



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

February 8, 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: Preliminary Plan #4-16006
Melford Village

Dear Chairman Hewlett:

On February 6, 2017, the Bowie City Council conducted a public hearing on the above referenced case. The proposal includes 1,793 dwelling units, including 293 townhouse units, 1,000 multi-family market rate units, 500 senior age-restricted multi-family units and 359,500 square feet of commercial and office uses, including up to 124,500 sq.ft. of retail uses and 235,000 sq.ft. of office/medical uses. The subject site, which contains approximately 129 acres, is located east of MD 3/Belair Drive/Melford Boulevard interchange, near the intersection of Melford Boulevard and Tesla Drive. The property is zoned M-X-T (Mixed Use – Transportation Oriented), where the proposed mixed-use development is permitted by right under the Prince George's County Zoning Ordinance. At the conclusion of the public hearing, the City Council voted to recommend **APPROVAL** of Preliminary Plan #4-16006 with the following conditions:

1. Total development within the 129-acre Melford Village property shall be limited to uses that generate no more than 2,353 AM and 2,766 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require a revision to the Preliminary Plan with a new determination of the adequacy of transportation facilities.
2. Prior to the issuance of any building permits for lots within Preliminary Plan 4-16006, the following road improvement(s) shall: (a) have full financial assurances; (b) have been permitted for construction through the operating agency's access permit process; and, (c) have an agreed-upon timetable for construction with the appropriate operating agency:

(A) At the US 301/Gov. Bridge Road/Harbour Way intersection

The applicant shall provide an additional right turn lane on eastbound Harbour Way and re-stripe the eastbound approach on Harbour Way to result in two left turn lanes, one shared left turn and thru lane, and one right turn lane.

3. Traffic signal warrant studies of the intersections of Melford Boulevard/Tesla Drive and the entrance to the commercial mixed-use area (Road A) and Melford Boulevard/Science Drive shall be provided during review of each Detailed Site Plan.

MAYOR G. Frederick Robinson MAYOR PRO TEM Henri Gardner

COUNCIL Members: Michael B. DeLoach George D. Glass James L. Marose Doug M. Robinson Paul C. Yocum CITY MANAGER David D. ...
City Hall 19901 202 02300 Fax: 301.439.7702 19901 202 02300

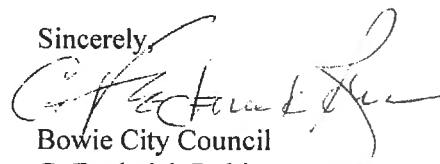
Preliminary Plan #4-16006
Melford Village

When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required traffic signal improvements shall be determined at Detailed Site Plan.

4. Prior to the issuance of a building permit for the 300th dwelling unit or more than 100,000 sq.ft. of new, non-residential development within the boundaries of the Preliminary Plan, whichever comes first, the following specific pedestrian improvements shall be completed:
 - a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane; and
 - b. Remove the northbound channelized right lane at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn lane shall be reconstructed and relocated to the existing traffic signal, and pedestrian signals shall be included to support the new pedestrian connection.
5. A hiker-biker trail connection shall be shown on the Preliminary Plan and constructed along the northern edge of the Northeast Neighborhood to provide a more direct connection between Curie Drive and the public trail proposed adjacent to the stormwater management pond (Parcel 40). The appropriate triggers for the permitting and construction of the hiker-biker trail connection shall be determined at the time of the first Detailed Site Plan for the Northeast Neighborhood.
6. A 10-foot wide hiker-biker trail shall be provided on Parcel 40 linking the Marconi Drive trailhead and the amphitheater parcel. This missing segment of the trail system shall be shown on the Preliminary Plan prior to signature approval.
7. To help fulfill the purpose of Condition #19 of #CSP-06002-01, "sharrows" shall be installed on Curie Drive (and Science Drive, beyond the Melford Village project limits).
8. The developer shall deed Parcel 40 to the City upon completion of all facilities on both Parcel 40 and 41 (the amphitheater parcel).
9. The applicant shall execute a maintenance agreement with the City for maintenance of Parcel 40, prior to the issuance of any building permits.

Thank you for allowing the City to review and comment on this application.

Sincerely,



Bowie City Council
G. Frederick Robinson
Mayor

cc: Mr. Andrew Roud
Mr. Robert Antonetti