

September 12, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-0003
Bowie New Town Center, Parcel 18 (PT-1)

The Urban Design Review staff has completed its review of the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as stated in the Recommendation section of this report.

EVALUATION CRITERIA

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Basic Plan A-8589-C
- b. Comprehensive Design Plan CDP-8504/02
- c. Preliminary Plat of Subdivision 4-86049
- d. Zoning Ordinance regulations for development in the M-A-C Zone and applicable sections of the Landscape Manual
- e. The Woodland Conservation and Tree Preservation Ordinance
- f. Referral responses from concerned agencies and divisions.

FINDINGS

The Urban Design Review Section recommends that the Planning Board adopt the following findings:

1. Specific Design Plan, SDP-0003 is for the development of 79 multifamily, age- restricted, senior housing dwelling units. The following is the site development data:

Site Development data:

Zone: M-A-C	4.33 acres
Proposed Use	Multifamily (senior housing)
Proposed Dwelling Units	79
Parking Spaces Required (0.66/du)	52 spaces
Handicap Spaces Required	3 spaces
Parking Spaces Provided	82 spaces
Standard (9.5' x 19.0')	72 spaces
Compact	none
Handicapped (13.0' x 19.0')	10 spaces
Loading Spaces Required	0 spaces
Loading Spaces Provided	1 spaces
Green Area Required	50 percent
Green Area Provided	56 percent

2. The proposed Specific Design Plan is in conformance with the approved Basic Plan A-8589-C in regard to land use types, quantities and conditions of approval.
3. The Specific Design Plan will be in conformance with the approved Comprehensive Design Plan, CDP-8504/02 and applicable conditions of approval when the conditions of the Recommendation Section below have been met.
4. The Specific Design Plan is in conformance with Preliminary Plat of Subdivision 4-86049 and applicable conditions of approval. The property is recorded on a Final Plat, Evergreen Estates, Plat of Correction, Plat One, NLP 140 @ 76. A new Preliminary Plan is not necessary because the increase in the overall number of dwelling units approved by the CDP does not compromise the original finding of adequacy of public facilities. See Finding 6.

5. The Specific Design Plan will be in conformance with all applicable regulations governing development in the M-A-C Zone, and with applicable standards of the *Landscape Manual* when the conditions of the Recommendation Section are met.

Required Findings of Section 27-528 of the Zoning Ordinance (in addition to Finding 3 above)

6. By memorandum dated August 30, 2000 (Masog to Wagner), the Transportation Planning Section made the following comments:
The Transportation Planning Section has reviewed the SDP application referenced above. The application involves a senior housing complex within the Bowie New Town Center development. The subject property consists of approximately 4.33 acres of land in the M-A-C zone. The property is located on the south side of Evergreen Parkway about 1,800 feet west of Northview Drive. The subject application proposes 79 senior housing units.

The transportation staff originally reviewed this plan on June 28, 2000. The original application involved 100 units, so the current plan represents a reduction in the quantity of development which was originally proposed. The transportation staff recently reviewed the Comprehensive Design Plan CDP-8504/02 which proposed this project. A number of issues were raised during that review, and were summarized in the June, 2000 memorandum. The sole issue which is changed by the current plan is the trip generation of the site. The following table summarizes site trip generation in consideration of the current plan:

Comparison of Estimated Trip Generation, CDP-8504/02 and SDP-0003					
Use	Units	AM Pk. Hr. Trips		PM Pk. Hr. Trips	
		In	Out	In	Out
Townhouses	19 units	3	10	10	5
Multi-Family	14 units	1	6	5	3
Unbuilt Residences	Total	4	16	15	8
Proposed Development					
Retirement Community	79 units	6	7	12	9
Elderly Housing-Detached	79 units	6	11	12	6
Congregate Care	79 units	3	2	7	6
Elderly Housing-Attached	79 units	3	2	5	3

Irregardless of what trip generation rate best represents the subject proposal, the comparison of estimated site trip generation indicates that the proposal generally would generate less traffic if developed as senior housing than it would if the residual general-purpose housing

were to be developed. The transportation staff still believes that Elderly Housing-Attached is the most representative land use in the Manual. Therefore, past findings of transportation adequacy do accommodate the subject proposal for 79 units of senior housing.

No further issues were identified during the transportation staff's review of this plan. Site access and on-site circulation are acceptable. The development proposed for this site conforms to development quantities approved using traffic analyses done in support of the CDP and Preliminary Plat of Subdivision for the overall Bowie New Town Center site in 1985-1986. There have been no major changes in the area which would suggest that the original finding is no longer valid, and the applicant has largely complied with the transportation-related conditions which were previously recommended.

Given the facts cited above, the transportation staff finds that the subject property will be served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development. Furthermore, the submitted plans are in conformance with the Comprehensive Design Plan and the approved Basic Plan.

7. In a memorandum dated June 14, 2000 (Williams to Wagner) the Growth Policy and Public Facilities Planning Section has determined that the staging of the development will not be an unreasonable burden on the available public facilities per Sec. 27-520 (a)(8) of the Zoning Ordinance. The Growth Policy and Public Facilities Planning Section concludes:

The existing **fire engine service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of 5.59 minutes, which is **beyond** the 3.25 minutes response time guideline.

The existing **ambulance service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of 5.59 minutes, which is **beyond** the 4.25 minutes response time guideline.

The existing **paramedic service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of 5.59 minutes, which is **within** the 7.25 minutes response time guideline.

The existing **ladder truck service** at **Bowie Fire Station, Company 39** located at **15454 Annapolis Road** has a service response time of 5.87 minutes, which is **beyond** the 4.25 minutes response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all residential structures be

fully sprinkled in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

The proposed development is within the service area of the District II-Bowie station. The staff concludes that the existing County police facilities will be adequate to serve the proposed development.

8. The site has an approved stormwater management concept plan, approved by the City's Public Works Department; therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
9. By memorandum dated September 11, 2000, the Environmental Planning Section offers the following comments:

Marlboro clays and Historic/Scenic Roads have not been identified as environment issues for this site. The soils on the property include Monmouth fine sandy loam, Monmouth clay loam and Ochlockonee sandy loam. No significant limitation have been found to be associated with these soils. No significant noise impacts have been found to impact this site and no Scenic or Historic Roads are found in the vicinity of the property. No streams, wetlands or 100-year floodplains have been found to occur on this parcel.

A Forest Stand Delineation (FSD) was submitted with the Comprehensive Design Plan CDP-8504/02 and was found to be acceptable. It should be noted that the same plan was submitted for review as a Type I and Type II Tree Conservation Plan. This format has been used previously and is acceptable. Type I Tree Conservation Plan (TCPI/42/99) has been found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance and is recommended for approval in conjunction with the revision to CDP-8504/02. No conditions are recommended for the TCPI approval since it is conceptual in nature and does not require the details necessary for a TCPII approval.

The Type II Tree Conservation Plan (TCPII/53/00), as submitted with this Specific Design Plan application and later revised on August 31, 2000, has been found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance. This 4.33 acre property in the M-A-C zone has a 15% or 0.65 acres Woodland Conservation Threshold (WCT) and replacement requirements of 0.45 acres for the clearing of 1.46 acres of woodland. The total requirement for 1.1 acres of woodland conservation is being satisfied by 0.35 acres of on-site preservation, 0.48 acres of on-site afforestation and 0.27 acres of off-site mitigation. TCPII/53/00 is recommended for approval in conjunction with SDP-0003, subject to condition 17 below.

10. The Plan will incorporate the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9 of this Subtitle when the conditions of approval below are met.
11. By letter dated September 7, 2000, the City of Bowie recommended approval of SDP-0003 with conditions which are included in the Recommendation Section below as Conditions 1-17.

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 SDP-0003 and TCP II/53/00 subject to the following conditions:

1. The treed parking lot islands shall be spaced approximately every six parking spaces for the parking along the southern perimeter of the parking field.
2. All handicap parking stalls shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each stall.
3. The circular area in the front of the building shall be identified with pavement markings and signage as having a one-way traffic flow in a counter-clockwise direction. ■Do Not Enter●, ■One Way● or similar signs shall also be posted at the southern point of this area. Details of the directional signage shall be provided on the plan.
4. The sidewalk proposed in the public right-of-way of Evergreen Parkway shall be extended to meet that on Parcel 18 to the north.
5. A 6-foot-wide asphalt path connection (currently labeled on the SDP as ■possible●) shall be made between the recreation areas of the subject site and Parcel 18 (Evergreen senior apartment project).
6. A second, more centrally located pedestrian connection shall be provided to the subject site and Parcel 18. This connection shall be located in the vicinity of the patio on the north side of the building, and shall connect to the sidewalk running in front of the Evergreen senior apartment building. This connection shall consist of a 6-foot wide sidewalk, conform with ADA criteria, and be located and constructed in a manner so as to not be impacted by sheet flow of water across it.
7. The width of all sidewalks within the property shall be 6 feet.
8. The limits of the concrete sidewalk and asphalt path along the western side of the building shall be shown on the plan.
9. Depressed ramps shall be installed at all locations where the sidewalk system intersects parking areas and drive aisles.
10. Depressed ramps for potential users with physical disabilities shall be installed so as to not provide cross slopes which could potentially cause pedestrians to lose their balance.
11. Depressed curb shall be placed along the entire frontage of the two groups of handicap parking spaces west of the internal circle.
12. Landscaping.

- a. A continuous hedge of Manhattan Euonymus, or similar species, shall be planted at the heads of the five parking spaces facing Enfield Chase Court.
- b. The proposed White Pine trees shall be replaced with Red Cedar trees.
- c. The Japanese Black Pine trees shall be replaced with American Holly trees.
- d. The Rhododendron shrubs shall be of a native variety.
- e. The proposed Sweet Gum trees shall be replaced with the non-fruit variety of Sweet Gum tree.
- f. Proposed off-site landscaping shall be located at least 10 feet from parking areas and drive aisles.

13. Lighting.

- a. Prior to signature approval of the SDP, details regarding the height and color of the parking lot poles, and type and style of light fixture shall be provided.
- b. The combined height of the poles and fixtures (including mounting base/pedestal, if any) shall not exceed the height of the building or 25 ft., whichever is less.
- c. All parking lot lighting shall consist of full cut-off fixtures and should include timing devices to turn off unneeded lighting during times the parking lot is not in use.
- d. Security lighting shall be provided in the courtyard and rear patio area. This lighting shall be low wattage and decorative and architecturally complementary to the building architecture.

14. Details of the sign shall be submitted to the City for review prior to signature approval of the SDP. The sign shall be a ground-mounted sign set on a 2-foot high base and shall not exceed 4 feet by 8 feet (32 sq. ft. in area). The base of the sign shall be constructed of brick that is identical to that used on the building.

15. Building Architecture.

- a. The exterior of the building shall contain at least 40% brick.
- b. The color scheme of the exterior building materials shall be in the same range of colors used on the exterior of the Evergreen senior apartment building: red brick, tan vinyl siding and white trim.
- c. Black decorative fencing and gates, with a wrought iron appearance, shall be used to enclose the courtyard areas.

- d. A brick knee wall shall enclose the patio area in the rear (north side) of the building.
- 16. The height of the trash enclosure walls and gates shall be eight feet, and the walls shall be constructed of the same brick used on the building. The gates shall be board-on-board wooden construction, and their color shall match that of the brick used on the walls of this area.
- 17. The applicant shall work with the City to determine a property suitable as a receiving site for off-site mitigation prior to the issuance of the first building permit.
- 18. All residential structures shall be fully sprinkled in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.
- 19. Prior to signature approval of the TCPII and certification of the Specific Design Plan the applicant shall make the following revisions to TCPII/53/00:
 - a. The amount and location of the off-site mitigation shall be reflected on the plan.
 - b. A edge management plan shall be developed to address the protection and maintenance of the woodlands along all forest and afforestation areas along all edges and along the trail. This plan shall include detailed information on the protection of existing trees, guidelines for the pruning and/or removal of hazardous trees, techniques for the control of invasive species and techniques that will be used for the control of understory vegetation within 15 feet of the edge of the trail.
 - c. The worksheet shall be revised to reflect the off-site mitigation.