

June 9, 2017

Mr. George Stephanos, P.E.
Director, Public Works
City of Bowie
15901 Excalibur Road
Bowie, Maryland 20716

**RE: Kenhill Center LID Retrofit Project
(MR-1711A)**

Dear Mr. Stephanos:

The Prince George's County Planning Department has reviewed the proposed low impact development (LID) retrofit design for the existing Kenhill Center, located at 2614 Kenhill Drive, Bowie, Maryland. The Center is a City of Bowie owned and managed facility that houses multiple services and occupies approximately 10.81 acres. The Center building was originally an elementary school that was converted to City of Bowie City Hall from 1978 through 2011.

The City of Bowie is undertaking this project in preparation for the upcoming National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) permit. It is anticipated that the upcoming MS4 permit will require the City to provide treatment for stormwater runoff from 20 percent of impervious surface area not currently treated (pre-1985), or which is currently "under-treated" (1985-2002). As a step toward meeting the requirements of the anticipated MS4 permit, the City retained the services of a consulting firm to provide guidance on addressing water quality treatment for existing impervious area within the Kenhill Center property boundaries because stormwater runoff from the impervious area of the Kenhill Center is not currently treated.

The LID retrofitting project site was issued a standard letter of exemption from the Woodland Conservation Ordinance (S-073-17) because it contains less than 10,000 square feet of woodland, has no previous Tree Conservation Plan (TCP) approvals, and no mapped regulated environmental features. This site has also been issued a Natural Resource Inventory Equivalency letter (NRI-098-2017) because the site is exempt from the Woodland Conservation Ordinance, and because there are no mapped regulated environmental features on the site.

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for Established Communities and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* for institutional, Public and Quasi-Public Land Use.

If you should have any questions or need additional information, please contact Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division, at 301-952-3313 or via email at Christine.Osei@ppd.mncppc.org.

Sincerely,


Andree Green Checkley
Planning Director

Enclosures

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Christine A. Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council

STAFF COMMENTS

May 16, 2017

MEMORANDUM

TO: Christine A Osei, Planner Coordinator, Countywide Planning Division

VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division
Dave Green, Planning Supervisor, Central Section, Community Planning Division

FROM: Judy D'Ambrosi, Central Section, Community Planning Division

SUBJECT: **MR-1711A - Kenhill Center LID Retrofit Project**

DETERMINATIONS

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for Established Communities and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* for Institutional, Public and Quasi-Public Land Use

BACKGROUND

Location: The property is located southeast of Kenhill Drive.

Size: Approximately 10.81 acres

Existing Uses: The existing Kenhill Center.

Proposal: The applicant is proposing low impact development (LID) retrofit design; specifically, four small scale stormwater management facilities within the Kenhill Center to improve water quality.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan: NO

General Plan: This site is located within a designated Established Community growth policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met.

Master/Sector Plan: The 2006 *Approved Master Plan for Bowie and Vicinity*.

Planning Area/
Community: 71B/Bowie and Vicinity

Land Use: Institutional, Public and Quasi-Public Land Use

SMA/Zoning: The 2006 Bowie and Vicinity Sectional Map Amendment retained the existing R-55 Zone.

PLANNING ISSUES

There are no General Plan and Master Plan issues raised by this application.

May 31, 2017

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section

SUBJECT: **MR-1711A Kenhill Center Low Impact Development (LID) Retrofit Project**

The Environmental Planning Section has completed its review for MR-1711A, for the proposed installation of four small-scale stormwater management facilities within the boundaries of the City of Bowie's property located at 2614 Kenhill Drive, Bowie, MD 20716. The project is proposed in anticipation of meeting the City's upcoming MS4 stormwater permit for treating impervious area that is not currently treated.

After evaluating the site plan submitted by the applicant, prepared by RK&K, and dated May 3, 2017, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands on-site. The area of the site proposed for development was previously developed and contains no existing woodlands. This site has been issued a standard letter of exemption from the Woodland Conservation Ordinance (S-073-17) because it contains less than 10,000 square feet of woodland and has no previous TCP approvals. The exemption letter must accompany all county permits for the project.

This site has also been issued a Natural Resource Inventory Equivalency letter (NRI-098-2017) because the site is exempt from the Woodland Conservation Ordinance, and because there are no mapped regulated environmental features on the site.

Conclusion

Thank you for the opportunity to comment on the proposed Kenhill Center LID Retrofit Project for the City of Bowie. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.