th</sup> at 7:00 PM, and by the City Council on Monday, December 2<sup>nd</sup> at 8:00 PM.

ADL: lfr