



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

March 4, 2020

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: Detailed Site Plan #DSP-19024
Umbrella Architecture for Residential Units
South Lake

Dear Chairman Hewlett:

On Monday, March 2, 2020, the Bowie City Council conducted a public hearing on the above referenced Detailed Site Plan. The site 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), but is being developed under the regulations for the M-X-T zone. Detailed Site Plan #DSP-19023 includes the development of 1,035 residential dwelling units (344 single-family detached units, 563 townhouse units and 128 two-over-two/condominium units), a 5,272+/- sq. ft. clubhouse, in-ground swimming pool, several recreational amenities and a trail network on 282.97 acres.

Issues raised during the public hearing included the formation of a citizens advisory board and the compatible appearance of the proposed dwellings with that of the residences in the Rural Tier. The City Council found that the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

At the conclusion of the public hearing, the Council voted to recommend **APPROVAL** of **Detailed Site Plan #DSP-19024** with the following conditions, which are intended to enhance the appearance, architectural design and quality of the detached single-family dwellings, townhouse units and two-over-two units proposed in the South Lake mixed-use community:

1. Detached Single-Family Dwelling Units

A. Alberti Ranch

- (1) On all four models offered in this group, a third window shall be added to provide three architectural features on the left side elevation, and a minimum of three windows or another architectural feature shall be added to the right elevation.

B. Ashbrooke Ranch and Ballenger

- (1) On both side elevations of all models offered in these two groups, a minimum of three windows shall be added to provide three architectural features on these side elevations.

C. Bramante Ranch

- (1) A minimum of three windows shall be added to provide three architectural features on the right side elevations of all of the Bramante Ranch models.

D. Bridgewater

- (1) On Elevation 'A', brick shall be provided on the third car garage. Where partial brick is proposed on the front of the unit, brick shall be continued on the front elevation of the third car garage to the same height as on the rest of the unit. Where a full brick front elevation is shown, the front elevation of the third car garage shall be full brick.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the third car garage.
- (3) On Elevations 'K' and 'L', the stone veneer finish shall be provided on the front elevation of the third car garage, to the same height as on the rest of the front elevation of the house.
- (4) On Elevation 'R', the stone veneer and brick finishes shall be provided on the front elevation of the third car garage.

E. Columbia, Hudson and Lehigh

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being partial brick and partial horizontal veneer siding.
- (2) On all models in these groups, a window shall be provided on the right side elevation of the third car garage.

F. Corsica

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.
- (2) On Elevations 'C' and 'K', the technique of partial stone and partial horizontal veneer siding (as used on the third car garage of units with front-loaded two-car garages) shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.
- (3) On Elevation 'L', the technique of partial brick and partial horizontal veneer siding (as used on the third car garage of units with front-loaded two-car garages) shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.

G. Cumberland

- (1) On all four models in this group, a window shall be provided on the right side elevation of the third car garage.
- (2) On all four models in this group, a third window should be provided on the left side elevation.

H. Longwood

- (1) On Elevation 'A', brick shall be provided to watertable height on the front elevation of the optional third car garage, with the rest of that elevation being finished with the horizontal veneer siding. For the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with horizontal veneer siding.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished in all horizontal veneer siding.
- (3) On Elevations 'K' and 'L', the technique of partial stone and partial horizontal veneer siding shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.
- (4) On Elevation 'R', the stone veneer shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.

I. Marymount

- (1) On all five models in this group, at least two additional windows shall be provided on the right side elevation, where no additional garage structure will exist.

J. Normandy

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding.
- (2) On Elevation 'C', the combination of stone and horizontal siding, or full brick, whichever is applicable, shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.
- (3) On Elevation 'K', the combination of stone and horizontal siding shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.

**Detailed Site Plan #DSP-19024
Umbrella Architecture for Residential Units
South Lake**

- (4) On Elevation 'L', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.
- (5) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.

K. Palladio Ranch

- (1) On all four models in this group, for units with a front-loaded garage, at least one additional window shall be installed on the right elevation to provide a minimum of three architectural features on the right elevation.

L. Powell

- (1) On Elevations 'A' and 'B', full brick should be provided on the front elevation of the optional third car garage available with the front-loaded garage, rather than it being finished in partial brick and partial horizontal veneer siding.
- (2) On all five models in this group, a full-size window shall be provided on the right side elevation of the dwelling, as well as on the third-car garage, when provided with the front-loaded garage.
- (3) On all five models in this group, a total of at least three windows shall be provided on the left side elevation.

M. Radford

- (1) On Elevation 'A', brick shall be provided to watertable height on the front elevation of the optional third car garage, with the rest of that elevation being finished with the horizontal veneer siding. For the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with horizontal veneer siding.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished in all horizontal veneer siding.
- (3) On Elevations 'K' and 'L', the technique of partial stone and partial horizontal veneer siding shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.
- (4) On Elevation 'R', the technique of partial stone and partial brick shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.

N. Roanoke and Saint Laurence

- (1) On Elevations 'A' and 'B', for the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with partial horizontal veneer siding and partial brick.
- (2) On all models in these groups, when provided with the front-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

O. Savannah

- (1) On all four models in this group, when provided with the front-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

P. Seneca

- (1) On Elevations 'A' and 'B', for the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with partial horizontal veneer siding and partial brick, or with all siding.
- (2) On Elevation 'C', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
- (3) On Elevation 'K', the brick base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
- (4) On Elevation 'L', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding. In addition, shutters shall be provided on the second story windows above the garage.
- (5) On all five models in this group, when provided with the front-loaded or side-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

Q. Versailles

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in full horizontal veneer siding.
- (2) On Elevation 'C', full brick or stone shall be provided on the front elevation of the optional third car garage available with the side-

loaded garage, rather than it being finished in full horizontal veneer siding.

- (3) On Elevation 'K', brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, to watertable height, rather than it being finished in full horizontal veneer siding.
- (4) On Elevation 'L', stone shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, to watertable height, rather than it being finished in full horizontal veneer siding.
- (5) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.

R. York

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage on both the front-loaded and the side-loaded garages, rather than it being finished in full or partial horizontal veneer siding.
 - (2) On Elevations 'C' and 'K', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
 - (3) On Elevation 'L', the brick base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
 - (4) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.
- S. The same units, or units having the same or similar front elevation shall not be located across the street from each other or next to each, to discourage unit repetition and the same unit or units having a similar front elevation being located next to or directly across the street from each other.

2. Townhouse Dwelling Units

A. Clarendon and Clarendon 3-Story

- (1) All side elevations shall have at least three architectural features, shutters with all windows and brick to at least watertable height.

B. Strauss Attic D, Strauss D, Strauss Attic E, Strauss E, The Urban and The Waverly

- (1) All side elevations not considered highly visible shall have at least three architectural features, and the hard surface material used on the front elevation to at least watertable height.

Detailed Site Plan #DSP-19024
Umbrella Architecture for Residential Units
South Lake

3. Two-over-Two Dwelling Units

Prior to approval of building permits for residential buildings located within the unmitigated 65 dBA Ldn noise contour (two-over-two family attached Units 1-26 and 83-128), a certification by a professional engineer with competency in acoustical analysis shall be placed on the affected building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less. Mitigation through the provision of higher STC (Sound Transmission Class) rated building elements such as windows, doors and/or exterior wall modifications shall be evaluated by a professional engineer with competency in acoustical analysis during their evaluation of each unit affected.

Thank you for allowing the City to participate in the County's land development review process.

Sincerely,



Bowie City Council
Timothy J. Adams
Mayor

cc: Mr. Nat Ballard, Senior Associate, Rodgers Consulting
Mr. Adam Bossi, Urban Design Section, M-NCPPC
Mr. Arthur J. Horne, Jr., Shipley and Horne, P.A.
Mr. Charlie Howe, P.E. Senior Team Engineer, Rodgers Consulting
Mr. Kevin Kennedy, NAI Michael
Ms. Jill Kosack, Urban Design Section, M-NCPPC
Mr. Jonathan Mayers, Chesapeake Realty Partners
Mr. Scott Rouk, Chesapeake Partners Realty
Mr. Matthew C. Tedesco, McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.
Mr. Paul Woodburn, Ben Dyer and Associates
Mr. Henry Zhang, AICP, LEED AP, Urban Design Section, M-NCPPC