



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

March 9, 2017

The Honorable Elizabeth M. Hewlett, Chairman  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
County Administration Building  
Upper Marlboro, Maryland 20772

RE: Conceptual Site Plan #CSP-16007  
Amber Ridge  
1600 NW Crain Highway (U.S. Route 301, Southbound)

Dear Chairman Hewlett:

On March 6, 2017, the Bowie City Council conducted a public hearing on the above referenced case. The subject site, which contains 19.03 acres, is located on the western side of U.S. Route 301 southbound. RWSC, LLC, the applicant, is proposing to construct 150-200 attached residential dwelling units and approximately 20,000 sq. ft. of commercial/retail space on the site. The subject property is zoned M-X-T (Mixed Use – Transportation Oriented).

During the public hearing, the City Council focused its attention on: traffic safety, vehicular ingress/egress to/from the property, and the installation of a traffic signal at the site's main access point along U.S. Route 301, including a median break opposite that access; buffering and the future installation of a fence along the residential properties abutting the subject site; and, the proposed commercial/retail uses competing with those existing at Pointer Ridge Shopping Center.

At the conclusion of the public hearing, the Council voted to recommend **APPROVAL** of **Conceptual Site Plan #CSP-16007** for the Amber Ridge mixed use development with the following conditions, which are intended to improve traffic safety, pedestrian connectivity, and on-site amenities and buffering:

1. To improve site ingress and egress, the applicant shall design and construct a median break to allow traffic exiting the site at the northern access point to go north on U.S. Route 301, and traffic heading north on U.S. Route 301 to enter the site, subject to the approval of the State Highway Administration. (See attachment.)
2. A harmonious blending of the uses and buildings within the development shall be achieved through architectural design and the utilization of similar and compatible high quality building materials and colors, subject to Detailed Site Plan approval.
3. The trail connection on the subject site, which leads to the adjacent community center property, shall be a hard surface facility with a minimum width of six feet, from the

MAYOR G. Frederick Robinson    MAYOR PRO TEM Henri Gardner

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Conceptual Site Plan #CSP-16007  
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street within the site it intersects to the northern property line of the site, subject to Detailed Site Plan approval.

4. The front loaded townhouse buildings shall be set back far enough from the sidewalk so it is not blocked or obstructed by a motor vehicle parked in the driveway.
5. A gazebo and one tot lot shall be provided on the property, subject to Detailed Site Plan approval.
6. Passive recreational features, such as benches, bike racks, trash cans and other types of street furniture shall be provided within the community, subject to Detailed Site Plan approval.
7. At the time of Preliminary Plan of Subdivision, the applicant's Bicycle and Pedestrian Impact Study ("BPIS"), unless otherwise exempt from the requirements of Section 24-124.01 of the Subdivision Ordinance, shall explore the possibility to provide sidewalk connections on the east side of Pointer Ridge Place, from the southern property line of the Old Line Bank building (Parcel E) to Pointer Ridge Drive, and on the western side of Pointer Ridge Place, from the site property line to meet the current sidewalk on the office condominium property, subject to the approval of the City of Bowie.
8. Adequate buffering and a board-on-board fence shall be installed along the existing single family residential properties that abut the development's property, subject to Detailed Site Plan approval.

The City appreciates the opportunity to review and comment on land development applications in the Bowie and Vicinity Planning Area.

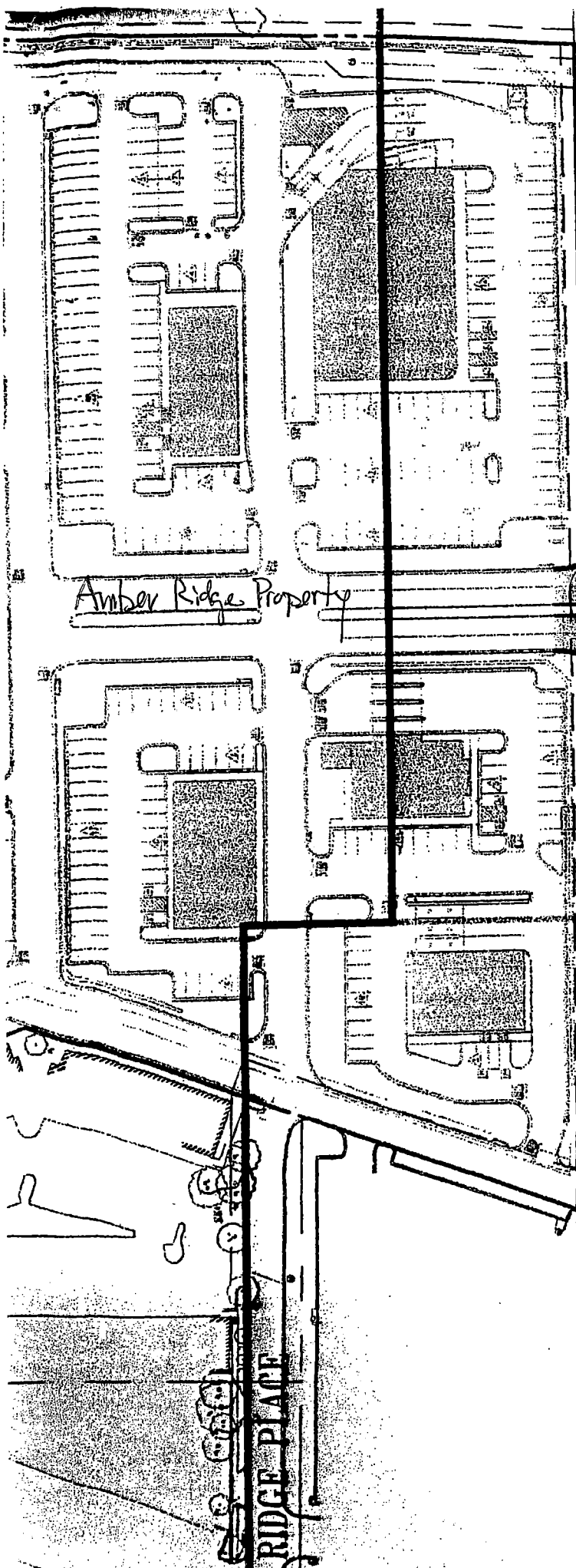
Sincerely,



Bowie City Council  
G. Frederick Robinson  
Mayor

Attachment

cc: Mr. N. Andrew Bishop, Urban Design Section, M-NCPPC  
Mr. Larry Spott, RWSC, LLC  
Mr. Matthew C. Tedesco, McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.  
Mr. Henry Zhang, Supervisor, Urban Design Section, M-NCPPC



Amber Ridge Property

ROBERT CRAIN HIGHWAY - U.S.

South, U.S. Rt. 301

PEACH STREET

"OLD" MITCHELLVILLE ROAD

*Recommended Improvement*

ROAD IMP  
TRAFFIC CONTROL



RIDGE PLACE

EX R/W

North

CRAIN HIGHWAY - U.S. RTE. 301

ROAD IMPROVEMENTS PLAN SHEET 6  
TRAFFIC CONTROL PLAN PHASE II SHEET 19

EX R/W

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