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Specific Design Plan

SDP-0802

Application	General Data	
Project Name: Bowie City Hall and Police Station	Date Accepted:	12/03/08
	Planning Board Action Limit:	N/A
	Plan Acreage:	6.17
Location: Southeast of the intersection of Evergreen Parkway and Excalibur Road	Zone:	M-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	79,939 sq. ft.
Applicant/Address: Bowie City Hall 2614 Kenhill Drive Bowie, MD 20715	Planning Area:	71B
	Tier:	Developing
	Council District:	04
	Municipality:	Bowie
	200-Scale Base Map:	205NE14

Purpose of Application	Notice Dates	
79,939-square-foot municipal office building to serve as City Hall and police station.	Informational Mailing:	09/09/08
	Acceptance Mailing:	12/02/08
	Sign Posting Deadline:	03/03/09

Staff Recommendation		Staff Reviewer: Chris Lindsay	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0802
Bowie City Hall and Police Station

Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of approval with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance for the Major Activity Center (M-A-C) Zone.
- b. The requirements of previously-approved plans, including:
 - (1) Basic Plan A-8589-C
 - (2) Comprehensive Design Plan CDP-8504/02
 - (3) Preliminary Plan of Subdivision 4-86049
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. Referral comments.

FINDINGS

Based upon the analysis of the subject application, Urban Design staff recommends the following findings:

1. **Request:** This application proposes to construct a 79,939-square-foot municipal building to serve as the new city hall and police station for the City of Bowie.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-A-C	M-A-C
Use(s)	Vacant	City hall and police station
Acreage	6.17	6.17
Gross floor area	0 square feet	79,939 square feet

Parking and Loading Data

	REQUIRED	PROVIDED
Total car parking spaces	203	211
Standard spaces	0	202
Handicapped spaces	7	9
Motorcycle spaces		4
Loading spaces	1	1

3. **Location:** The subject parcel is a triangle-shaped piece of land known as Parcel Q of the Bowie New Town Center and is located south of Excalibur Road, southeast of the intersection of Excalibur Road and Evergreen Parkway. The site is located within the municipal limits of the City of Bowie.
4. **Surroundings and Uses:** To the northeast of the subject property across Excalibur Road is an existing development of townhouses in the M-A-C Zone. On the south side, the subject property borders a large pond encircled by a walking trail, which is maintained by the City of Bowie as a public amenity. On the west side, the subject property adjoins a right-of-way (ROW) which was originally intended for the construction of Evergreen Parkway south of Excalibur Road. This right-of-way is partially occupied by an existing stormwater management pond. Farther to the west, beyond a smaller parcel of land owned by the City and the existing alignment of Evergreen Parkway, is a commercial shopping center developed as part of the Bowie New Town Center.
5. **Previous Approvals:** This property and much of the surrounding land to the west and north was rezoned to the M-A-C Zone under Basic Plan A-8589, which is part of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*. Basic Plan A-8589 was subsequently revised in 1982 and 1988. The Comprehensive Design Plan, CDP-8504 (Bowie New Town Center), was approved in 1986 and subsequently revised in 1992, 2000, and 2002. Preliminary Plan of Subdivision 4-86049 (Bowie New Town Center) was approved in 1986. Specific Design Plan SDP-9109 was approved in 1991 for grading.
6. **Design Features:** Access to the site is proposed by two driveways, a western driveway located near the northern corner of the property and an eastern driveway located along Excalibur Road. The western driveway enters the site through the unused Evergreen Parkway right-of-way. The proposed building is located roughly in the center of the site, with a landscaped and hardscaped pedestrian plaza located to the north of the building and another hardscaped pedestrian area to the south of the building. Parking areas are located east and west of the building. The police station is located on the southwest side of the building and a portion of the parking lot southwest of the building is secured for government vehicles behind a proposed ten-foot-tall chain-link fence.

The site slopes downward from Excalibur Road toward the large pond to the south. The proposed municipal building is built into the slope so that it is three stories tall on the lake side and two stories tall on the side facing the road. Thus, part of the descending grade is taken up by the proposed building. To the west of the building, a proposed retaining wall up to ten feet in height separates the pedestrian plaza to the north from the area around the police station entrance. To the east of the building, the parking lot gradually slopes downward beside the building structure. On the south side of the building, a pedestrian exit from the building on the first floor level leads to a wide pedestrian walkway that runs down a set of wide stairs into the southern pedestrian area, which connects to the walking trail around the stormwater pond south of the subject property.

The city hall is a flat-roofed building with a paneled metal penthouse enclosure on the roof to screen views of the rooftop mechanical equipment. The tallest portion of the building is a flat-panel clock tower which faces Excalibur Road. The clock tower is 59 feet tall when measured from the grade in front of the building or 73 feet tall when measured from the grade on the pond side of the building. The main level of the roof is 35 feet tall when measured from the front grade or 49 feet tall from the rear grade, while the penthouse stands ten feet above the main roofline.

The building employs a modern design with a distinctive appearance, utilizing a mix of materials and design effects. Large paneled glass windows form the majority of the façade around the northern, eastern, and southern sides of the building. The base of the building, the lower level facing towards the pond, the curved wall section facing the pedestrian plaza north of the building, and the monumental clock tower are constructed with varicolored smooth-faced architectural concrete blocks. The walls of the upper stories, which form the majority of the building, are faced with brick.

The building features a green roof area on its southwestern side above the police station entrance to the building. The City has stated that it will be pursuing Leadership in Energy and Environmental Design (LEED) Silver certification for the building and may incorporate a number of green design techniques into the building.

The site plan includes a number of site amenities, including bicycle racks and seating benches at the north and south sides of the building, and decorative paving patterns utilized in the pedestrian plaza and the southern pedestrian area.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** Public buildings and uses, including the proposed city hall and municipal police station, are permitted uses in the M-A-C Zone.

Prior to approving a specific design plan, the Planning Board must make the following findings under Section 27-528(a):

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or**

Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The plan conforms to the approved Comprehensive Design Plan, CDP-8504/04, and is in compliance with the standards of the Landscape Manual.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

As discussed in the Transportation Planning and Special Projects review below, the development will be served within a reasonable period of time with existing or proposed public facilities.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and**

The site has an approved stormwater management plan. Stormwater on the site will be collected and eventually drain into the large existing regional stormwater pond to the south of the site, which was constructed as part of the Bowie New Town Center project with sufficient size in order to handle stormwater from the entire new town center project, including this site.

- (4) The plan is in conformance with an approved Tree Conservation Plan.**

The plan is in conformance with approved Type I Tree Conservation Plan TCPI/38/99. As required, a TCPII is being reviewed concurrently with the SDP. Type II Tree Conservation Plan TCPII/006/09 is discussed in more detail in the Environmental Planning Section review below.

The M-A-C Zone does not have set requirements on building height, setback, site design, etc. Necessary site regulations for a project are approved with the comprehensive design plan.

8. **Basic Plan A-8589 and revisions:** The basic plan contains a number of conditions and considerations, which are not relevant to this application. These conditions primarily relate to the review of the comprehensive design plans or to the construction of the earlier stages of the Bowie New Town Center.
9. **Comprehensive Design Plan CDP-8504 and revisions:** The original CDP was approved by the District Council on April 14, 1986. Two revisions to the CDP were approved in 2000 (CDP-8504/01, to increase the number of multifamily units approved) and 2002 (CDP-8504/02, to change a map label to allow office and hotel uses on Parcel V). As all of the conditions approved for the two revisions relate to the specific projects for which those CDP revisions were

submitted, neither of which included this parcel, the originally approved CDP conditions and considerations remain in effect for this site.

The subject parcel was shown on the comprehensive design plan as Parcel 12 and was approved for two buildings containing up to 140,000 square feet of lakefront office space. The CDP text called for a hiker/biker path to wind along the western end of the parcel between the lake and the intersection of Excalibur Road and Evergreen Parkway before crossing to the mall site to the northwest. Green connections, sitting areas, and pedestrian connections were to be made between the street and the lake from each building. The proposed 79,939-square-foot municipal office building is within the approved building square footage.

The approved CDP included an illustrative plan, which showed two office buildings on the subject parcel located to the east and west of a central parking area. The proposed SDP includes only one building which is located in the center of the site, with most of the parking area located to the south. The illustrative concept plan was not intended to be a regulating plan and the proposed arrangement, although substantially different from the illustrative concept, is an appropriate use of the site's land area.

The following conditions relate to the review of this SDP:

- 9. All nonresidential and residential structures (except one-family and two-family dwellings) shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws. The restriction of automatic fire suppression systems shall be noted on the approved CDP.**

According to the architectural plans, the building will be sprinklered. Recommended Condition 5 is proposed to ensure compliance with this requirement.

- 11. The following maximum building heights shall be imposed:**
 - a. Congregate living facility on Parcel 18 – five stories.**
 - b. Office buildings in northeast quadrant of relocated MD 197 and Northview Drive closest to existing MD 197 would not exceed seven stories, while those closer to new intersection would be maximum nine stories.**
 - c. Southernmost office building on M-A-C property – six stories.**
 - d. Two office buildings north of and adjacent to lake / stormwater facility – six stories.**

The proposed city hall building is an office building north of and adjacent to the lake/stormwater facility and is therefore limited to a maximum of six stories. The proposed building is only three stories tall and meets this requirement. However, the SDP plans list a maximum allowable building height of 110 feet. It is unclear where this regulation was obtained.

10. **Preliminary Plan of Subdivision 4-86049:** The preliminary plan was approved on March 24, 1986 with 13 conditions of approval, none of which directly relate to the review of this SDP. Conformance with the associated final plat is discussed in the Subdivision review below.
11. **Prince George's County Landscape Manual:** The site is subject to Sections 4.2, 4.3, and 4.4 of the *Prince George's County Landscape Manual*.

Section 4.2 requires the property to provide a landscaped strip along its frontage on Excalibur Road, which has been correctly shown on the plans.

Section 4.3 requires internal planting for the parking lot, a landscaped strip between the parking lot and the adjacent frontage on Excalibur Road, and perimeter plantings where the parking lot is in close proximity to neighboring properties. All of the required plantings have been correctly shown on the plans.

Section 4.4 requires screening to be provided for loading spaces, dumpsters, and mechanical equipment to screen them from the view of public roads and residential land. The building's loading area is located on the southern side of the building and is not directly visible from public roads or residential property. There are no proposed dumpsters on the site plan; waste will be stored in dumpsters inside the building's service area and accessed from the loading area. An outdoor electrical generator and transformer are located southeast of the building and are screened from the public road by a retaining wall. Finally, the rooftop mechanical equipment is screened from view by the penthouse enclosure.

REFERRALS

12. **Subdivision Section:** In a memorandum dated January 16, 2009 (Ferrante to Lindsay), the Subdivision Section offered the following comments:

The property is the subject of Preliminary Plan of Subdivision 4-86049, approved by the Planning Board on May 22, 1986. The approval, PGCPB Resolution No. 86-174 was adopted on the same day. The final plat was approved on July 11, 1996 and is recorded in land records as VJ 177-99 with seven plat notes. The following notes relate to the review of the specific design plan.

Note 1: Development of this property must conform to the Specific Design Plan SDP-9605, approved on April 25, 1996 in compliance with Comprehensive Design Plan CDP-8504, or as amended by any subsequent revisions thereto.

Subdivision Review

- a. The boundary configuration of Parcel Q, as shown on the submitted plan, is in general conformance with recorded final plat, VJ 177-99.
- b. Have the pedestrian and vehicular improvements that are proposed within the dedicated right-of-way of Evergreen Parkway been approved by the controlling authority for the right-of-way?

- c. Do the pedestrian and vehicular improvements that are proposed within the dedicated right-of-way of Evergreen Parkway conflict with the April 17, 2000 memorandum of understanding (MOU) between the City of Bowie and the Maryland-National Capital Park and Planning Commission (M-NCPPC)? The MOU is referenced within Note 10 of Final Plat, VJ 190@46, (Plat 5, Lots 9 through 11 and Outlots 1 and 2, Bowie Town Center), as recorded on August 3, 2000.

As discussed above, the plan is in compliance with CDP-8504 and its most recent revisions.

As Evergreen Parkway is a road administered by the Bowie Department of Public Works, that department has the authority for approving or denying improvements within the dedicated right-of-way. As noted above, Evergreen Parkway, to the south of Excalibur Road, was developed in an alternate location further west of the vacant right-of-way. The Bowie Department of Public Works issued a letter dated February 17, 2009 (Hendrickson to Lindsay) stating their approval of the proposed improvements within this right-of-way.

The April 17, 2000 memorandum of understanding (MOU) between the City of Bowie and M-NCPPC discusses the use of the right-of-way as a tree preservation area. The MOU was created pursuant to Condition 7 of CDP-8504/01, as follows:

7. **Prior to final plat approval, existing Evergreen Parkway shall be vacated through the subdivision vacation process. Vacation shall not be required if a Memorandum of Understanding or other legal instrument is provided by the City of Bowie that is acceptable in form and substance to legal counsel of MNCPPC and will result in substantial preservation of existing trees in the right-of-way of Old Evergreen Parkway.**

The MOU established that tree preservation could be provided within the old right-of-way with the agreement that, in the event the City decided to utilize the right-of-way area for other purposes, alternative woodland conservation acceptable to the Environmental Planning Section would need to be provided. As discussed in the Environmental Planning Section's comments below, the encroachments on the woodland conservation area within the right-of-way area are shown on a separate Type II Tree Conservation Plan (TCPII/77/97), which should be revised to show the necessary clearing and to provide the required clearing mitigation prior to certificate approval of this SDP.

13. **Environmental Planning Section:** In a referral dated March 6, 2009 (Reiser to Lindsay), the Environmental Planning Section offered the following comments:

The Evergreen Parkway right-of-way portion of this application was previously reviewed by the Environmental Planning Section in conjunction with the review and approval of the Bowie New Town Center Conceptual Design Plan, CDP-8504; Specific Design Plan, SDP-9711; and Preliminary Plans of Subdivision, 4-86049 and 4-03121. A Type I Tree Conservation Plan, TCPI/38/99, and Type II Tree Conservation Plans, TCPII/77/97 and TCPII/79/97, are also associated with this site.

Type II Tree Conservation Plan TCPII/79/97 was approved for rough grading within the Evergreen Parkway right-of-way and was superseded by TCPII/77/97, which was approved along with SDP-9711 for Bowie New Town Center. To date, Parcel Q has not been covered by a TCP.

Because only the Evergreen Parkway portion of this application was previously accounted for on TCPII/77/97, and because a revision to that TCPII to include Parcel Q would be extremely complicated, the TCPII as submitted has been assigned a new TCPII number; however, a revision to existing TCPII/77/97 must be approved prior to signature approval of the SDP to account for the proposed clearing within the right-of-way.

The current application is a specific design plan for the proposed location of a municipal building for the City of Bowie and a police station.

Site Description

The 6.17-acre property in the M-A-C Zone is located southeast of the intersection of Evergreen Parkway and Excalibur Road. According to mapping research and information submitted, streams, wetlands, and 100-year floodplain are not found to occur on this property. The predominant soils found to occur according to the *Prince George's County Soil Survey* include soils in the Collington series which do not pose problems for development. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. Although Laurel Bowie Road (MD 197) has been identified as a transportation-related noise generator, it will not adversely impact this site because of the proposed municipal use. There are no scenic or historic roads in the vicinity of this property. The site is located in the watershed of the Patuxent River basin and in the Developing Tier in the 2002 *Prince George County Approved General Plan*.

Approved Countywide Green Infrastructure Plan Conformance

The site contains regulated, evaluation, and network gap areas within the designated network of the *Approved Countywide Green Infrastructure Plan*. The regulated area is located in the Evergreen Parkway right-of-way and appears to connect the stormdrain structures from the Bowie New Town Center, located to the north of the subject site, to the regional stormwater facility located to the south of the subject site. The evaluation and network gap areas are located centrally on the site and appear to be buffering the regional stormwater management facility.

While the site contains all three features of the green infrastructure network, the features all appear to be associated with a man-made structure; therefore, the preservation and enhancement of these areas is not a high priority.

Summary of Prior Plan Approvals

Numerous reviews and previous approvals are associated with the Evergreen Parkway right-of-way portion of this application; however, no environmental conditions are directly related to the current application. Master plan conformance is not a required finding of an SDP application.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

- a. A forest stand delineation (FSD) which indicates two forest stands totaling 2.90 acres and six specimen trees was submitted with this application. Stand 1 is an upland hardwood stand dominated by yellow poplar and Stand 2 is an upland hardwood stand dominated by red maple. According to mapping research and information submitted, streams, wetlands, and 100-year floodplain are not found to occur on this property.

The plan requires some technical changes to be in conformance with the Woodland Conservation and Tree Preservation Ordinance. The FSD must be prepared at the same scale as the TCPII and SDP (1"=30'). While the plan appears to be depicted at a scale of one inch equals 30 feet, the graphic scale bar needs to be updated to accurately reflect the scale of the plan. The specimen tree table and the specimen tree labels located on the plan need to be consistent; specifically, specimen tree four is labeled in the table as a yellow poplar and is labeled as a sweetgum on the plan. The site narrative and forest summary located on the plan needs to be revised. Specifically, the first paragraph of the forest stand information section needs to be revised to reference the Prince George's County standard (A Technical Manual for Woodland Conservation with Development in Prince George's County, May 1990), and the third paragraph needs to be revised to reference the existing TCPII/77/97 when referring to the existing TCPII which covers the Evergreen Parkway right-of-way.

Recommended Condition: Prior to certificate approval of the SDP, the forest stand delineation (FSD) shall be revised as follows:

- (1) Revise the graphic scale bar to be consistent with the scale of the plan view. The scale must be consistent with the associated TCPII and SDP (1"=30').
 - (2) Revise the specimen tree table and the specimen tree labels on the plan so that the information represented in both locations is consistent.
 - (3) Revise the site narrative and forest stand summary located on the plan as follows:
 - (a) Revise the first paragraph of the forest stand information section to reference the Prince George's County standard "A Technical Manual for Woodland Conservation with Development in Prince George's County, May 1990."
 - (b) Revise the third paragraph of the forest stand information section to reference the existing TCPII/77/97.
- b. The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland. A Type II Tree Conservation Plan (TCPII/006/09) was submitted with the review package.

As part of the project currently under review, disturbance is proposed within the Evergreen Parkway right-of-way, which is currently covered under the existing TCPII/77/97 for the Bowie New Town Center. A revision to existing TCPII/77/97 must be approved to account for the proposed clearing within the right-of-way. The review and approval of TCPII/77/97 will be handled at the staff level. It should be noted that all off-site mitigation requirements incurred as part of the revision to TCPII/77/97 must be provided prior to the issuance of any permit for the site.

The plan for the subject property requires some technical changes to be in conformance with the Woodland Conservation Ordinance. Because this is a government project, the Woodland Conservation Ordinance mandates a woodland conservation replacement ratio of 1:1 for the subject property. The woodland conservation requirement based on the

amount of clearing proposed is 2.90 acres for this 6.17-acre property. This requirement is proposed to be satisfied with 0.69 acres of on-site preservation and 2.21 acres of off-site woodland conservation based on the current amount of clearing shown. The calculations are correctly shown on the TCPII for the proposed clearing; however, the off-site woodland conservation acreage is currently only accounted for in a note below the worksheet. The off-site woodland conservation acreage needs to be reflected in the appropriate row of the worksheet. The note below the worksheet needs to be revised to replace the word “grading” with the word “any” because all off-site mitigation must be provided prior to the issuance of any permit for the site.

Recommended Condition: Prior to certificate approval of the SDP, the Type II Tree Conservation Plan (TCPII/97/99) shall be revised to reflect the proposed disturbance within the Evergreen Parkway right-of-way and shall be approved at the staff level.

Recommended Condition: Prior to certificate approval of the SDP, the Type II Tree Conservation Plan (TCPII/006/09) shall be revised as follows:

- (1) Revise the worksheet to reflect the off-site woodland conservation acreage required.
- (2) Revise the note below the worksheet to replace the word “grading” with the word “any.”
- (3) After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

- c. According to the justification statement provided by the City of Bowie, there is an existing regional stormwater management pond immediately to the south of the subject site which was designed and built to handle water quantity for developments in the Bowie New Town Center, the subject site. Additionally, a portion of a smaller stormwater management pond associated with Bowie New Town Center is located in the right-of-way of Evergreen Parkway.

An approved stormwater management plan and approval letter was provided with the application.

No further information pertaining to stormwater management is required.

14. **Permit Review:** In a memorandum dated December 31, 2008 (Larman to Lindsay), the Permit Review Section noted eight issues, most of which have been addressed already through the submission of revised plans. One issue that has not been resolved is a mislabeling of landscape schedules on the landscape plan for perimeter landscaping of parking lots adjacent to property lines. These schedules should be revised to show that the plan utilizes Option 1 (five-foot landscaped strip) rather than Option 2 (25-foot strip of existing woodlands) along the southern and western property lines.

15. **Special Projects Section:** In a memorandum dated January 5, 2009 (Rowe to Lindsay), the Special Projects Section offered the following comments:

The Prince George's County Planning Department has determined that this plan is within the required seven-minute response time for the nearest fire station, Bowie Company 49, using the *Seven (7) Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire/EMS Department. The 2009–2014 Approved Capital Improvement Program contains funding to construct the Northview Fire/EMS Station at the intersection of Health Center Drive and Northview Drive by the end of 2009. Construction began on this project July 25, 2008. This station was recommended in the 1990 *Public Safety Master Plan*; the recommendation was reaffirmed in the 1991 *Bowie- Collington- Mitchellville and Vicinity Master Plan*, 2002 *Prince George's County Approved General Plan*, and the 2008 *Approved Public Safety Facilities Master Plan*. The proposed station is located approximately 0.7 miles from this proposed development. The required fire and rescue facilities have been determined to be adequate.

The Prince George's County Planning Department has determined that this specific design plan is located in District II, Bowie. Police facilities have been determined to be adequate. This facility will contain the headquarters of the Bowie Police Department.

This is a municipal development and has no impact on public schools.

The proposed development is in water and sewer Category 3, Community System.

16. **Community Planning North Division:** In a memorandum dated May 20, 2008 (D'Ambrosi to Lindsay), the Community Planning Division found that the application is not inconsistent with the 2002 General Plan Policies for the Developing Tier, and that it conforms to the 2006 approved master plan for Bowie and vicinity recommendation for mixed-use development. The master plan calls for a high level of pedestrian-friendly urban design in this area in order to encourage pedestrian activity and transit usage.

17. **Transportation Planning Section:** In a referral dated January 15, 2009 (Burton to Lindsay), the Transportation Planning Section offered the following comments:

On Thursday January 9, 1986, the Planning Board approved CDP-8504 for the Bowie New Town Center (BNTC). On April 14, 1986, the District Council affirmed the Planning Board's approval with 21 conditions and 14 Specific Design Plan considerations.

During the review of the CDP application for transportation adequacy, the subject property (Parcel Q) was evaluated based on 140,000 square feet of office development.

The required transportation finding for an SDP application is found in Section 27-528 of the County code. It provides that the development will be served within a reasonable period of time with existing or programmed public facilities shown in the capital improvement program (CIP) or consolidated transportation program (CTP), or provided as part of the development.

Because the proposed application represents a development of less than 140,000 square feet of office use, staff concludes that the traffic associated with the subject application will not exceed the adequacy threshold anticipated at the time of the CDP and preliminary plan approvals.

Regarding the site layout, staff has no issues.

18. **Trails:** There are no master plan trails issues included in the approved Bowie and vicinity master plan that impact the subject application. Excalibur Road includes a standard sidewalk along its entire length in the vicinity of the subject site. The major trail connection in the vicinity of the subject site is an existing eight-foot wide asphalt path that extends around the perimeter of the adjacent stormwater management pond. In addition to providing a recreational amenity around the pond, the trail also provides access between Mitchellville Road and the Bowie Town Center at Evergreen Parkway.

The City of Bowie has also been implementing bikeway improvements in conformance with the City of Bowie Trails Plan and in the Adopted and Approved Bowie and Vicinity Master Plan. Excalibur Road is not included as part of this planned bikeway network and the majority of pedestrian and bicycle traffic in the vicinity will utilize the existing sidewalk network or the trail around the stormwater management pond.

Policy 2 of the Bicycle, Pedestrian and Trail Facilities Section recommends:

Incorporate appropriate pedestrian-oriented development (POD) features in all new development and improve pedestrian safety in existing development.

In keeping with this policy, the submitted SDP reflects a pedestrian connection from the rear of the site to the trail around the pond, a reconstructed sidewalk along Excalibur Road, pedestrian crosswalks and walkways leading from parking areas to the planned building, and a decorative feature/pedestrian zone at the intersection of Excalibur Road and Evergreen Parkway.

There is also a pedestrian area or promenade at the rear of the property between the proposed building and Parcel H. This area includes landscaping, benches, trash cans, bike racks, and walkways. Stairs are shown on the plan at three locations. These include the promenade at the rear of the building, through the parking lot in the southeastern corner of the site, and to the police department. Accessible access points are provided to the building from the handicapped parking spaces and from Excalibur Road. The American Disabilities Act (ADA) ramps are included adjacent to the handicapped parking spaces. The stairs are necessitated due to the steep and severe slopes. An ADA accessible route is provided between the site and adjacent trail from Excalibur Road. Staff supports the connection between the site and the existing trail.

The submitted SDP indicates that the existing sidewalk along Excalibur Road will be relocated to include a more circuitous, curvilinear sidewalk along the site's frontage the meanders through landscaping and connects to the decorative feature at Excalibur Road and Evergreen Parkway. Staff does not object to this modification as the overall length of the sidewalk is only increased slightly, enhanced landscaping and pedestrian amenities may be included, and a more interesting pedestrian route may result. However, staff defers to the urban design section with regards to whether adequate landscaping and amenities are provided to warrant the relocation of the sidewalk. Otherwise, the retention of the existing, more direct sidewalk may be appropriate.

Urban Design comment: In response to the trails coordinator's concerns, the applicant submitted revised plans that reduced the frequency of the sidewalk meandering.

19. **Washington Suburban Sanitary Commission (WSSC):** In a referral dated December 17, 2008 (Black to Lindsay), WSSC noted that on-site plan review would be required.

20. **Verizon:** The reviewer for Verizon expressed concern with the public utilities easement (PUE) along Excalibur Road, which the plan shows running through the paved pedestrian plaza, which would interfere with utility companies' access to buried underground utility lines. The City engaged in discussions with the Verizon reviewer and agreed to provide underground conduits along the PUE underneath the sidewalk and the paved area in response to Verizon's concerns.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0802 and Type II Tree Conservation Plan TCPII/006/09 with the following conditions:

1. Prior to certification of the SDP, the following revisions shall be made to the SDP:
 - a. Revise the landscape schedules on Sheet L-2 for Section 4.3b, Area B, C, and D to correct the option to Option 1 instead of 2.
 - b. Replace the proposed chain-link fence in the parking lot with a wrought-iron style fence.
2. Prior to certificate approval of the SDP, the Forest Stand Delineation (FSD) shall be revised as follows:
 - a. Revise the graphic scale bar to be consistent with the scale of the plan view. The scale must be consistent with the associated TCPII and SDP (1"=30').
 - b. Revise the specimen tree table and the specimen tree labels on the plan so that the information represented in both locations is consistent.
 - c. Revise the site narrative and forest stand summary located on the plan as follows:
 - (1) Revise the first paragraph of the forest stand information section to reference the Prince George's County standard "A Technical Manual for Woodland Conservation with Development in Prince George's County, May 1990."
 - (2) Revise the third paragraph of the forest stand information section to reference the existing Type II Tree Conservation Plan (TCPII/77/97).
3. Prior to certificate approval of the SDP, the Type II Tree Conservation Plan (TCPII/97/99) shall be revised to reflect the proposed disturbance within the Evergreen Parkway right-of-way and shall be approved at the staff level. The revision shall provide for off-site mitigation to replace the cleared woodland in the right-of-way.
4. Prior to certificate approval of the SDP, the Type II Tree Conservation Plan (TCPII/006/09) shall be revised as follows:
 - a. Revise the worksheet to reflect the off-site woodland conservation acreage required.
 - b. Revise the note below the worksheet to replace the word "grading" with the word "any."
 - c. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

5. An automatic fire suppression system shall be provided in the building unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.