



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

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Basic Plan Amendment Bowie New Town Center (Former "Sears Parcel")

A-8589-04

REQUEST	STAFF RECOMMENDATION
<p>This application was continued from the July 16, 2020 Planning Board hearing.</p> <p>Amendment to the basic plan for additional dwelling units and to allow residential mixed-use development within the retail center on Lot 6 (Former "Sears Parcel").</p>	<p>APPROVAL with conditions</p>

Location: On the northwest side of Evergreen Parkway and on the south side of Collington Road (MD 197).	
Gross Acreage:	10.81
Zone:	M-A-C
Gross Floor Area:	N/A
Lots	1
Parcels:	0
Dwelling Units:	800
Planning Area:	71B
Council District:	04
Election District:	07
Municipality:	Bowie
200-Scale Base Map:	205NE14 & 206NE14
Applicant/Address: Seritage SRC Finance, LLC 500 Fifth Avenue, Suite 1530 New York, NY 10110	
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Planning Board Date:	09/10/2020
Planning Board Action Limit:	N/A
Mandatory Action Timeframe:	N/A
Staff Report Date:	08/05/2020
Date Accepted:	03/04/2020
Informational Mailing:	11/26/2019
Acceptance Mailing:	02/24/2020
Sign Posting Deadline:	06/16/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Basic Plan Amendment A-8589-04
Bowie New Town Center (Former "Sears Parcel")

The Subdivision and Zoning staff has reviewed the basic plan amendment application 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 CRITERIA

This application for a basic plan amendment was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance;
- b. The requirements of Basic Plan Amendment A-8589-C;
- c. Referral Comments.

FINDINGS

1. **Location and site description:** The subject property is part of the Bowie New Town Center located in the Major Activity Center (M-A-C) Zone and this area of amendment totals 10.81 acres of the overall 246.4 acres of the M-A-C Zone. It is located on the northwest side of Evergreen Parkway and on the south side of MD 197 (Collington Road), though it does not extend to the intersection of these two roads. The area of revision is comprised of one lot, known as Lot 6 of Bowie Town Center, and was recorded in Plat Book VJ 190, page 45 in August 2000. The property is in Tax Map 55, Grids B-2 and C-2. It is within the municipal limits of the City of Bowie.

The property is improved with a 125,000-square-foot, two story Sears department store, which was constructed in 2001 and is now closed. This building is to be razed to make way for new development, and its square footage will be reallocated towards future commercial development. The property is also improved with a 7,522-square-foot freestanding restaurant, which is to remain. The remainder of the property is improved with surface parking and driveways, the disposition of which is not yet decided.

The subject property is part of a larger land area of 274.7 acres, which are subject to a prior Basic Plan Amendment for Bowie New Town Center, A-8589-C. These 274.7 acres stretch from Old Collington Road in the north, south to Enfield Drive, and open space bordering on Everest Drive; as well as from Northview Drive in the west, east to open space bordering on Mitchellville Road. The area covered by A-8589-C includes 246.4 acres in the M-A-C Zone and 28.3 acres in the Residential Suburban Development (R-S) Zone.

2. **History:** The site has a long approval history, which is tied to the wider approval history of the area. The site was originally placed in the M-A-C Zone via the Prince George's County District Council's adoption of the *Bowie-Collington Master Plan and Sectional Map Amendment* in 1975 (CR-108-1975). The Master Plan and SMA established the original basic plan for the Bowie New Town Center. The District Council approved an amendment to the basic plan for the M-A-C portion in 1982 (Zoning Ordinance No. 47-1982, PGCPB Resolution No. 82-127). This was followed by an additional amendment in 1988 (Zoning Ordinance No. 35-1988, A-8589-C). A-8589-C established the maximum land use quantities, which are in effect today. These include, among others, a limit of 1,420 dwelling units (DUs) (1,005 multifamily and 415 townhouses) in the M-A-C-zoned portion of the basic plan.

The first Comprehensive Design Plan (CDP) affecting the site, CDP-8504, was approved in 1986 and reconsidered in 1993. The CDP was revised in 1999 (CDP-8504-01), 2000 (-02), and 2002 (-03). CDP-8504 approved an enclosed mall (1,125,000 square feet of retail) as well as 680,000 square feet of office, 850 multifamily DUs, and 515 single-family attached units (415 in the M-A-C Zone and 100 in the R-S Zone). CDP-8504-01 revised the approval to include an open-air mall instead of an enclosed mall. The -02 and -03 revisions pertain to specific sites within the basic plan area and do not directly affect the subject property, though the -02 revision did approve an additional 79 multifamily units. As such, the operative conditions of approval for the subject property come from CDP-8504 and those added by CDP-8504-01. There are no previous conditions of approval from the CDPs which must be addressed at this time.

Preliminary Plans of Subdivision (PPS) associated with the basic plan were approved in 1986 (4-86049), 2000 (4-00029), and 2004 (4-03121). PPS 4-86049 approved 515 lots, as well as parcels for future multifamily, commercial, and office development. PPS 4-00029 further subdivided the land, which would ultimately comprise the open-air mall, creating the subject property (Lot 6) among other lots. PPS 4-03121 subdivided the mall property further still, re-subdividing what was known as Lot 4 into Lots 13-16; Lot 6 was not re-subdivided, however. As such, the operative conditions of approval for the subject property come from PPS 4-00029. There are no previous conditions of approval from 4-00029, which must be addressed at this time.

Numerous specific design plans have been approved for properties throughout the basic plan area. For the most part, these do not affect the subject property, though each one for residential development used up a portion of the overall density approved under A-8589-C and CDP-8504. SDPs specifically affecting the subject property include SDP-9711, which developed the core of the mall, including Lot 6, and SDP-9711-16, which redeveloped the Sears Auto Center as a restaurant. These approvals were issued in 1999 and 2017, respectively, and do not have any conditions, which must be addressed at this time.

Cumulatively, 903 multifamily DUs and 387 townhouses have been constructed throughout the basic plan area. This leaves an undeveloped residual capacity of 130 DUs out of the 1,420 approved with A-8589-C.

3. **Neighborhood and Surrounding Uses:** Neighborhood boundaries are normally defined by major roadways or environmental features. The following boundaries create the neighborhood for the subject property:

- North—** US 50 (John Hanson Highway)
- South—** Mount Oak Road
- East—** US 301 (Robert Crain Highway)
- West—** The Collington Branch Stream Valley

The area immediately surrounding the subject property (Lot 6) is comprised of the following roadways and existing development, which are all within the Bowie New Town Center:

- North—** MD 197 with single-family, multifamily, and office development in the M-A-C Zone beyond.
- South—** Evergreen Parkway with stormwater management pond and Bowie City Hall in the M-A-C Zone beyond.
- East—** Commercial development in the M-A-C Zone and Evergreen Parkway. Further east of Evergreen Parkway is multifamily and townhouse development in the M-A-C Zone.
- West—** Commercial development in the M-A-C Zone.

4. **Request:** The purpose of this request is to amend A-8589-C, approved by the District Council on July 25, 1988, in accordance with Section 27-195(a) of the Prince George’s County Zoning Ordinance. The amendment proposal includes the addition of residential land uses on Lot 6 and an increase of 670 DUs for the M-A-C Zone.

Lot 6 was previously approved and identified as part of the retail center within the basic plan and this amendment proposes that a mix of land uses to include residential be allowed on Lot 6. The approved DU maximum for the M-A-C Zone is 1,420, which includes 1,005 multifamily DUs and 415 townhouse DUs. The newly proposed DU maximum is 2,090, which includes 1,005 multifamily units and 415, which have been previously constructed, and 800 dwelling units for future construction (130 DUs unconstructed from the original approval and 670 new DUs). The applicant proposes the following amendments, as set forth in the statement of justification (SOJ), dated December 3, 2019:

1. To increase the permitted residential density cap in the M-A-C Zone to allow a maximum of 800 DUs which may be constructed on Lot 6.

2. To revise the prior conditions of approval and considerations of A-8589-C that have been satisfied or are no longer appropriate given the existing or proposed development with the Bowie New Town Center.
3. To affirm the available/unallocated commercial square footage approved in A-8589-C. No changes are proposed as part of this request.
4. To affirm the available/unallocated office square footage approved in A-8589-C. No changes are proposed as part of this request.

5. General Plan, Master Plan, and Sectional Map Amendment (SMA) Recommendations:

General Plan—The 2014 *Plan Prince George's 2035 Approved General Plan* places this application in a Local Center. Bowie is identified as one of 26 Local Centers on the Prince George's County Growth Policy Map (Page 18). "Local Centers are focal points for development and civic activities based on their access to transit or major highways. The plan contains recommendations for directing medium to medium-high residential development along with limited commercial uses to these locations, rather than scatter them throughout the Established Communities" (page 19).

The Plan 2035 Center Classification System (Table 16) further describes Bowie Town Center (Local) as one of five Town Centers (Local) as "A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall, the Centers are less dense and intense than other centers types and may be larger than a half mile in size due to their auto orientation. These centers typically have a walkable "core" or town center" (page 108).

The goal for Average Net Housing Density for New Development in Bowie Town Center (Local) is 10 to 60 dwelling units per acre. These goals provide guidance on the success of the success of the Growth Policy Map and Plan 2035. These goals are not designed to be applied to and shall not be tested against individual development projects (page 110).

Master Plan—The site is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (master plan), which locates the subject property in the Bowie Regional Center and recommends a mixed-use development land use. The master plan recommends the identifies following the goals for Bowie Regional Center:

- Promote compact, mixed-use development at moderate to high densities.
- Encourage high-quality infill and redevelopment of existing commercial and parking areas, over time.
- Ensure transit-supportive and transit-serviceable development and promote transit opportunities.
- Require pedestrian-oriented and transit-oriented design.
- Provide necessary transportation and public facility improvements to support the plan (page 31).

The vision Bowie Regional Center is a pedestrian-friendly, transit-oriented community with a regional market. There is a diverse mix of moderate- to high-density and intensity residential, commercial, and information technology employment uses, centered upon a transit hub that links the master plan area to the regional transportation network.

6. Development Proposal Analysis: The applicant has filed this basic plan amendment and included an SOJ dated December 3, 2019 (Antonetti to Conner), which sets forth four specific amendments sought by this application and as described previously in this technical staff report. The following findings provide further detail and staff analysis of the applicant’s requested amendments.

1. The applicant proposes to increase the permitted residential density cap in the M-A-C Zone to 2,090 DUs in order to allow a maximum of 800 DUs which may be constructed on Lot 6. The following table represents the prior approved DU types and development maximums for the M-A-C Zone, and the amendments proposed by the applicant:

A-8589-C	APPROVED	PROPOSED
Zone(s)	M-A-C	M-A-C
Total Acreage:	246.40	246.60
Commercial		
Retail	1,225,000 sq. ft.	1,225,000 sq. ft (of which 441,468 sq. ft remains available)
Office	900,000 sq. ft	900,000 sq. ft (of which 640,864 sq. ft remains available)
Total	2,125,000 sq. ft.	2,125,000 sq. ft.
Residential		
Multifamily	1,005 DUs	903 DUs (existing/constructed)
Townhouse	415 DUs	387 DUs (existing/constructed)
Sears Parcel (Lot 6)	----	800 DUs*
Total	1,420 DUs	2,090 DUs

Note: *Maximum density for Sears Parcel shall not exceed 800 units and may consist of multifamily units, townhouses (not to exceed 150 units), and/or beds in an assisted living facility.

The table above appears to reallocate 130 available/unconstructed dwelling units from the prior approved residential areas in the M-A-C Zone to Lot 6. However, the basic plan notes are slightly different in that they reflect an additional 670 dwelling units specifically for Lot 6, and that the 130 dwelling units previously applying to the overall development are not exclusively allocated to Lot 6. The basic plan notes do not preclude the 130 DUs from being located on Lot 6 but also do not preclude their development elsewhere with the residential areas of the M-A-C Zone, as originally intended. Staff finds that the notes as provided on the basic plan are appropriate.

The applicant proposes that Lot 6 may be developed with residential, retail, and/or office uses and provides that the redevelopment of Lot 6 has the potential to reinvigorate the Bowie New Town Center. The applicant believes the mixes of uses and opportunity for compact development on Lot 6 will support the retail center and be conveniently proximate to recreational, walking, and biking facilities. At the time of CDP, when the land uses are further specified, the applicant will be required to demonstrate that the acreage allocated for commercial and residential development will meet the density and intensity regulations for the M-A-C Zone.

2. There are 14 conditions of approval and 13 considerations of A-8589-C. As set forth in the SOJ, the applicant proposes revision to 8 of the conditions of approval and 8 of the considerations. Conformance with A-8589-C is addressed in a separate finding below, and the applicant's proposed revisions are addressed therein.
3. As presented in the table above, 441,468 square feet of the allowable retail square footage is unbuilt and will continue to be available for development within Bowie New Town Center, including on Lot 6. No changes are proposed as part of this request. The density and intensity regulations for the M-A-C Zone are addressed by the applicant within their SOJ and are further analyzed in this technical staff report in light of the potential development of residential land uses on Lot 6. Staff finds this proposal conforms with the applicable M-A-C Zone requirements and will be analyzed further at the time of CDP and SDP when the land uses to be constructed are specified.
4. As presented in the table above, 640,864 square feet of the allowable office square footage is unbuilt and will continue to be available for development within Bowie New Town Center, including on Lot 6. No changes are proposed as part of this request. The density and intensity regulations for the M-A-C Zone are addressed by the applicant within their SOJ and are further analyzed in this technical staff report, in light of the potential development of residential land uses on Lot 6. Staff finds this proposal conforms with the applicable M-A-C Zone requirements and will be analyzed further at the time of CDP and SDP when the land uses to be constructed are specified.

7. Basic Plan Compliance with the Zoning Ordinance:

Section 27-197(a). Amendment of approved Basic Plan.

- (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.**

The subject basic plan amendment does involve an increase (670 DUs) in the overall land use density approved for the Bowie New Town Center development. The DUs are specifically proposed for Lot 6, known as the Sears Parcel. The applicant proposes that the DUs may consist of multifamily, townhouse, or assisted living

units, and that no more than 800 DUs and no more than 150 townhouse units will be constructed on Lot 6.

The amendment requested requires that the criteria of an initial approval be met per Section 27-195(b) for approval of the basic plan. The following is an analysis of conformance for the subject application, which incorporates the applicant's SOJ, dated December 3, 2019 by reference herein.

Section 27-195(b). Criteria for Approval

(1) Prior to approval of the application and Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendations of a General Plan map or Area Master Plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the development, and the impact which the development may have on the environment and surrounding properties; or**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity or nonresidential buildings, and the location of land uses.**

The applicant addresses conformance to the requirement in Section 27-195(b)(1)(A), which allows for the project to be designed to the specific recommendations of Plan 2035 or an area master plan. Both Plan 2035 and area master plan conformance are addressed in the applicant's SOJ. The subject project is covered by the Bowie and Vicinity Master Plan and SMA for Planning Areas 71A, 71B, 74A, and 74B.

Plan 2035 locates the subject property within a Local Town Center, as shown on the Growth Policy Map (page 18). Local Town Centers typically have a walkable core and horizontal mix of uses. Plan 2035 also prescribes an average housing density of 10–60 dwelling units per acre and a 1-2.5 floor area ratio for commercial development in these areas. The mix of uses proposed within the Bowie New Town center is consistent with Plan 2035 and promotes walkability.

The Master Plan and SMA locates the subject property in the Bowie Regional Center and recommends a mix of uses at moderate to high densities and intensities. Multi-modal, pedestrian transportation systems and structured parking are also recommended. The redevelopment proposed for Lot 6 and introduction of residential uses promotes these recommendations.

Conformance with the environmental policies and strategies of the area master plan are further detailed in a memorandum from the Environmental Planning Section dated June 8, 2020 (Finch to Diaz-Campbell), incorporated by reference herein. Staff finds that the applicant’s proposal is in conformance with the recommendations of Plan 2035 and area master plan at this stage in the planning process.

It is noted that the development densities and intensities proposed are within those recommended for this area, based on the gross acreage of the M-A-C Zone for the overall Bowie New Town Center. However, a concentration of that density is proposed on Lot 6. At the time of CDP review, the site will be further evaluated for compatibility with the surrounding commercial and residential development in order to provide appropriate transition to the potential density concentrated on Lot 6.

(B) An economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

The instant application does not contain a proposal for additional retail commercial development beyond that already approved for the site by A-8589-C. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans; Transportation facilities (including streets and public transit);

As of this writing, not all the approved development associated with the 1988 approved basic plan have been built to the maximum densities allowed. The table below indicates a breakdown of what is built and what remains:

Approved by Basic Plan-1988	Built/Approved by SDPs	Residuals (Unbuilt)
Retail - 1,225,000 sq. ft.	783,532	441,468 sq. ft.
Office - 900,000 sq. ft.	259,136	640,864 sq. ft.
1,005 multifamily	903	102 DUs
415 townhomes	387	28 DUs

The table above indicates that there is significant unbuilt capacity for the various land uses that were previously approved. In addition to the unbuilt

residences, the applicant is seeking permission to expand the ceiling of the original plan density by an additional 670 residential dwelling units, for a maximum of 800 residential units. The resulting plan would allow the construction of a maximum of 800 additional residences (130 unbuilt plus 670 additional) for a total of 2,070 residences within the area of the basic plan. This expansion will be predicated on the razing of the existing Sears building.

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation per Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Transportation Review Guidelines, Part 1 (Guidelines).

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections:

(b) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

Traffic

The existing property is governed by a basic plan approved by the District Council in 1988. While the approved plan has not been fully implemented, the applicant is seeking to expand the residential density by an additional 670 dwelling units. Pursuant to Section 27-195(b)(1)(C), the applicant has provided staff with a December 2019 traffic impact study (TIS). Using data from this TIS, the following results were determined:

EXISTING CONDITIONS		
Intersections	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 197 & WB US 50 Off Ramp	C/1190	C/1209
MD 197 & EB US 50 Off Ramp	A/694	C/1159
MD 197 & Northview Drive	A/841	C/1120
MD 197 & Town Center Boulevard	A/445	A/628
MD 197 & Evergreen Parkway	A/413	A/737
Evergreen Parkway & Shopping Center-Emerald Lane*	9.9 seconds	13.2 seconds
Evergreen Parkway & Excalibur Road*	8.4 seconds	13.9 seconds
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

In evaluating the effect of background traffic, all the residual (unbuilt) developments were identified in the TIS, including the parcel currently occupied by the dormant Sears building. A growth factor of 0.5 percent for six years was applied to the through volumes along the state roads. A background scenario analysis based on future developments yielded the following results:

BACKGROUND CONDITIONS		
Intersections	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 197 & WB US 50 Off Ramp	C/1265	D/1364
MD 197 & EB US 50 Off Ramp	A/800	D/1325
MD 197 & Northview Drive	A/988	C/1218
MD 197 & Town Center Boulevard	A/543	C/1151
MD 197 & Evergreen Parkway	A/664	B/1051
Evergreen Parkway & Shopping Center-Emerald Lane*	15.7 seconds	198.0 seconds
Evergreen Parkway & Excalibur Road*	9.0 seconds	23.3 seconds
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

In order to evaluate the traffic impact of 670 dwelling units, the TIS cited trip generation rates from the Guidelines, as shown in the Trip Generation Summary below:

Trip Generation Summary						
Proposed Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
122 townhomes	17	68	85	64	34	98
548 Multifamily DUs (mid-rise)	57	228	285	214	115	329
Net increase in Residential Trips	74	296	370	278	149	427

Based on this traffic projection, the following results were generated under the Total Traffic scenario:

TOTAL CONDITIONS		
Intersections	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 197 & WB US 50 Off Ramp	C/1269	D/1418
MD 197 & EB US 50 Off Ramp	A/824	D/1384
MD 197 & Northview Drive	B/1010	C/1259
MD 197 & Town Center Boulevard	A/643	C/1220
MD 197 & Evergreen Parkway	A/796	C/1188
Evergreen Parkway & Shopping Center-Emerald Lane* <i>Tier 3 - CLV Test</i>	41.0 seconds --	>200.0 seconds <i>B/1097</i>
Evergreen Parkway & Excalibur Road*	9.6 seconds	26.0 seconds
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

The results of the TIS under total traffic conditions show that all the intersections will operate adequately, pursuant to the County guidelines.

Based on the preceding findings, the Transportation Planning Section concludes that existing transportation facilities will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. Furthermore, the uses proposed will not generate traffic, which would lower the level of service anticipated by the land use and circulation systems shown on the approved area master plan, in accordance with Section 27-195 of the Prince George's County Code.

- (D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;**

Police, fire and rescue, school, and water and sewer facilities were evaluated for the subject site and will be adequate for the proposed development, as provided in the referral memorandums incorporated into this technical staff report by reference, outlined in Finding 9 below.

Given that open space and trail systems have been established by the existing development for this project, the redevelopment of Lot 6 should be reviewed further at time of CDP and SDP for connectivity to existing trail and open space systems. The recreational facilities needed to serve any proposed residential development will also be further determined at the time of CDP review, when the proposed land use densities and intensities for Lot 6 are determined.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

The proposed area of amendment is located within the existing developed Bowie New Town Center. The mix of land uses proposed are consistent with the surrounding development and the redevelopment of Lot 6 will enhance the existing development in the area, so as to promote the health, safety, and welfare of present and future inhabitants.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

The applicant intends to complete the construction of the mix of uses on Lot 6 within 6 years of obtaining the necessary approvals.

Section 27-491(a). Regulations. (for the M-A-C Zone)

The M-A-C Zone regulations require a base density of 10 DUs and a maximum density of 47.9 DUs per gross residential acre. The applicant's SOJ calculates the allowable base density as 1,005 DUs, based on the existing acreage developed with residential uses together with the acreage of Lot 6 (100.51 acres). Using the same residential acreage, the maximum allowable density is 4,814 dwelling units for the M-A-C Zone. The 2,090 DUs proposed equates to 20.79 DUs per gross residential acre for the overall residential acreage in the M-A-C Zone.

Pursuant to Section 27-489(a)(1)(A) of the Zoning Ordinance, the permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors. A CDP revision will be required if this basic plan amendment is approved. At that time, the applicant will be required to demonstrate that the provided and/or proposed public benefit features justify the proposed density in accordance with Section 27-491(b) of the Zoning Ordinance. Staff is concerned, however, that the concentration of density proposed for Lot 6 may be out of character with the surrounding residential development spread throughout the Bowie New Town Center. Using the acreage of Lot 6 only (10.81 acres), a maximum of density of 74 DUs are proposed to be concentrated on Lot 6. Staff recognizes that Lot 6 is positioned within the retail center area and that a higher density on the lot may provide an appropriate transition from the surrounding residential areas to the retail town center. However, it is recommended that the development on Lot 6 be context sensitive, providing appropriate transitions from the surrounding land uses. Section 27-541(a) of the Zoning Ordinance requires the following:

- (4) **The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**
- (5) **Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**
 - (A) **Amounts of building coverage and open space;**
 - (B) **Building setbacks from streets and abutting land uses; and**
 - (C) **Circulation access points;**

At the time of CDP, Lot 6 should be further evaluated for appropriate density, scale, and massing to provide context sensitive development, in accordance with the recommendations of Plan 2035 and requirements of Section 27-541(a).

8. **Compliance with the existing Basic Plan (A-8589-C) limitations, conditions and considerations:** The following identifies the land use limitations, 14 conditions, and 13 considerations approved in Zoning Ordinance No. 35-1988, and identifies which are requested for amendment to accommodate the proposed development. The existing conditions and considerations are shown in **BOLD**, followed by the amendment requested (underlined), and the justification in plain type discusses how the condition has been changed or addressed with the current application.

Land Use Quantities

Commercial	
Retail	1,225,000 sf
Office	900,000 square feet
Total	2,125,000 square feet
Residential	
M-A-C	
Multifamily	1,005 dwelling units
Townhouse	415 dwelling units

The applicant is proposing the following land use quantities with this application:

Commercial

M-A-C

<u>Retail</u>	<u>1,225,000 square feet (of which 441,468 sq. ft. remains</u>
<u>Office</u>	<u>900,000 square feet (of which 640,864 sq. ft. remains available)</u>
<u>Total</u>	<u>2,125,000 square feet</u>

Residential

<u>Multifamily</u>	<u>903 dwelling units (existing/constructed)</u>
<u>Townhouse</u>	<u>387 dwelling units (existing/constructed)</u>
<u>Sears Parcel (Lot 6)</u>	<u>800 dwelling units *</u>
<u>Total</u>	<u>2,090 dwelling units</u>

Note: *Maximum density for Sears Parcel shall not exceed 800 units and may consist of multifamily units, townhouses (not to exceed 150 units), and/or beds in an assisted living facility.

The proposed land use quantities above appear to reallocate 130 available/unconstructed dwelling units from the prior approved residential areas in the M-A-C Zone to Lot 6. However, the basic plan notes are slightly different in that they reflect an additional 670 DUs specifically for Lot 6, and that the 130 DUs previously applying to the overall development are not exclusively allocated to Lot 6. The basic plan notes do not preclude the 130 DUs from being located on Lot 6, but also do not preclude their development elsewhere with the residential areas of the M-A-C Zone, as originally intended. Staff finds that the notes, as provided on the basic plan, are appropriate. The recommendation section of this report makes the necessary adjustment to the table.

Conditions

1. **The applicant shall present to the City of Bowie a revised transit study addressing the Bowie Regional Business Center's effect on Routes 197, 50, and 3 (US. Route 301), and their intersections. Until an alternate traffic study is accepted, the conclusions of the A-28 Bowie Special Treatment Area Traffic Study, are included herein, as follows:**
 - a. **A maximum of 245,000 square feet of office space development shall occur at the office space development shall occur at the Center with the existing transportation system. This should be the first stage of the Bowie Center construction.**
 - b. **The proposed regional shopping center shall not be constructed until Stage II, when highway improvements are programmed and funded.**

The applicant requests deletion of this condition, as development within the Bowie New Town Center has been substantially completed. Nonetheless, the applicant has submitted a TIS, which analyzes the project's impact on MD 197, 50, and 3 (US 301) and their intersections, based on the additional development proposed with this application and in accordance with the approval criteria. The development of the site will be further limited, in accordance with the CDP, PPS, and SDP approvals, or their subsequent revisions, applying to the site. Staff has no objection to the deletion of this condition.

2. **Residential development shall not be included in Stage I, due to limitations on traffic capacity, as outlines in the Maryland-National Capital Park and Planning Commission A-28 Study.**

The applicant requests deletion of this condition, as the Stage I development of the Bowie New Town Center has already occurred. Staff has no objection to the deletion of this condition.

3. **At the second phase of the CDZ proves, the applicant shall delineate an adequate buffer of not less than 50 feet (unless reduced by Bowie City Council) on the perimeter of the site for protection of neighboring lower-density residential areas and vacant land.**

The applicant requests deletion of this condition, as all buffers on the perimeter of the Bowie New Town Center have been constructed. However, staff finds the condition should remain, in order that the buffer remain intact in perpetuity, as envisioned by the approval of this basic plan. The condition may be modified in recognition that the buffer has been provided, as follows: A buffer of not less than 50 feet (unless reduced by Bowie City Council) shall be provided on the perimeter of the site for protection of neighboring lower-density residential areas and vacant land.

4. **Any development beyond the conditioned Stage I office space shall be tied closely to the funding of anticipated highway improvements by the Maryland State Highway Administration. If such improvements are not funded, the level of development in the M-A-C area shall be re-examined by the Planning Board.**

The applicant requests deletion of this condition, as the funding for the highway improvements has been provided by the Maryland State Highway Administration and the contemplated development within the M-A-C Zone was approved by the Prince George's County Planning Board. Staff has no objection to the deletion of this condition.

5. **If fire protection facilities are not adequate at the time of development of any midrise or high-rise residential units, those units shall be equipped with sprinkler systems approved by the Fire Department.**

The applicant agrees with this condition and all new residential construction shall be built with sprinkler systems. Staff agrees that the condition should remain.

6. **The Comprehensive Design Plan staging shall assure that the regional mall is developed concurrent with the peripheral commercial areas.**

The applicant requests deletion of this condition, as the regional mall and the peripheral commercial areas have been substantially completed. Staff has no objection to the deletion of this condition.

7. **The Specific Design Plan for Parcel 9 shall provide significant alternative landscape treatment to mitigate the loss of the 7.5+ acre tree stand.**

The applicant requests deletion of this condition, indicating the condition has been largely satisfied because the landscape treatment for Parcel 9 (the retail core) has been determined and constructed according to subsequent entitlement application requirements. Nonetheless, the Sears Parcel redevelopment (which is part of the area formerly denoted as Parcel 9) will include appropriate landscape treatment for its proposed mix of uses. Staff finds the condition should remain in order that the landscape treatment requirements remain intact in perpetuity, as envisioned by the approval of this basic plan, or should additional areas be proposed for redevelopment.

8.
 - a. **The revised Basic Plan shall show a floating symbol within Parcel 9 to indicate a possible public transportation right-of-way or station facilities either on, through, or in the general area of Parcel 9 (PT-I; public transportation mode to the determined).**
 - b. **A note shall be added on the Basic Plan indicating the following: The floating transit symbol does not commit the owner to provide such a right-of-way or facility. Land acquisition and design will be negotiated at such time as the facility is determined necessary by government.**

The applicant requests deletion of this condition because Parcel 9 has been constructed without a transit facility within its boundaries. Nonetheless, the

applicant indicates Sears Parcel redevelopment will be designed to allow for appropriate bus stops/shelters to accommodate public bus service. Staff has no objection to the deletion of this condition.

9. All commercial building shall be fully sprinkled in accordance with NFPA Standard 13 and all applicable County laws.

The applicant agrees with this condition and will include sprinkler systems within commercial buildings, in accordance with National Fire Protection Association Standard 13 and/or County law. Staff agrees that the condition should remain.

10. The owner shall dedicate 73,000+ square feet of the westernmost portion of the Parcel R to the City of Bowie for tree preservation prior to approval of the Specific Design Plan.

The applicant requests deletion of this condition, as the required dedication has likely already occurred given multiple SDPs have been approved. Staff has no objection to the deletion of this condition.

11. Landscaping and tree plantings shall be provided and maintained on both sides of Maryland Route 197 within State Highway Administration right-of-way for the entire frontage of Parcel N an amount equal to a minimum of three acres.

The applicant is not proposing any changes to this condition, as it does not directly impact the Sears Parcel. Staff agrees that the condition should remain.

12. Landscaping, berming and tree plantings shall be provided and maintained within the parking area depicted on the Illustrative Site Plan for Parcel N in a location immediately South of the eastern mall entrance.

The applicant proposes that this condition should be modified to state that appropriate landscaping should be provided for any surface parking area south of the eastern mall entrance. It is anticipated that residential buildings may be located in the southern portion of the Sears Parcel (south of the eastern mall entrance) and may likely utilize structured parking facilities. Staff finds that the applicant's proposed language is acceptable if revised to state that appropriate landscaping shall be provided and maintained for any surface parking area south of the eastern mall entrance, in order to retain the integrity of the original condition.

13. Conditions concerning additional landscaping, screening, or buffering being provided and maintained, and/or dedication of land by the owner, which conditions are mutually agreed upon by the owner and the City by September 6, 1988, shall be attached as conditions of this Ordinance.

The applicant is not proposing any changes to this condition. Staff agrees that the condition should remain.

14. **A 100-foot buffer shall be maintained along the Stratton Property and access shall be constructed on the subject property in order to provide public access to the Stratton Property. This condition shall remain in effect until such time as (1) the residential use of the Stratton Property ceases; or (2) the Stratton property is purchased by the applicant in this case.**

The applicant is not proposing any changes to this condition, as it does not directly impact the Sears Parcel. Staff agrees that the condition should remain.

Considerations

1. **There shall be no grading of the site and no cutting of tress until approval has been obtained at the Comprehensive Design Plan stage. Major stands of trees shall be delineated on the Comprehensive Design and Specific Plans and the developer shall demonstrate to the satisfaction of the Planning Board (or the District Council upon review) why it is necessary to remove any mature or specimen trees.**

The applicant requests deletion of this consideration, as the Bowie New Town Center has been substantially developed and the appropriate grading and clearing has occurred, in conformance with existing approvals. It should also be noted that there are no major stands of trees on the Sears Parcel. Staff has no objection to the deletion of this consideration.

2. **No historic building, structures, or uses shown on the approved Basic Plan shall be removed or altered, nor shall any site related thereto be altered, unless such removal or alteration is approved in either the Comprehensive Design Plan or the Specific Design Plan.**

The applicant agrees with this consideration. It should be noted that there are no historic buildings or structures on the already developed Sears Parcel. Staff agrees that this consideration should remain.

3. **Given the magnitude of this project, it is essential that the public facilities required to service this project be examined by the Planning Board at the Comprehensive Design Plan stage. The entire project shall be reviewed, in order to assure that many public facilities as are economically feasible for both the developer and the public agencies are included at the first stage of development, and also that other existing or planned public or private facilities, such as schools, recreation areas, water and sewerage systems, libraries, fire stations, cultural art facilities, health facilities, or municipal facilities necessary to serve the proposed development are adequate for the uses proposed.**

The applicant agrees with this consideration. Nonetheless, there are ample public facilities that have been constructed as part of the construction of the vast majority of the Bowie New Town Center. There are ample public facilities that surround the Sears Parcel that will be able to serve residents and visitors of the future development. Staff agrees this consideration should remain.

4. **The mixture and balance of land use types and quantities at any given stage of development, shall generally reflect the mixture and balance that will be in place at the time of ultimate development, to the extent deemed reasonable, in view of market conditions.**

The applicant requests deletion of this consideration, as the Bowie New Town Center has been substantially developed and the mix/balance of the vast majority of uses has already been determined. It should also be noted that the mix of uses planned for the Sears Parcel represents the only known phase of new development available within the M-A-C Zone portion of the Bowie New Town Center. Staff has no objection to the deletion of this consideration. Any redevelopment will be reviewed for compatibility with surrounding development.

5. **Residential development should be designed to meet needs resulting from proposed major employment centers such as the Maryland Science and Technology Center.**

The applicant requests revision of this consideration to delete specific reference to the Maryland Science and Technology Center. Said project was zoned Employment and Institutional Area at the time of the approval of A-8589-C and was intended for only employment-types uses. Since that time, the Maryland Science and Technology Center has been rezoned (as part of the Bowie and Vicinity Master Plan and SMA for Planning Areas 71A, 71B, 74A, and 74B) to the M-X-T Zone and has been renamed Melford. Melford has also been redesigned as a mixed-use component of the Bowie Local Town Center (as designated in Plan 2035) and includes a residential component to complement the existing and future employment uses within said project. As such, this consideration should be revised to state that residential development should be designed to meet the housing needs resulting from prevalent use patterns existing and proposed within the Bowie Local Town Center as designated in the current General Plan. Staff has no objection to the applicant's proposed amendment.

6. **As part of Phase II, the entire Mill Branch Stream shall be incorporated into an open space system.**

The applicant requests deletion of this consideration as the Bowie New Town Center has been substantially developed and the appropriate grading and clearing has occurred, including the establishment of open space systems, in conformance with existing approvals. Staff has no objection to the deletion of this consideration.

7. **As part of Phase II, the concentration of steep (over 25 percent) and moderate (over 15 percent) slopes located north of relocated Route 197 shall be incorporated into an open space system.**

The applicant has no objection to this consideration; however, it should be noted that the open space system for the Bowie New Town Center has already been determined and substantially dedicated/preserved. The redevelopment of the Sears Parcel will create open space opportunities within its property boundaries (as a design element of any new mix of uses) but said opportunities will not likely include

any development of steep slopes along existing MD 197. Staff agrees this consideration should remain.

- 8. As part of the Phase II CDP, that segment of Mill Branch Road located on the southeast sector of the property should be located on the south side of the concentration of moderate slopes.**

The applicant requests deletion of this consideration as the Bowie New Town Center has been substantially developed and proposed roadways have already been constructed. Staff has no objection to the deletion of this consideration.

- 9. The Phase II submittals shall include a conceptual erosion and sediment control plan for the entire property.**

The applicant requests deletion of this consideration as the Bowie New Town Center has been substantially developed and the appropriate sediment and erosion controls have been constructed, in conformance with existing approvals. It should be noted that any redevelopment of the Sears Parcel will include all City, County, and State mandated sediment and erosion controls required by law. Staff has no objection to the deletion of this consideration.

- 10. The Phase III submittals shall include a 100-year floodplain study, with calculations based upon ultimate development.**

The applicant requests deletion of this consideration, as the Bowie New Town Center has been substantially developed and the appropriate 100-year floodplain studies have previously been provided. It should also be noted that the Sears Parcel has already been developed including buildings and a large expanse of surface parking. It is highly likely that any redevelopment would actually reduce the impervious area that currently exists within the Sears Parcel. Any required stormwater management (SWM) measures, including required studies, would be required by the Prince George's County Department of Permitting, Inspections and Enforcement, at the time of site plan review and permitting. Staff has no objection to the deletion of this consideration.

- 11. As part of Phase II, a stormwater management plan shall be submitted which considers the following:**

- a. A stormwater management concept plan should be provided for the entire property.**
- b. Calculations should be based upon ultimate land use development in the basin.**
- c. For those sectors of the parcel located north and northwest of Mill Branch, consideration should be given to utilizing infiltration measures.**

- d. **The study should address the status of the off-site lake approved on Mill Branch as part of the Enfield Chase (CPD) proposal located southeast of the property.**
- e. **Should the off-site lake on Mill Branch be considered as part of the stormwater management plan, the study should address the possibility of dam failure.**
- f. **Water quality enhancement and the minimization of non-point pollution should be a major consideration in developing the stormwater management plan.**

The applicant requests deletion of this consideration, as the Bowie New Town Center has been substantially developed and the required SWM plans for the overall project have already been obtained. It should be noted that any redevelopment of the Sears Parcel will have all required SWM approvals, prior to construction/grading. Staff has no objection to the deletion of this consideration.

12. Plans for collection and disposal of solid waste should be addressed during Phase II.

The applicant agrees with this consideration and the appropriate facilities for the disposal of solid waste will be provided as part of the redevelopment of the Sears Parcel (and will be reflected in the appropriate SDP for the Sears Parcel). Staff agrees this consideration should remain.

13. As part of the Phase II submittals, noise attenuation measures should be included in the design of the residential components.

The applicant agrees with this consideration and the appropriate noise attenuation for residential uses will be provided as part of the redevelopment of the Sears Parcel. Staff agrees this consideration should remain.

9. Referrals: Referral memorandums were received, as follows, and are included as backup to this technical staff report and adopted by reference herein:

- Community Planning dated March 27, 2020, D'Amboise to Diaz-Campbell.
- Transportation dated April 7, 2020, Burton to Diaz-Campbell.
- Environmental Planning dated June 8, 2020, Finch to Diaz-Campbell.
- Special Projects dated June 12, 2020, Thompson to Conner.
- Department of Permitting, Inspections and Enforcement (DPIE), March 27, 2020, Giles to Diaz-Campbell.
- Urban Design Section dated June 4, 2020, Zhang to Diaz-Campbell.

- Department of Public Works and Transportation, April 2, 2020, Walder to Diaz-Campbell.
- AT&T, March 20, 2020, Wigfield to Lee and April 9, 2020, Abdulkader to Diaz-Campbell.
- Prince George’s County Police Department, March 17, 2020, Contic to Planning Coordinator.
- Verizon, March 5, 2020, Holaus to Diaz-Campbell.

CONCLUSION

Based on the analysis and findings, staff recommends APPROVAL of Basic Plan Amendment A-8589-04, Bowie New Town Center (Former “Sears Parcel”), subject to the following land use quantities, conditions, and considerations, which shall replace and supersede the prior approval (A-8589-C):

Land Use Quantities:

Commercial	
M-A-C	
Retail	1,225,000 square feet (of which 441,468 sq. ft. remains available)
Office	900,000 square feet (of which 640,864 sq. ft. remains available)
Total	2,125,000 square feet
Residential	
Multifamily	903 dwelling units (existing/constructed)
Townhouse	387 dwelling units (existing/constructed)
Residual Capacity	130 dwelling units (unbuilt units)
Sears Parcel (Lot 6)	670 dwelling units*
Total	2,090 dwelling units

Note: *Maximum density for Sears Parcel shall not exceed 800 units and may consist of multifamily units, townhouses (not to exceed 150 units), and/or beds in an assisted living facility.

Conditions:

1. A buffer of not less than 50 feet (unless reduced by Bowie City Council) shall be provided on the perimeter of the site for protection of neighboring lower-density residential areas and vacant land.

2. If fire protection facilities are not adequate at the time of development of any midrise or high-rise residential units, those units shall be equipped with sprinkler systems approved by the Fire Department.
3. The comprehensive design plan staging shall assure that the regional mall is developed concurrent with the peripheral commercial areas.
4. The specific design plan for Parcel 9 shall provide significant alternative landscape treatment to mitigate the loss of the 7.5+ acre tree stand.
5. All commercial building shall be fully sprinkled in accordance with NFPA Standard 13 and all applicable County laws.
6. Landscaping and tree plantings shall be provided and maintained on both sides of MD 197 within the Maryland State Highway Administration right-of-way for the entire frontage of Parcel N, an amount equal to a minimum of three acres.
7. Appropriate landscaping shall be provided and maintained for any surface parking area south of the eastern mall entrance.
8. Conditions concerning additional landscaping, screening, or buffering being provided and maintained, and/or dedication of land by the owner, which conditions are mutually agreed upon by the owner and the City by September 6, 1988, shall be attached as conditions of this Ordinance.
9. A 100-foot buffer shall be maintained along the Stratton Property and access shall be constructed on the subject property, in order to provide public access to the Stratton Property. This condition shall remain in effect until such time as (1) the residential use of the Stratton Property ceases; or (2) the Stratton property is purchased by the applicant in this case.
10. At the time of comprehensive design plan and specific design plan, development for Lot 6 shall be reviewed in context with surrounding development, including but not limited to, density, scale, and massing, in order to provide appropriate transitions to the proposed development.
11. If a determination is made at the time of comprehensive design plan, based on the proposed total density, that the dedication of public parkland and public recreational facilities are insufficient, additional on-site and/or off-site dedication of public parkland and/or public recreational facilities shall be provided to satisfactorily meet the recreational needs of the additional dwelling units.
12. The redevelopment of Lot 6 shall include connections to existing open space and trails systems.

Considerations:

1. No historic building, structures, or uses shown on the approved basic plan shall be removed or altered, nor shall any site related thereto be altered, unless such removal or alteration is approved in either the comprehensive design plan or the specific design plan.

2. Given the magnitude of this project, it is essential that the public facilities required to service this project be examined by the Prince George's County Planning Board at the comprehensive design plan stage. The entire project shall be reviewed, in order to assure that many public facilities as are economically feasible for both the developer and the public agencies are included at the first stage of development, and also that other existing or planned public or private facilities, such as schools, recreation areas, water and sewerage systems, libraries, fire stations, cultural art facilities, health facilities, or municipal facilities necessary to serve the proposed development are adequate for the uses proposed.
3. Residential development should be designed to meet the housing needs resulting from prevalent use patterns, existing and proposed, within the Bowie Local Town Center, as designated in the current General Plan.
4. As part of Phase II, the concentration of steep (over 25 percent) and moderate (over 15 percent) slopes located north of relocated MD 197 shall be incorporated into an open space system.
5. Plans for collection and disposal of solid waste should be addressed during Phase II.
6. As part of the Phase II submittals, noise attenuation measures should be included in the design of the residential components.