



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

May 20, 2009

The Honorable Samuel J. Parker, Jr.
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
County Administration Building
Upper Marlboro, Maryland 20772

RE: Preliminary Subdivision Plan #4-08052
Mill Branch Crossing
U.S. Route 301/Mill Branch Road
Bowie, Maryland

Dear Chairman Parker:

On May 18, 2009, the Bowie City Council conducted a public hearing on the above referenced Preliminary Plan. The subject site contains 73.98 acres, is located at the northeastern corner of the U.S. Route 301 (northbound)/Mill Branch Road intersection and is zoned C-S-C (Commercial Shopping Center). The applicants in this case, Mill Branch Crossing LTD Liability Company and Mill Branch Crossing, LLC, are proposing to combine several lots to create one (1) building lot, on which will be developed approximately 619,000 sq. ft. of commercial space, including a 150-room hotel, 91,000 sq. ft. of office, 405,000 sq. ft. of retail uses and other uses permitted in the C-S-C zone.

During the public hearing, the Council focused attention on access to the subject site, as well as the adjoining future regional park (Green Branch Park), traffic generated by the proposed development, on-site tree mitigation and response times for emergency vehicles. At the conclusion of the public hearing the City Council voted to recommend **APPROVAL** of Preliminary Plan #4-08052 with the following conditions:

1. A traffic signal shall be installed and fully operational at the Mill Branch Road/site access intersection, subject to the approval of the Department of Public Works and Transportation, prior to the issuance of the first building permit for the project.
2. The right-in/right-out access from U.S. Route 301 shall be constructed in conjunction with the development of the project and operational prior to the issuance of the first Use and Occupancy Permit.
3. The U.S. Route 301 road widening shall be completed and operational prior to the issuance of the first Use and Occupancy Permit.

MAYOR G. Frederick Robinson MAYOR PRO TEM Todd M. Turner

COUNCIL Dennis Brady ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trough ♦ Geraldine Valentino-Smith CITY MANAGER David J. Deutsch
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

4. The Traffic Mitigation Plan shall include the following, which shall be completed prior to the issuance of the first Use and Occupancy Permit:

- a. U.S. Route 301/Governors Bridge Road/Harbour Way Intersection-
Widen the eastbound approach of Harbour Way to provide an additional separate left turn lane onto U.S. Route 301 northbound, and modify the existing traffic signal.
- b. U.S. Route 301/MD Route 197 Intersection-
Widen the westbound approach (access to Rip's) to provide separate left and right turn lanes.

Widen the northbound approach of U.S. Route 301 to provide a third left turn lane onto MD Route 197 eastbound, including the installation of channelization barrier to prevent crossover traffic movements from the U.S. Route 301 site egress to northbound MD Route 197, subject to the approval of the State Highway Administration.

Modify the existing traffic signal.

- c. U.S. Route 301/Mill Branch Road/Excalibur Road Intersection-
Construct one (1) additional left turn lane southbound along U.S. Route 301 onto Mill Branch Road, resulting in two (2) total left turn lanes.

Widen Mill Branch Road westbound to provide for two (2) left turn lanes, one (1) through lane and one (1) free right turn lane.

Provide a third through lane along U.S. Route 301 northbound from approximately 1,000 feet south of Mill Branch Road to MD Route 197.

Modify the existing traffic signal.

- d. U.S. Route 301/Heritage Boulevard/Ball Park Road Intersection-
Remark the southbound approach of the U.S. Route 301 right turn lane to a right turn/through shared lane.

5. The applicant shall install "Share the Road" signage along Mill Branch Road, with the approval of the County Department of Public Works and Transportation.
6. The area in the extreme northern portion of the site, north of the future right-of-way (r/w) of the future U.S. Route 301/MD Route 197 interchange, shall be used to satisfy a portion of the 21.66 acres of required tree mitigation.
7. Prior to approval of the final plat, the applicant shall submit a Phase III Mitigation and Data Recovery Plan for site #18PR857 to the Historic Preservation staff for review and approval. The applicant shall provide a final report detailing the Phase III investigations, and ensure that the artifacts are

curated in a proper manner prior to any ground disturbance or the approval of any grading permits. In addition, interpretive displays related to the archaeological findings shall be incorporated on site.

8. A Detailed Site Plan shall be submitted, reviewed and approved by the Prince George's County Planning Board prior to the issuance of a building permit for each phase of the development of the project.
9. On-site tree mitigation shall be provided in the buffer area along the eastern property line, in the scenic easement along Mill Branch Road and along the common property lines between the subject site, adjacent property owners and the proposed regional park. The first Detailed Site Plan for the project shall show tree mitigation in the buffer area east of the site access road from Mill Branch Road; the width of this buffer area shall be at least 40 feet.
10. Signage shall be installed by the applicant along Mill Branch Road indicating that eastbound travel along Mill Branch Road is for "Local Traffic Only", subject to the approval of the Department of Public Works and Transportation.
11. The applicant shall explore with the Park and Planning Commission a second point access from U.S. Route 301 to the County's regional park.
12. The applicant shall maximize the use of public transit to the subject site to reduce vehicle trips to/from the property.

Thank you for the opportunity for the City to review and comment on this proposed development.

Sincerely,

JLF
G Frederick Robinson

Bowie City Council
G. Frederick Robinson
Mayor

cc: Mr. Russell Baker, W.F. Chesley Companies, LLC
Ms. Carol Binns, Dept. of Parks and Recreation
Mr. Glen Burton, Transportation Planning Division, M-NCPPC
Ms. Whitney Chellis, Subdivision Section, M-NCPPC
Mr. Bill Chesley, W.F. Chesley Companies, LLC
Mr. Glenn Cook, The Traffic Group, Inc.
Ms. Michele LaRocca, Meyers, Rodbell and Rosenbaum, P.A.
Ms. Kim Morgan, The Tech Group, Inc.