

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-0008
Bowie New Town Center, Lots 1 and 2

The Urban Design Review staff has completed its review of the City of Bowie recommendations and provides the following revised conditions:

1. Prior to certificate approval, the following revisions shall be made to the Specific Design Plan or information provided:
 - a. The site and landscape plans shall be revised to include a five-foot-wide sidewalk along the south side of MD 197. If it is determined that extensive grading, retaining walls or boardwalking would be required, the applicant shall escrow the estimated cost of the sidewalk improvement (approximately \$12,000) with the City of Bowie to be applied to landscaping amenities recommended by the Route 197 South Landscaping Task Force.
 - b. Bicycle parking shall be provided. The exact number shall be in proportion to the total of 116 bicycle parking spaces required for the entire Bowie New Town Center development. The location of the racks shall be reviewed and approved by the Urban Design Section.
 - c. Details and specifications of the screenwalls shall be added to the plans in order to demonstrate conformance to building materials, including color and patterns.
2. All commercial structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County Regulations.
3. A traffic signal shall be installed at the MD 197/site access intersection. This signal shall be bonded and permitted prior to the DER issuance of the first certificate of occupancy for the

site (previously known as Parcel N) and shall be fully operational prior to the DER issuance of the second certificate of occupancy for the site. The SHA shall be involved in designing and approving the length of left turn storage lanes on northbound MD 197. Serious consideration shall be given to creating a double left turn lane into the site at this intersection. If a double left turn lane is recommended and approved by SHA, it shall be installed and functioning in conjunction with the traffic signal at this intersection.

4. The applicant shall install traffic signals at the Evergreen Parkway/New Haven Drive/Northview Drive intersection, the Health Center Drive/site access/Northview Drive intersection, and the MD 197/site access intersection. The traffic signals at the Evergreen Parkway/New Haven Drive/Northview Drive intersection and Health Center Drive/site access/Northview Drive intersection shall be fully operational prior to the DER issuance of the certificate of occupancy for the Hecht's store (the first store). Left turn lanes shall be added by the developer in both the north and south bound directions at the Northview Drive intersections, as required by the City's Department of Public Works. The traffic signal at the MD 197/site access intersection shall be operational prior to the DER issuance of the certificate of occupancy for any of the remaining buildings shown on the SDP (or the second certificate of occupancy for the site, previously known as Parcel N).
5. The queue length for left turning vehicles exiting the site at the MD 197/site intersection shall be calculated based on accepted SHA procedures where anticipated traffic light cycle lengths are factored into calculations. This intersection shall be redesigned and constructed in accordance with SHA approval prior to the DER issuance of the second certificate of occupancy for the site. Consideration shall be given to designing the center lane on the subject site as a left turn/through lane, in light of the recent approval for a 60,000 square foot office building (ADS) on the north side of MD 197.
6. The applicant shall be responsible for funding all traffic signal improvements, as noted below:

<u>Intersection</u>	<u>Applicant's Funding Level</u>
MD 197/site access	100%
Health Center Drive/site access/ Northview Drive	50% (Remaining 50% to be provided by City)
New Haven/Evergreen Parkway/ Northview Drive	100%

7. Upon the DER issuance of the first certificate of occupancy for more than 750,000 square feet of building area on the site, the applicant shall conduct a new warrant study for a future traffic signal at the MD 197/Evergreen Parkway intersection. If warranted, the applicant shall install the signal, which shall be fully operational not later than six months after the signal is deemed warranted.
8. Prior to the issuance of building-mounted signs and signage on the awnings for each individual tenant, the following criteria shall be met:

- a. Signage on the awning signs shall be limited to the front flap only; signage shall not be permitted on the top or sides of the awning. The area of awning signs shall not exceed that permitted by the Zoning Ordinance for commercial zones (except for C-O zone) for each store.
 - b. The area of building-mounted signs composed of pinned-on letters shall not exceed the ratio of two square feet of sign area per lineal foot of width of the store's main entrance, up to a total of 400 square feet. For stores at building corners, a portion of the allowed sign area may be displayed on the side facade.
9. The area of all window signs in the retail stores shall not exceed 25 percent of the total window area for the respective store. The sign may include lettering and logos.
10. If banners are to be provided in these areas, they shall not be placed on separate poles, but shall be displayed from parking lot light poles. These banners shall be decorative and shall not contain any advertising.
11. Projecting (blade) signs are permitted.
12. Prior to signature approval, the applicant shall obtain approval from the State Highway Administration in order to plant within the right-of-way along MD 197.
13. Prior to the issuance of any building permits, the following revisions shall be made to the architectural elevations:
 - a. The architectural elevations shall be modified appropriately to indicate accent lighting.
 - b. The awning along the western elevation of the Safeway store shall be carried around onto the northern elevation and shall extend not less than 65 feet.
14. If shopping carts are not stored completely within the Safeway store, then a screen wall, not less than 3.5 feet in height and 35 feet in length, shall be constructed along the western elevation of the store, and shall be constructed of the same brick used on the western elevation of the building.
15. If the second story windows of the stores on Parcels A-2 and A-3 are to be lit, a soft light shall be provided, which shall be set on a timer set so that the lights are turned off before 11 p.m.
16. If shopping carts are to be permitted to be taken into the Safeway parking field, cart returns shall be provided in the Safeway parking lot. Advertising signage shall not be permitted on the cart returns.
17. A third loading/unloading space shall be provided in the southern service area (between Buildings G and H). Deliveries and loading/unloading for stores on Parcel A-2 (Buildings G and H) shall be restricted to the two service areas.