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SPECIFIC DESIGN PLAN

SDP-9603/01

Application	General Data
Project Name BOWIE NEW TOWN CENTER, PARCEL V, BOWIE TOWN PLACE SUITES HOTEL Location Located on the east side of Everest Drive, across from Evergreen Estates Applicant/Address Hospitality Development Co. LL 1413 11 th Street N. W. Washington, D. C. 20001	Date Accepted 06/18/2002
	Planning Board Action Limit N/A
	Plan Acreage 4.8
	Zone M-A-C
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 71B
	Council District 04
	Municipality BOWIE
	200-Scale Base Map 205NE13

Purpose of Application	Notice Dates
4-Story, 119-Room Extended Stay Hotel	Adjoining Property Owners 06/13/02 (CB-15-1998)
	Previous Parties of Record 08/19/02 (CB-13-1997)
	Sign(s) Posted on Site 10/11/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: Wagner, Gary
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 16, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan SDP-9603/01, Bowie New Town Center, Suites Hotel

The Urban Design staff has reviewed the Specific Design Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The Specific Design Plan was reviewed and evaluated for conformance with the following criteria:

- a. Conditions of Basic Plan A-8589-C.
- b. Conditions of Comprehensive Design Plan CDP-8504 and all applicable amendments.
- c. Specific Design Plan SDP-9603.
- d. Referrals.

FINDINGS

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

- 1. The subject application is for a 4-story, 119-room Suites Hotel (extended stay) on Parcel V in Bowie New Town Center. The site consists of 4.8 acres in the M-A-C Zone and is located on the east side of Everest Drive. Specific Design Plan SDP-9603 (PGCPB No. 96-135) was previously approved by the Planning Board on April 25, 1996, for grading only; however, no grading has occurred on the site.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-A-C	M-A-C
Use(s)	Vacant	Hotel
Acreage	4.8	4.8
Lots	N/A	N/A
Parcels	15 (V)	15 (V)
Square Footage/GFA	0	56,4000
Hotel Units	0	119
Floors	0	4

Other Development Data

Parking Required: (1 space/2 guest rooms)	60 spaces
Parking Provided:	122 spaces*
Loading Required:	1 space
Loading Provided:	1 space

*DPLS obtained from the City of Bowie for reduction in parking space size to 9 feet x 18 feet.

- The plan is in general conformance with the approved Basic Plan, A-8589-C, and Comprehensive Design Plans (CDP-8504 and CDP-8504/01) and applicable conditions of approval. Both the Basic Plan and the Comprehensive Design Plan designate Parcel V for office use. Section 27-197 (CB-23-2002) of the Zoning Ordinance authorizes the Planning Director until December 31, 2002, to approve administratively a minor amendment to an approved Basic Plan and Comprehensive Design Plan in the M-A-C Zone in order to change the designated use from office to hotel. In a letter dated October 18, 2002, the Planning Director has approved the designated use from office to hotel for Parcel V.
- The plan generally conforms to the applicable standards of the *Landscape Manual*. Under Section 4.3, Interior Parking Lot Requirements, the applicant has indicated that they have provided 7,991 square feet of interior green. Based on that amount of interior green, 27 shade trees are required to be provided. The applicant has only provided 12 shade trees; therefore, 15 additional shade trees are required.
- The site has an approved Specific Design Plan, SDP-9603, for grading only, approved by the Planning Board on April 25, 1996. The proposed Specific Design Plan revision is in conformance with that approval.

6. In a memorandum dated August 21, 2002 (Masog to Wagner), the Transportation Planning Section offered the following comments:

“The transportation staff has reviewed issues regarding the development of the area including the subject site extensively as a part of the review of CDP-8504/01 and SDP-9711. This referral will review those issues point-by-point, continue with a discussion of outstanding conditions, and conclude with the required findings. The points discussed during staff’s past reviews include:

- “a. A Specific Design Plan requires a finding that ‘the development will be adequately served within a reasonable period of time. . .’ by the needed transportation facilities. The transportation staff has noted that the site was subjected to a test of transportation adequacy in 1986, and since that time the transportation improvements that were needed to serve the entire Bowie New Town Center, including the subject parcel, were fully constructed. The subject parcel, designated as Parcel V, has always been assumed to contain 115,000 square feet of office space; this amount is consistent with the level of development that was considered in 1986 and would generate 230 AM and 196 PM peak hour trips. A 119-unit hotel, using the highest levels of potential trip generation in the Institute of Transportation Engineers’ *Trip Generation Manual*, would generate 80 AM and 95 PM peak hour vehicle trips. Therefore, staff concludes that the trip impact of the proposal is consistent with past assumed levels of development.

“The subject site fronts on the prior Evergreen Parkway right-of-way. That facility has been constructed along a new alignment wholly within the Bowie Town Center. Everest Drive will not be used for access to the site; rather, access will be provided by means of a cul-de-sac from the retail parcel to the north. This is acceptable, as access onto Everest Drive would raise excessive community issues with the possibility of traffic using this street to access the commercial uses. However, SDP-0110 was required to provide a quality pedestrian connection to the subject parcel, and the use on this parcel must interface with that connection better. To that end, the plan must be revised to show the needed sidewalks and pedestrian crosswalks to connect the east side of the hotel to the sidewalk along Evergreen Parkway. The applicant should also show that this walkway is adequately lighted between the hotel building and existing Evergreen Parkway. Staff would note that patrons of this hotel will also be patrons of the establishments within the Bowie Town Center, particularly the restaurants, and should not have to depend on car access to these services during evening hours. Aside from this comment, however, access to and within the site is acceptable.

“Issues regarding the PT-1 alignment, as recommended in the *Bowie, Collington, Mitchellville and Vicinity Master Plan*, were fully discussed during the staff’s review of CDP-8504/01, and the submitted SDP is consistent with those discussions.

“All transportation-related conditions, which were required under CDP-8504/01, are constructed and operational. There are no outstanding transportation conditions from CDP-8504 which are specific to Parcel V.

“As noted previously, the subject property is part of a larger project that has largely completed roadway improvements in the area pursuant to a finding of adequate public facilities made in 1986 for Preliminary Plat of Subdivision 4-86049. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately 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 if the development is approved.”

7. The Historic Preservation and Public Facilities Planning Section has reviewed the Specific Design Plan for public facilities impacts and concluded the following:

Fire Service

The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.15 minutes, which is beyond the 3.25-minute 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 5.15 minutes, which is beyond the 4.25-minute 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 5.15 minutes, which is within the 7.25-minute response time guideline.

The existing ladder truck service at Bowie, Company 39, located at 15454 Annapolis Road, has a service response time of 7.77 minutes, which is beyond the 4.25-minute response time guideline.

These 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, the Fire Department recommends that a fire suppression system be installed in all commercial structures in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

The Historic Preservation and Public Facilities Planning Section has concluded that the proposed extended stay hotel is beyond the recommended response times from existing facilities which provide fire engine and ladder truck services, as well as ambulance services. While installing an operable fire suppression system mitigates the fire service response time deficiencies, ambulance service deficiencies cannot be addressed by the installation of a fire suppression system.

Staff recommends that the applicant participate in providing a fair share contribution of \$13,231 toward the planned Bowie EMS Facility to improve ambulance response time deficiencies. It is recommended that the applicant provide the fee prior to issuance of the first building permit. The contribution is based upon the fair share fee and an inflation factor from the approval date of this specific design plan to the building permit application. The fee amount is based on the construction cost of the station (\$2,600,000) and the purchase of one ambulance unit (\$129,000) divided by the total residential and employee population (26,998) within the entire service area in 2006. The service area includes those areas that are served by the planned Bowie EMS Facility.

The following information shows how the fair share fee is calculated:

119 = Total number of hotel rooms = 119 x 1.1
(based on 1.1 employees per hotel room)

$\$2,729,000 = \$2,600,000 + \$129,000$

(total estimated construction cost of the station—\$2,600,000—and the purchase of one ambulance unit—\$129,000)

$\$101 = \$2,729,000 / 26,998$

Fee per employee (Total estimated cost to construct the station and purchase the ambulance divided by the total residential and employee population within the Bowie EMS service area)

$\$13,231 = \101×131

(\$101 fee per employee multiplied by the number of employees)

Police Services

The proposed development is within the service area of District II-Bowie. The staff of the Historic Preservation and Public Facilities Section has concluded that the existing police facilities will be adequate to serve the extended stay hotel.

Proposed Condition

The applicant shall provide fee of \$13,231 to Prince George's County, which shall serve as a fair share contribution toward the construction of the Bowie EMS Facility. The fee shall be paid prior to the issuance of building permits.

8. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The applicant has obtained approval of a Stormwater Management Concept Plan from the City of Bowie by letter dated October 3, 2002, from the City's engineer, Frederick Ward Associates to R. James Henrikson, P.E., Director of Public Works, City of Bowie.
9. In a memorandum dated October 22, 2002 (Markovich to Wagner), the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the above-referenced Specific Design Plan and Type II Tree Conservation Plan revisions date stamped as received by the Environmental Planning Section on October 22, 2002. The Environmental Planning Section finds that the plans address the environmental constraints of the site, including the Prince George's County Woodland Conservation Ordinance. TCPII/19/02-01 is recommended for approval in conjunction with Specific Design Plan SDP-9603/01.

Background

This site was previously reviewed by the Environmental Planning Section in conjunction with a Comprehensive Design Plan, CDP-8504/01; a Specific Design Plan, SDP-9603; and a Type II Tree Conservation Plan, TCPII/19/02, which were approved. Previously approved Planning Board resolutions did not contain any environmental conditions other than a condition regarding the use of Parcel V for off-site mitigation for Parcel 9, which was addressed by TCPII/19/02-01.

Site Description

This 4.8-acre site in the M-A-C Zone is located between the north end of Everest Drive and the south end of Town Center Boulevard. A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are not found to occur on the property. Transportation-related noise impacts have not been found to impact this site. The soil found to occur according to the Prince George's County Soil Survey is Monmouth fine sandy loams, which has limitations with respect to slow permeability. According to available information, Marlboro clay is not found to occur on this property. The sewer and water service categories are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property, which is located in the Mill Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

Environmental Review

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

- a. A Detailed Forest Stand Delineation (FSD) was submitted and approved during the review of the Tree II Tree Conservation Plan, TCPII/19/02.

Discussion: No additional information is required with respect to the Forest Stand Delineation.

- b. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area exceeds 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there is a prior Tree Conservation Plan approval, TCPII/19/02. This 4.8-acre property has a Woodland Conservation Threshold of 15 percent or 0.72 acres and a replacement requirement of 0.59 because of the proposed clearing of 2.35 acres of woodland. The 1.31-acre requirement is being satisfied by 0.65 acre of on-site preservation and 0.66 acre of off-site mitigation at a site to be determined. In addition, 0.96 acre of the existing woodlands is being protected because of a Woodland Conservation Easement established to satisfy a portion of the requirements for Bowie New Town Center Mall (TCPII/77/97). The easement area previously established is not impacted by this application. TCPII/19/02-01 is recommended for approval subject to Condition 6 below.

10. In a memorandum dated October 16, 2002, Hasan to Wagner, the Department of Parks and Recreation (DPR) offered the following comments:

“The staff of the Department of Parks and Recreation (DPR) has reviewed the above referenced SDP-9603/01 plans and the related letter you forwarded from the City of Bowie regarding the SDP-9603/01.

“The subject site is located within the area of approved Comprehensive Design Plan CDP-8504, Preliminary Plan 4-86049 and Specific Design Plan SDP-9603. The Planning Board Resolution PGCPB No. 92-386 approving the revision of Comprehensive Design Plan CDP-8504 contains

reconsidered conditions applicable to the subject application, as follows:

“Condition 5(f)(1)&(2) listed off-site recreation facilities to be constructed in Northview Neighborhood Park. They included: 1 football/soccer field, 1 open play area, 1 tot-lot, 1 tennis court, landscaping, a 30-space parking lot and an entrance road to the parking lot.

“Condition 5(f), (3) states that at the sole option of the Department of Parks and Recreation, a fee-in-lieu of any of the Northview Neighborhood Park facilities mentioned above may be required instead of actual construction in order to deal with unforeseen staging or timing difficulties.

“This condition was the basis for determining that the requirements of the Subdivision Ordinance regarding the mandatory dedication of parkland were met for the Bowie New Town Center.

“In the letter from the City of Bowie dated September 6, the City recommends approval of the SDP-9601/01 with conditions. Condition 17 from the City of Bowie approval states:

“Recreation Facilities:

“The applicant shall pay the fee-in-lieu to the City of Bowie in the amount of \$67,100, and this money shall be applied to improvements and/or maintenance of the trail system in the Bowie Town Center and the areas adjacent thereto. However, as an alternative, consideration shall be given for this money to be rechanneled from a public recreation feature and applied to a public safety use.

“Section 24-134(a) of the Prince George’s County Subdivision Regulations states that in all residential subdivisions, the Planning Board shall require the platting and conveyance to the Commission or to a municipality located within the Regional District but not within the Maryland-Washington Metropolitan District, upon request of such municipality, of suitable and adequate land for active or passive recreation, or the payment of a fee in lieu thereof, or the provision of recreational facilities as otherwise provided by this Division.

“The City of Bowie is located within the Regional District and within the Maryland-Washington Metropolitan District, (the Metropolitan District is that area where the Commission provides parks and recreation services). Because the City is within the Maryland-Washington Metropolitan District it is not eligible for mandatory dedication of parkland or for the payment of a fee in lieu of dedication.

“In summary, the DPR staff is of the opinion that the fee in question cannot be paid to the City of Bowie.

“It should be noted that the fee-in-lieu funds will be placed in a community account which can only be used in the Bowie area. It is anticipated that these funds will be used for the construction of a soccer complex to be built in Green Branch Community Park by the Commission.”

11. In a letter dated September 6, 2002, from Mayor G. Frederick Robinson, City of Bowie, the Bowie City Council recommended approval of SDP-9603/01 subject to conditions. Those conditions which have not already been addressed by the applicant have been incorporated into the Recommendation section below, with the exception of the city’s condition number 17(A) requiring the applicant to pay a required recreational fee-in-lieu of \$67,100 to the city. For reasons discussed in Finding 10 above,

it is not recommended that the fee-in-lieu be paid to the City of Bowie.

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-9603/01 and TCPII/19/02-01.

1. Prior to certification, the Specific Design Plan shall be revised as follows:
 - a. A note shall be added to the plan indicating that the access proposed along Everest Drive shall be for use by emergency vehicles only. No other vehicular access to the site shall be provided from Everest Drive.
 - b. The SDP shall be revised to show a six-foot high, black vinyl-clad, chain-link fence and to remove the three strands of barbed wire atop this fence.
 - c. The Landscape Plan shall be revised to provide a total of 27 shade trees in the interior green planting areas.
 - d. Foundation plantings shall be provided around the entire base of the building. These plantings shall be a combination of low-growing native shrubs and grasses, and perennial and annual flowers.
 - e. Details shall be provided on the SDP indicating that the color of the parking lot light poles and fixtures will be bronze.
 - f. At least two additional lights shall be installed along the northern perimeter of the parking lot.
 - g. The ornamental lighting proposed shall be replaced with either bollard lighting or a lighting arrangement whose total height (pole and fixture) does not exceed ten feet above finished grade.
 - h. If building accent lighting will be provided, the architectural elevations shall be revised to indicate this. All accent lighting shall be architecturally compatible with the design of the building, shall be of low wattage so as to not cause off-site glare, and shall be limited in height to not exceed ten feet above finished grade.
 - i. A note shall be added to the plan indicating that the accent lighting on the southern elevation of the hotel shall only be activated by motion detectors.
 - j. A note shall be added to the plan that building-mounted floodlights and spotlights shall not be permitted.
 - k. The applicant shall work with the staff to ensure that adequate lighting is provided on the site and that it is not adverse (???) to residential areas.

Signage.

- l. The dimensions of the monumental sign shall be four feet by eight feet set on a two-foot-high base. The materials used to construct the base and pillars of the sign shall be the same type of hard surface materials used on the building. Revised details of the monumental sign shall be submitted for review and approval prior to signature approval of the SDP.
- m. One building-mounted sign shall be permitted on the building, and it shall be located on the northern elevation. Details of this sign shall be submitted for review and approval prior to signature approval of the SDP.
- n. The monumental sign shall be relocated to conform to the setback established by the Ordinance, at least ten feet from a property line.
- o. Landscaping, including but not limited to native shrubs, evergreens and/or grasses, should be planted behind the monumental sign and its supporting structure.

Building Architecture and Materials.

- p. The brick proposed on the building shall be replaced with stone, gray/earth tone in color. This stone shall also be constructed on all faces of both side elevations, so that it wraps around those elevations.
- q. The colors of the siding on the front and side elevations shall be of a lighter gray or lighter earth tone color that is compatible with the colors of the stone and/or mortar. The color of the siding on the rear elevation shall be a dark gray or dark earth tone color to make the building less visible to residents of the condominiums to the south. The color of all trim on the building shall be white to provide additional contrast. The elevation plans shall be revised to include these recommended features.
- r. The use of the in-ground swimming pool shall be only for guests of the hotel; membership shall not be opened to the general public.

Woodland Conservation Area.

- 2. The applicant shall work with the City of Bowie staff to determine a city-owned property or other suitable property as a receiving site for off-site tree mitigation. This site shall be determined prior to the issuance of a building permit.
- 3. The site shall be graded in phases, beginning in the field area off Everest Drive. Site clearing and grading causing minimal disruption to wildlife shall take place between September and March, if possible. Attention shall also be given to minimizing disturbance during the spring and fall bird migration period.
- 4. Construction access and vehicles shall use Town Center Boulevard. Construction vehicles shall be prohibited from using Everest Drive to access the site.
- 5. Prior to the issuance of building permits, the applicant shall provide a fee of \$13,231 to Prince George's County, which shall serve as a fair share contribution toward the construction of the Bowie EMS Facility.

6. Prior to the issuance of any permits for this property the applicant shall provide the following information to the Environmental Planning Section.
 - a. A copy of the Woodland Conservation Easement as recorded in the land records for the off-site mitigation located on this property for Bowie New Town Center Mall, TCPII/77/97.
 - b. A copy of the Woodland Conservation Easement as recorded in the land records for the off-site mitigation required to satisfy the Woodland Conservation requirements for this property.
7. Prior to Certificate of Approval for the Specific Design Plan the TCPII shall be revised as follows:
 - a. Show the placement of Woodland Conservation signs around the perimeter of all Woodland Conservation Areas including the mitigation area established for TCPII/77/97.
 - b. The Woodland Conservation signs shall remain in; correct TCP Note #5 by removing the words “until January 2005.”
 - c. Delete TCP Note #6, which does not apply to this site.