



# 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-19023  
South Lake

Dear Chairman Hewlett:

On December 2, 2019 and March 2, 2020, the Bowie City Council conducted public hearings 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.

During the public hearing, the City Council focused its discussion on approved area road improvements associated with the development, and the types of retail/commercial uses the developer is attempting to attract to this mixed-use community. 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-19023** for South Lake with the following conditions, which are intended to improve site and building aesthetics, and to conform to the City's Development Review Guidelines and Policies:

1. Building Architecture and Materials.
  - A. Clubhouse Complex.
    - (i) The brick water table and cementitious siding building materials proposed on the end walls of the two buildings facing each other shall be shown and identified on the plans.
    - (ii) The trash/recycling area shall be bounded on three sides by an 8-foot high solid wall constructed of the brick used on the clubhouse buildings, and shall be enclosed by an 8-foot high visually-solid wooden fence. A detail of this enclosure area shall be shown on the plans.
2. Recreational Amenities.
  - A. The surface mount coil bike racks shall be replaced with bike racks of the inverted "U" design to accommodate a minimum of 12 bicycles. These bike racks shall be more evenly located throughout the clubhouse complex (perhaps locating several of them between the two buildings), as well as

**Detailed Site Plan #DSP-19023  
South Lake**

adjacent to/between the court area and patio. All bike racks shall be placed on a paved/concrete surface in locations that do not interfere with pedestrian access or circulation.

- B. Inverted "U-type" bike racks to accommodate a minimum of five bicycles shall be located at each of the following locations: the two playgrounds; the two open play areas; the tot lot; the pre-teen lot; and, the pocket park.
- C. Temporary signage shall be installed on the sites of future recreational amenities to inform future residents living near or adjacent to one of the recreational amenity locations that a recreational feature will be constructed next to, across from, etc., their dwelling.

3. Landscaping.

The planting of White Pine trees shall be limited to the perimeter of the site where the existing woodlands being preserved can help support the White Pines by limiting their exposure to wind gusts. Throughout the remainder of the site, the White Pine trees proposed shall be replaced with American Holly trees ('Ilex Opaca'), 6 ft. to 8 ft. in height at the time of planting.

4. Signage.

The plans shall be revised to provide information how Signs #2, #3 and #4 will be lit.

During the public hearing, the applicant's representative stated agreement with the above conditions.

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-NCPP