



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

July 3, 2019

Mr. Andrew Roud
Regional Partner
St. John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, MD 21244

RE: Detailed Site Plan
The Melford Mansions Multifamily Residential Development
Melford Town Center

Dear Mr. Roud:

On Monday, July 1, 2019, the Bowie City Council conducted a public hearing on the above referenced Detailed Site Plan. At the conclusion of the public hearing, the City Council voted to recommend **APPROVAL** of the **Detailed Site Plan** for the Melford Mansions multifamily residential building proposed in Melford Town Center with the following conditions, which are intended to improve site and building aesthetics, and to conform to the adopted Design Guidelines, and the City's Development Review Guidelines and Policies:

1. Parking

- A. Signage at the head of the rows of all compact parking spaces shall be provided to advise motorists that these spaces are for compact vehicles.
- B. The discrepancy in the total number of compact parking spaces (163) and what appears in the table on Sheet DSP-7 (168) shall be resolved, and indicated on the plans.
- C. The discrepancy in the numbers and identification of compact parking spaces to the east of and between Buildings 4 and 5 that are shown on Sheet DSP-7, Sheet A-101 and Sheet A-102 shall be resolved, and indicated on the plans.
- D. The correct number of compact parking spaces (7) south of Building 5 shall be shown on the plans.
- E. The discrepancy in the number of handicap parking spaces (20) indicated on Sheet DSP-7 should be resolved, and indicated on the plans.
- F. The discrepancy in the number of on-site parallel spaces (19) indicated on Sheet DSP-7 shall be clarified to differentiate from those are on-street parallel spaces (28).

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5. Landscaping

- A. The Red Oak trees proposed shall be substituted with either the planting of additional Willow Oak trees (2.5" to 3" in caliper/12' to 14' in height at the time of planting), or the introduction of Swamp White Oak trees (2.5" to 3" in caliper at the time of planting), or a combination of the two recommended planting alternatives.
- B. Foundation plantings that mirror those proposed on along the northern elevation of Building B, in terms of both species and quantities, should be installed along the southern elevation.

6. Lighting

- A. To address parking lot and building lighting, lighting locations, including areas of illumination, shall be provided for staff approval prior to the submission of the Detailed Site Plan to Prince George's County.
- B. Since the plaza on the subject site is a continuation of the plaza approved as part of The Aspen DSP, the light poles and fixtures in this area shall be identical to those approved for the plaza area in front of The Aspen building. Furthermore, the locations and quantity (11) of the light poles shall be shown on Sheet DSP-11, and shall be consistent with those shown on Sheet DSP-15. Additional lighting shall be installed along the walkway to the west of Building 6.
- C. Details and locations of the lighting envisioned to illuminate the outdoor pool area shall be provided.
- D. Lighting shall be provided under the carport.

7. Signage

- A. The sign north of Building 1, proposed over a storm drain pipe shall be relocated away from the pipe and to a location where it will not interfere with a driver's line-of-sight.
- B. The sign proposed southeast of Building 6 shall be either relocated to eliminate an issue with interference with a driver's line-of-sight, or be deleted from the project.

8. Final Technical Stormwater Management Plan

- A. A detail of the landscaping materials to be provided in the bio-retention facilities shall be shown on the plans. Materials shall include varieties of ornamental grasses and perennials.

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Thank you for your cooperation to positively implement all of the above.

Sincerely,



Alfred D. Lott, ICMA-CM, CPM
City Manager

cc: Mr. Robert Antonetti, Jr., Shipley and Horne, P.A.
Mr. Faik Tugberk, AIA
Mr. Chris Rizzi, PLA, ASLA, Bohler Engineering
Mr. Nick Speach, P.E., Bohler Engineering

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