



City of Bowie

Regular City Council Meeting

Monday, May 5, 2025
Council Chambers - 8 p.m.

AGENDA

- I. **CALL MEETING TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **QUORUM**
- IV. **AGENDA ADDITIONS/DELETIONS/AMENDMENTS**
- V. **CITIZEN PARTICIPATION**
- VI. **PRESENTATIONS**
 - A. Diversity Committee Presentation on Asian Pacific Islander Desi American Heritage Month
- VII. **CITY BOARDS AND COMMITTEES**
 - A. Appointments/Reappointments/Swearing-in
- VIII. **COUNCIL ANNOUNCEMENTS**
- IX. **CITY MANAGER'S REPORT**
- X. **CONSENT AGENDA**
 - A. Approval of March 3, 2025 Council Meeting Minutes
 - B. Approval of March 17, 2025 Council Meeting Minutes
 - C. Adoption of Proclamation P-10-25 Proclaiming May 15, 2025, as Bike to Work Day
 - D. Adoption of Proclamation P-11-25 Proclaiming May 4 through May 10, 2025, as the 56th Annual Professional Municipal Clerks Week in the City of Bowie
 - E. Adoption of Resolution R-21-25 Accepting a Proposal for VMWare Subscription with DataNetworks in an Amount Not to Exceed \$64,800
 - F. Adoption of Resolution R-22-25 Accepting a Proposal for Virtual Server Stack Refresh with DataNetworks in the Amount of \$224,900
- XI. **OLD BUSINESS**
 - A. FY 2026 Budget and CIP - Staff will discuss Fiscal Year 2026 Budget and CIP
 - B. Adoption of Resolution R-20-25 Awarding a Contract for Construction Services for the New Ice Arena Project - **Eligible for Action**
- XII. **NEW BUSINESS**
 - A. Delegate Boafo and the District 23 team will provide a brief legislative recap of the 2025 session.

- B.** Detailed Site Plan DSP-23026, Ourisman of Bowie - Robert Antonetti, the attorney for Rowhit Bowie, LLC., will present to Council the Detailed Site Plan DSP-23026, Ourisman of Bowie, for evaluation and approval. - **Public Hearing/Eligible for Action**

XIII. ADJOURNMENT AND MOVE TO CLOSED SESSION

- A.** To adjourn to closed session under the statutory authority of the Md. Annotated Code, General Provisions Article §3-305(b)(3): "To consider the acquisition of real property for a public purpose and matters directly related thereto"; §3-305(b)(7): "To consult with counsel to obtain legal advice" and §3-305(b)(14): "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process."

Note: The Ethics Commission has advised that under certain circumstances, members of the public may qualify as lobbyists when they testify before the City Council. If so, the Bowie Ethics Ordinance requires that certain information be filed with the Ethics Commission. Please review the information about lobbying that is provided with the City Clerk. If you have any questions about lobbying, please contact the Ethics Commission or the Assistant City Manager.

This meeting will be televised live on Verizon Channel 10 and Comcast Channel 71 and 996, repeated on 5/7/2025 and 5/10/2025 at 7:00 p.m., and [web-streamed live](#).

For a closed-captioned version of the meeting video, please go to <https://www.youtube.com/user/cityofbowiemd/playlists> and select the 2025 Council Meetings list. Once the meeting video opens, be sure to click on "CC" button to turn on closed captioning.

NEXT REGULAR MEETING OF THE BOWIE CITY COUNCIL - MONDAY, MAY 19, 2025 - COUNCIL CHAMBERS - 8:00 P.M.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Diversity Committee Asian Pacific Islander Desi American Month Presentation

DATE: 05/01/2025

The City of Bowie Diversity Committee will conduct a brief presentation about Asian Pacific Islander Desi American Heritage Month. Asian Pacific Islander Desi American Heritage Month is celebrated every year in May and is an opportunity to honor the heritage, achievements, and experiences that impact our Asian, Southeast Asian, and Pacific Islander neighbors.

ATTACHMENTS: None



Memorandum

TO: City Council

FROM: Awilda Hernandez, City Clerk

SUBJECT: Committee Appointments/Reappointments/Swearing-in

DATE: 05/01/2025

Committee Appointments:

1. Mr. Allan Olorunsola was interviewed on April 21, 2025, for appointment to the Community Recreation Committee. Council concurred to appoint him to the Committee as a Regular Member for a 2-year term. Please have Councilmember Truesdale move to appoint him.
2. Mr. Isiah Battle was interviewed on April 21, 2025, for appointment to the Administrative Review Board. Council concurred to appoint him to the Board as a Regular Member for a 2-year term. Please move to appoint him.

ATTACHMENTS: None

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 3, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 3, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag of the United States of America.

QUORUM:

In attendance were Mayor Adams, Councilmembers Brady, Estève, Ndebumadu (virtual), Rogers, Truesdale and Woolfley, Assistant City Manager Mears, City Attorney Board, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

None.

CITIZEN PARTICIPATION:

None.

PRESENTATIONS:

None.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Councilmember Rogers welcomed Longcreek Construction to the City, she attended their ribbon cutting ceremony over the weekend.

Councilmembers Ndebumadu and Truesdale recognized Women's History Month and thanked all the women out there in the world who are doing amazing things gratefully.

CITY MANAGER'S REPORT:

Assistant City Manager Mears introduced Ms. Lynn Board, with the law firm LevanRuff, LLC, sitting in for Ms. Levan this evening.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Adoption of Resolution R-16-25 Waiving by Two-Thirds Vote the Bidding Requirements of Section 61, "Purchasing and Contracting" of the City Charter, to Allow the City to Enter Into a Contract With Emergency Services Consulting International, Inc. (ESCI) for Police Department Testing Services. Councilmember Truesdale second the motion. Motion passed 6-0 (Ndebumadu did not vote).

OLD BUSINESS:

A. Adoption of Ordinance O-3-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24, Amended by Ordinance O-7-24, and O-2-25 to Appropriate Funds for the Following Projects: \$214,500 for Water Main Replacement and \$40,100 to Fund the Replacement of a Public Works Vehicle – Assistant City Manager Mears summarized the ordinance. We have had some expenses that were not anticipated last year, such as cost running over and vehicles getting damaged. This amendment is just to bring our books in order to account for the funds and allocate appropriately through our budget.

Public Hearing:

With no one signed up to speak and no comments received via email, Mayor Adams declared the public hearing to have been held.

Mayor Pro Tem Woolfley motioned to adopt Ordinance O-3-25. Councilmember Esteve second the motion. Motion passed 6-0 (Ndebumadu did not vote).

NEW BUSINESS:

A. Detailed Site Plan DSP-20003-04, Inline Retail at Mill Branch Crossing – Mr. Ridwan Coker, City Transportation Specialist summarized the staff report. The site plan is for an inline retail building approximately 10,237 square feet on a parcel that's approximately one acre. The applicant met with the Bowie Advisory Planning Board on February 11th and both BAPB and staff recommend approval of the Detailed Site Plan DSP-20003-04 with the following conditions: 1) Revise the parking schedule to reflect a calculation utilizing the rate for the normal parking generation group; 2) Clarify the shopping center PM trip rate (6.21) utilized for the trip generation table.

Mr. Edward Gibbs, with the law firm Gibbs and Haller, representing the applicant, Green Branch, LLC clarified the PM trip rate (6.21) that was used for the entire preliminary subdivision plan which was used to be more truthful with trips generated. Traffic in the PM would be greater than in the AM.

Councilmember Truesdale motioned to approve DSP-20003-04 with the recommended conditions from staff. Councilmember Rogers second the motion. Motion passed 5-1 (Woolfley) (Ndebumadu did not vote).

B. City of Bowie Wayfinding Plan – Ms. Erica Deutsch with Guide Studio, Inc., presented an assessment and schematic designs for a user-friendly wayfinding system to help guide users along the City's trails and to local nearby destinations. The goal of the project would connect residents and inform

visitors of City amenities and assets as well as ensuring users will have a sense of community when using the Byway and Trails.

Mayor Pro Tem Woolfley asked if staff considered doing the signs in-house. Mr. Hall, Planning Director responded that they have been in discussion with Public Works and there is a possibility.

Councilmember Rogers stated that the concepts are great, especially pointing out places of interest, whether by walking, biking, etc.

Councilmember Ndebumadu asked if there is a possibility of incorporating technology like QR codes for more information. Ms. Deutsch responded that it is possible, but it will only work if staff maintains them updated.

Staff will continue to work on a few more concepts and provide more details at a future Council meeting.

Mayor Adams thanked Ms. Deutsch for her presentation.

ADJOURNMENT AND MOVE TO CLOSED SESSION:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting and move to Closed Session under the statutory authority of the Md. Annotated Code General Provisions Article §3-305(b)(7): "To consult with counsel to obtain legal advice" and §3-305(b)(14): "To discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process". Councilmember Brady second the motion. Motion passed unanimously. The meeting adjourned at 9:07 p.m.

Awilda Hernandez, MMC
City Clerk

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. **Recorded vote to close the meeting:** Date: 3-3-25; Time: 9:09; Location: City Hall;
Motion to close meeting made by: Woolfley Seconded by Body;
Members in favor: All Aye; Opposed: _____;
Abstaining: _____; Absent: _____.

2. **Statutory authority to close session (check all provisions that apply).**
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(1) ☐ "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) ☐ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) ☐ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) ☐ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) ☐ "To consider the investment of public funds"; (6) ☐ "To consider the marketing of public securities"; (7) ☒ "To consult with counsel to obtain legal advice"; (8) ☐ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) ☐ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) ☐ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) ☐ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) ☐ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13) ☐ "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) ☒ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) ☐ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) ☒	Consult with Counsel	
§3-305(b) ☒	Negotiate a Contract	Agreement Strategy
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Jonathan J. Adams Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

- For a meeting closed under the statutory authority cited above:

Time of closed session: 9:14

Place: City Hall

Purpose(s): (7) Consult with counsel (14) Negotiate a contract

Members who voted to meet in closed session: Adams Brady Rogers Estere Warkley Trussdale Ndeburu

Persons attending closed session: Adams Brady Rogers Estere Warkley Trussdale Ndeburu Board Cooper Mays

Authority under § 3-305 for the closed session: (7) (14)

Topics actually discussed: Negotiation Strategy for agreement

Actions taken: _____

Each recorded vote: _____

- For a meeting recessed to perform an administrative function (§ 3-104): Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 17, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 17, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:05 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag of the United States of America.

QUORUM:

In attendance were Mayor Adams, Councilmembers Brady, Estève, Ndebumadu, Rogers, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

None.

CITIZEN PARTICIPATION:

None.

PRESENTATIONS:

Ms. Elissa Dunston with the City's Diversity Committee, spoke on Women's History Month highlighting local women who had a notable impact on Bowie and the State of Maryland.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Esteve motioned to appoint Mr. Randall Jordan to the Community Arts Committee as a Regular Member for a 2-year term. Mayor Pro Tem Woolfley second the motion. Motion passed unanimously.
2. Mayor Pro Tem Woolfley motioned to appoint Ms. Kashara Brown to the Board of Personnel Appeals as an Alternate Member for a 2-year term. Councilmember Brady second the motion. Motion passed unanimously.

Mayor Adams swore in Ms. Brown to the Board of Personnel Appeals.

COUNCIL ANNOUNCEMENTS:

Councilmember Brady mentioned the 20th Anniversary of the Bowie Center of Performing Arts being celebrated on April 5th. Bowie CLAW will host a cat adoption event at City Hall on March 29 and a Rabies Vaccine Clinic on March 22.

Councilmembers Truesdale commented that the damaged railing on Rt. 197 in front of the Omni Building is being addressed with SHA.

CITY MANAGER'S REPORT:

City Manager Lott commented that some of the lighting repairs needed in the Levitt neighborhoods have been delayed a bit because of issues with Miss Utility not coming out and marking where the cable lines are located for the electricity.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of January 21, 2025 Council Meeting Minutes; B) Adoption of Proclamation P-5-25 Proclaiming March 2025 as Women's History Month in Bowie; C) Adoption of Resolution R-15-25 Accepting Bid Proposal for Bulk Trash Pick Up from Condominiums from Turbo Haul, Inc., in the Amount of \$185,000. Councilmember Truesdale second the motion. Motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT AND MOVE TO CLOSED SESSION:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting and move to Closed Session under the statutory authority of the Md. Annotated Code General Provisions Article §3-305(b)(3): "To consider the acquisition of real property for a public purpose and matters directly related thereto" and §3-305(b)(7): "To consult with counsel to obtain legal advice". Councilmember Brady second the motion. Motion passed unanimously. The meeting adjourned at 8:26 p.m.

Awilda Hernandez, MMC
City Clerk

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. **Recorded vote to close the meeting:** Date: 3-17-25 Time: 8:26; Location: City Hall;
Motion to close meeting made by: Woolfley Seconded by Brady;
Members in favor: All Aye; Opposed: _____;
Abstaining: _____; Absent: _____.

2. **Statutory authority to close session (check all provisions that apply).**
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(1) ☐ "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) ☐ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) ☒ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) ☐ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) ☐ "To consider the investment of public funds"; (6) ☐ "To consider the marketing of public securities"; (7) ☒ "To consult with counsel to obtain legal advice"; (8) ☐ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) ☐ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) ☐ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) ☐ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) ☐ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13) ☐ "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) ☐ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) ☐ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) ☒	Acquisition of Property	
§3-305(b) ☒	consult with Counsel	
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Samuel J. Adams Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

- For a meeting closed under the statutory authority cited above:

Time of closed session: 8:29

Place: City Hall

Purpose(s): (3) Property Acquisition (7) Consult with Counsel

Members who voted to meet in closed session: Adams Brady Rogers Estey Woolley Truesdale Nleburadu

Persons attending closed session: Adams Brady Rogers Estey Woolley Truesdale Nleburadu Levan Lott Myers Preston King

Authority under § 3-305 for the closed session: (3) (7)

Topics actually discussed: Property acquisition; City's role with federal laws

Actions taken: _____

Each recorded vote: _____

- For a meeting recessed to perform an administrative function (§ 3-104): Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____



PROCLAMATION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
PROCLAIMING MAY 15, 2025, AS BIKE TO WORK DAY

WHEREAS, bicycle commuting is an effective means to improve air quality, reduce traffic congestion and noise, and conserve energy; and

WHEREAS, bicycle commuting benefits both employees and employers through better employee health and fitness, reduced commuting and parking costs and reduced health care costs; and

WHEREAS, increasing numbers of businesses have installed bicycle parking and other facilities to help encourage employees and customers to commute by bicycle; and

WHEREAS, the National Capital Region Transportation Planning Board, through its Commuter Connections program, promotes bicycling and organizes Bike to Work Day along with the Washington Area Bicyclist Association (WABA); and

WHEREAS, the City is again participating in the Washington, D.C. region-wide annual Bike to Work Day, which will be located at the City Hall from 7:00 A.M. to 10:30 A.M. on Thursday, May 15th; and

WHEREAS, the month of May is “National Bike Month”, and the week of May 13th is “National Bike to Work Week”, intended to promote bicycling as a viable means of transportation to and from work.

NOW, THEREFORE, BE IT PROCLAIMED that the Council of the City of Bowie, Maryland hereby proclaims May 15, 2025 as Bike to Work Day 2025, and encourages Bowie and area residents to support the event by biking to their work place (or school) from the City of Bowie City Hall.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on May 5, 2025.

ATTEST:

 Timothy J. Adams
 Mayor

 Awilda Hernandez, MMC
 City Clerk

PROCLAMATION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
PROCLAIMING MAY 4 THROUGH MAY 10, 2025, AS THE 56TH ANNUAL PROFESSIONAL
MUNICIPAL CLERKS WEEK IN THE CITY OF BOWIE

WHEREAS, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

NOW, THEREFORE, BE IT PROCLAIMED that the Council of the City of Bowie, Maryland does hereby recognize the week of May 4 through May 10, 2025, as Professional Municipal Clerks Week, and further extends appreciation to our Municipal Clerks, Awilda Hernandez and Mary Kate Hartig, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on May 5, 2025.

ATTEST:

Timothy J. Adams
Mayor

Awilda Hernandez, MMC
City Clerk



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Information Technology Virtual Server Stack Refresh – VMware Subscription Resolution R-21-25

DATE: 05/01/2025

A legal notice advertising Request for Proposals for the Information Technology Virtual Server Stack Refresh and VMware Subscription was placed on eMaryland Marketplace and Bid Locker on March 27, 2024. Proposals were received from the following vendors at the date set for receipt of proposals on May 3, 2024: DataNetworks, ConvergeOne, and CDI, LLC.

The proposals were evaluated as required by the City Charter and Procurement Policy. Criteria for selection included the project design, capabilities and scalability, vendor qualifications, cost, and project plan. Two vendors were invited for discussions, DataNetworks and ConvergeOne.

After careful review, it was determined that DataNetworks had submitted the most responsive and responsible Best and Final Offer. Part of this offer includes VMware vSphere Foundation subscription. The price was quoted not to exceed \$64,800. Council approved this purchase on June 17, 2024, and the project is almost complete.

The Request for Proposal included addendum pricing for the Virtual Stack Refresh at Kenhill Center and the VMWare subscription. DataNetworks included the addendum on their proposal response in the amount of \$64,800 for the VMWare subscriptions. The funding is available in the Information Technology's FY25 subscriptions budget.

We propose moving forward to execute a Contract Modification with DataNetworks to purchase the VMWare subscriptions in the amount of \$64,800.

ATTACHMENTS: 1. 20250505 - Resolution R-21-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
ACCEPTING A PROPOSAL FOR VMWARE SUBSCRIPTION WITH
DATANETWORKS IN AN AMOUNT NOT TO EXCEED \$64,800

WHEREAS, pursuant to Section 61 of the City Charter, a Request for Proposals (RFP) was issued on eMaryland Marketplace and on Bid Locker for the Virtual Server Stack Refresh project and VMware subscription; and

WHEREAS, on May 3, 2024, due date, the City received three (3) proposals; and

WHEREAS, bids were evaluated as required by City Charter and the Procurement Policy; and

WHEREAS, after careful evaluation, and negotiations of the proposals in the competitive range that were submitted, it was determined that DataNetworks had submitted the most responsive and responsible proposal; and

WHEREAS, the project at City Hall is almost complete; and

WHEREAS, the original request for proposal included addendum pricing for the VMware subscription for the virtual server stack refresh at Kenhill Center for FY25; and

WHEREAS, DataNetworks provided addendum pricing for the VMware subscription in the amount of \$64,800.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Council hereby accepts the proposal of DataNetworks and authorizes the City Manager enter into a contract modification with DataNetworks in an amount not to exceed \$64,800.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a regular meeting on May 5, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Information Technology Virtual Server Stack Refresh
Resolution R-22-25

DATE: 05/01/2025

A legal notice advertising Request for Proposals for the Information Technology Virtual Server Stack Refresh was placed on eMaryland Marketplace and Bid Locker on March 27, 2024. Proposals were received from the following vendors at the date set for receipt of proposals on May 3, 2024: DataNetworks, ConvergeOne, and CDI, LLC.

The proposals were evaluated as required by the City Charter and Procurement Policy. Criteria for selection which included the project design, capabilities and scalability, vendor qualifications, cost, and project plan. Two vendors were invited for discussions, DataNetworks and ConvergeOne.

After careful review of the Best and Final Offers, it was determined that DataNetworks had submitted the most responsive and responsible Best and Final Offer in the amount of \$249,500.00. This was within the \$250,000 budgeted for FY24 in the equipment acquisition fund. This was approved by Council on June 17, 2024, and the project is almost complete.

The Request for Proposal included addendum pricing for the Virtual Stack Refresh at Kenhill Center. DataNetworks included the addendum on their proposal response in the amount of \$224,900. This is within the \$250,000 budgeted in FY25 in the equipment acquisition fund.

We propose moving forward to execute a Contract Modification with DataNetworks to complete the virtual stack server refresh at Kenhill Center in the amount of \$224,900.

ATTACHMENTS: 1. 20250505 - Resolution R-22-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
ACCEPTING A PROPOSAL FOR VIRTUAL SERVER STACK REFRESH WITH
DATANETWORKS IN THE AMOUNT OF \$224,900

WHEREAS, pursuant to Section 61 of the City Charter, a Request for Proposals (RFP) was issued on eMaryland Marketplace and on Bid Locker for the Virtual Server Stack Refresh project; and

WHEREAS, the RFP requested separate pricing for City Hall and an option for the Kenhill Center; and

WHEREAS, on May 3, 2024, due date, the City received three (3) proposals; and

WHEREAS, the proposals were evaluated as required by City Charter and the Procurement Policy; and

WHEREAS, after careful evaluation, review and negotiations of the proposals in the competitive range that were submitted, it was determined that DataNetworks had submitted the most responsive and responsible proposal that was in the best interest of the City; and

WHEREAS, the project at City Hall is not yet completed; and

WHEREAS, the original request for proposal included addendum pricing for the virtual server stack refresh at Kenhill Center for FY25; and

WHEREAS, DataNetworks provided addendum pricing for the virtual server stack refresh in the amount of \$224,900; and

WHEREAS, it was determined that DataNetworks had submitted the most responsive and responsible addendum pricing that was in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Council hereby accepts the proposal of DataNetworks and authorizes the City Manager to enter into a contract modification with DataNetworks in the amount of \$224,900.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on May 5, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: FY 2026 Budget and CIP

DATE: 05/01/2025

The City of Bowie introduced the proposed FY 2026 budget maintaining the Real Property Tax Rate at \$0.40.

ATTACHMENTS:

1. 20250505 - Ordinance O-4-25
2. 20250505 - Resolution R-18-25

ORDINANCE
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
APPROVING AND ADOPTING A BUDGET FOR THE
FISCAL YEAR BEGINNING JULY 1, 2025 AND
ENDING JUNE 30, 2026

WHEREAS, in accordance with Section 44 of the City Charter, it is the determination of the City Council that an ordinance should be enacted to budget and appropriate funds for the several objects and purposes for which the City of Bowie must provide in the fiscal year beginning July 1, 2025, and ending June 30, 2026 ("Fiscal Year 2026"); and

WHEREAS, the City Manager, as required by the City Charter, between the 10th and the 15th of April, 2025 presented to the City Council a proposed budget outlining the anticipated expenditures and transfers for Fiscal Year 2026. The budget includes the estimated revenues and other financing sources required; establishes the proposed tax rate for all real property taxes, and establishes the tax rates for the various taxing districts; and

WHEREAS, the Council held scheduled budget worksessions and two public hearings on April 14, 2025 and May 5, 2025 after two weeks' notice thereof in a newspaper or newspapers having general circulation in Bowie.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bowie, Maryland, with at least four of the total elected membership concurring:

Section 1: That from and out of the moneys and balances known to be in the General Fund, Equipment Acquisition and Replacement Fund, Capital Projects Fund, and Water and Sewer Fund, of the City of Bowie, Maryland, and from all moneys anticipated to come into all funds during the twelve (12) month period ending June 30, 2026, there shall be, and hereby are, appropriated the following sums for use by the several departments and offices of the City, and for the objects and purposes for which the City must provide during Fiscal Year 2026.

APPROPRIATION ORDINANCE
THE CITY OF BOWIE, MARYLAND

GENERAL FUND

ESTIMATED REVENUES

Real Property Taxes:

Assessed Value of Land and Improvements subject to Taxation	\$9,873,275,000	
Tax Rate .400/\$100 of Assessed Value	<u>.00400</u>	<u>\$39,493,100</u>

Special Taxing District 1 -

There is hereby established a levy in the amount of \$.082 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as University of Maryland Science and Technology Center Storm Water Management Special Taxing District as more particularly described in Ordinance Number O-19-87 and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$269,765,000	
Tax Rate .082/\$100 of Assessed Value	<u>.00082</u>	<u>221,200</u>

Special Taxing District 2 -

There is hereby established a levy in the amount of \$.023 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as Bowie Town Center Storm Water Management Special Taxing District as more particularly described in Ordinance Number O-20-87 and as amended by Ordinance Numbers O-11-91, O-4-96 and O-20-98 and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$291,348,600	
Tax Rate .023/\$100 of Assessed Value	<u>.00023</u>	<u>67,000</u>

Special Taxing District 5 -

There is hereby established a levy in the amount of \$.007 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as Highbridge Storm Water Management Special Taxing District as more particularly described in Ordinance Number O-28-88 and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$19,086,300	
Tax Rate .007/\$100 of Assessed Value	<u>.00007</u>	<u>1,300</u>

Special Taxing District 6 -

There is hereby established a levy in the amount of \$.810 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as International Renaissance Center Storm Water Management Special Taxing District as more particularly described in Ordinance Number O-2-89 and as amended by Ordinance Numbers O-11-91 and O-22-98 and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$161,122,000	
Tax Rate .810/\$100 of Assessed Value	<u>.00810</u>	<u>1,305,500</u>

Special Taxing District 7-

There is hereby established a levy in the amount of \$0 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as Pin Oak Plaza Storm Water Management Special Taxing District as more particularly described in Ordinance Number O-16-90, and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$20,000,400	
Tax Rate 0/\$100 of Assessed Value	<u>0</u>	<u>0</u>

Special Taxing District 8 -

There is hereby established a levy in the amount of \$.008 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as Elder Oaks Apartments Storm Water Management Special Taxing District as more particularly described in Ordinance Number 0-17-90, and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$63,787,700	
Tax Rate .008/\$100 of Assessed Value	<u>.00008</u>	<u>5,100</u>

Special Taxing District 11-

There is hereby established a levy in the amount of \$.033 per hundred dollars of assessed valuation for all real property, subject to taxation within that special taxing district of the City of Bowie described as Collington Plaza Storm Water Management Special Taxing District as more particularly described in Ordinance Number 0-7-95, and for those properties which are currently within the district or which will subsequently be placed within the district.

Assessed Value of Land and Improvements Subject to Taxation	\$25,918,300	
Tax Rate .033/\$100 of Assessed Value	<u>.00033</u>	<u>8,600</u>

Personal Property Tax:

Assessed Value of Tangible Personal Property of Ordinary Incorporated and Unincorporated Businesses, Operating Property (except land) of Public Utilities and Contract Carriers, and/or Operating Property (except land) of Railroads.

\$241,990,000

Tax Rate 1.00/\$100 of Assessed Value	<u>.01000</u>	<u>2,419,900</u>
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Total Real & Personal Property Tax Revenue	43,521,700
Total All other Anticipated Revenue	28,493,900
Appropriated Fund Balance	<u>19,711,800</u>
TOTAL REVENUES	<u>\$91,727,400</u>

APPROPRIATIONS BY ACTIVITY

City Council	\$ 551,600
City Manager	2,026,000
Human Resources	1,016,800
Elections	1,000
Finance	1,792,000
Information Technology	5,203,400
Legal Services	266,500
Communications	1,079,900
Business Operations	867,400
City Clerk	275,800
Community Services	1,294,700
General Services	2,207,800
Planning Division	645,000
Sustainability Division	319,500
Economic Development Division	1,948,800
Housing Inspection and Code Compliance	1,266,200
Emergency Management	664,500
Police Department	18,069,600
Public Works Administrative Division	2,713,400
Equipment Maintenance and Garage Division	1,110,500
Solid Waste Division	10,283,700
Street Maintenance Division	10,315,600
Storm Water Management Division	977,700
Storm Water Management Division - Special Tax Districts	126,900
Senior Services	1,603,900
Youth Services Bureau	1,650,400
Animal Control Program	241,100
Recreation and Parks	889,200
Community Outreach, Arts & Events	1,274,600
Parks and Grounds	4,787,200
Ice Arena	1,468,200
Historic Properties	829,800
Gymnasium	896,300
Debt Service	3,992,300
Unclassified and Non-departmental	1,178,500
Transfers	7,891,600
TOTAL APPROPRIATIONS	<u>\$91,727,400</u>
 Total General Fund Revenues	 <u>\$91,727,400</u>
 Total General Fund Appropriations	 <u>\$91,727,400</u>
 Difference	 <u>\$ NONE</u>

EQUIPMENT ACQUISITION AND REPLACEMENT FUNDESTIMATED REVENUES

Appropriated Fund Balance	\$ 2,043,800
Transfers from General Fund	2,215,700
Total All other Anticipated Revenue	<u>437,300</u>
TOTAL REVENUES	<u>\$ 4,696,800</u>

APPROPRIATIONS

General Government	\$ 786,800
Public Safety	1,291,200
Public Works	1,272,000
Parks and Recreation	185,000
Reserve for Replacements	1,161,800
TOTAL APPROPRIATIONS	\$ 4,696,800
 Total Equipment Acquisition Fund Revenues	 \$ 4,696,800
 Total Equipment Acquisition Fund Appropriations	 \$ 4,696,800
 Difference	 \$ NONE

CAPITAL PROJECTS FUND**ESTIMATED REVENUES**

Appropriated Fund Balance	\$ 7,207,500
Transfers from General Fund	5,675,900
Intergovernmental Revenues	2,959,600
Other Revenues	479,600
TOTAL REVENUES	\$ 16,322,600

APPROPRIATIONS

ADA Assessment Project	\$ 125,000
Facility Security	315,000
Energy Efficiency Improvements	188,900
Land Acquisition	1,570,200
Gymnasium	66,000
Kenhill Center	100,000
City Hall	124,000
Solid Waste Administration Facility	60,000
Public Works Main Facility	646,700
Bowie Trails	275,000
Chesapeake Bay	3,280,000
Facility Preventive Maintenance	858,100
Stormwater Management	730,000
Sediment Control-Gateway	1,347,100
Sediment Control-Maryland Science and Technology Center	144,600
Sediment Control-Bowie Town Center	67,800
Sediment Control-Pin Oak Plaza	5,900
Sediment Control-Elder Oaks	3,300
Sediment Control-Collington	6,200
Sediment Control-Reserve City Parcel	17,300
Bowie Playhouse	51,500
Allen Pond Park	1,610,000
Belair Mansion	220,000
Whitemarsh Park	805,000
Bowie Ice Arena	2,800,000
Church Road Park	60,000
Jericho Park	45,000

Public Art	50,000
Bowie Golf Course	730,000
Tanglewood Park	20,000
TOTAL APPROPRIATIONS	<u>\$16,322,600</u>
Total Capital Projects Fund Revenues	<u>\$16,322,600</u>
Total Capital Projects Fund Appropriations	<u>\$16,322,600</u>
Difference	<u>\$ NONE</u>

WATER AND SEWER FUND

Section 2: That the following water and sewerage rate structure shall be effective for all water consumption and sewerage service used after July 1, 2025:

Water Consumption Charge

Residential and all other users - \$7.11 per 1,000 gallons of water used.

Sewerage Surcharge – 143.5% of Water Charge

Residential and all other users - \$10.20 per 1,000 gallons of water billed.

Section 3: That the following additional charges shall be imposed upon all users of the system based upon service meter size except that users providing service to individual customers, lessees, homeowners, or other persons, by a master meter system shall pay the minimum user fee for each customer, lessee, homeowner or other person served, and the revenues derived from the assessment based upon minimum users fees equals or exceeds that which would be assessed from an assessment based upon meter size.

<u>Minimum Charges - Both Water and Sewer</u>		<u>Water or Sewer Only</u>	
1 inch meter	\$ 120 Annually	\$ 60	Annually
1-1/2 inch meter	480 Annually	240	Annually
2-inch meter	780 Annually	390	Annually
3-inch meter	1,440 Annually	720	Annually
4-inch meter	2,400 Annually	1,200	Annually
6-inch meter	4,800 Annually	2,400	Annually
8-inch meter	9,600 Annually	4,800	Annually
10-inch meter	15,000 Annually	7,500	Annually

Section 4: Each new customer applying for service shall pay an Account Processing Fee of \$50.00, such fee being nonreturnable.

Section 5: That from the effective date of this Ordinance all new users of the Bowie Water and Sewer System shall be required to place a security advance with the City, such advance to be applied to the users' final bill upon discontinuing service.

3/4, 5/8 and/or 1 inch meter	\$ 50.00
1-1/2-inch meter	200.00
2-inch meter	300.00
3-inch meter	500.00
4-inch meter	750.00
6-inch meter	1,000.00
8-inch meter	2,000.00
10-inch meter	3,000.00

Section 6: That from the effective date of this Ordinance all new users applying for initial connection to the Water and/or Sewer System shall before connection be required to pay a nonrefundable charge as follows:

3/4, 5/8 and/or 1 inch meter	\$ 1,000.00
1-1/2-inch meter	1,500.00
2- and 3-inch meters	2,000.00
4-inch meter	3,000.00
6-inch meter	4,000.00
8-inch meter	5,000.00
10-inch meter	6,000.00

Section 7: Each customer applying for installation of a submeter to measure outside water usage shall obtain a City of Bowie Permit. A nonrefundable account processing fee of \$50.00 will be charged for this permit. Also, the homeowner will pay to the City the cost of the submeter according to meter size. Customers with a submeter installed shall be exempt from sewerage surcharges for outside water use.

Section 8: That the date of payment for all services rendered shall not exceed 20 days from date of billing. Failure to pay within this period will subject the user to the payment of a \$15.00 late charge, and failure to pay within forty-five (45) days from billing date will subject the user to disconnection of service. Any check tendered as payment of an account and returned because of Insufficient Funds, is considered nonpaid and subject to late charge of \$15.00, returned check charge of \$35.00, and disconnection. There shall be a \$40.00 reconnection charge for all disconnections due to nonpayment.

Section 9: That any user requesting a meter replacement or testing of a meter shall be required to pay a fee of \$120.00 when such test indicates that the meter was operating within normal limits as established by the manufacturer.

Section 10: That each user will pay a quarterly charge of \$23.44 to cover the cost associated with the Water Distribution System Recapitalization Program.

OPERATING BUDGET

ESTIMATED REVENUES

Water Sales	\$ 3,095,700
Sewerage Surcharge	4,046,200
Minimum Charges	1,044,400
Other Revenues	710,600
Renewal/Replacement	738,000
Proceeds -Loan	9,433,900
State Grants – Projects	119,000
TOTAL REVENUES	<u>\$19,187,800</u>

APPROPRIATIONS

Billing and Accounting	\$ 829,400
Water Supply Division	9,835,900
Wastewater Division	6,737,300
Debt Retirement	497,100
Miscellaneous and Non-departmental	756,000
Transfers to General Fund	532,100
TOTAL APPROPRIATIONS	<u>\$19,187,800</u>

Total Water & Sewer Fund Revenues	<u>\$19,187,800</u>
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Total Water & Sewer Fund Appropriations	<u>\$19,187,800</u>
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Difference	<u>\$NONE</u>
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Section 11: That should any section of this Ordinance be determined to be invalid, such invalidity shall not affect any other sections.

Section 12: The Budget Document is hereby approved, which includes the Plan of Compensation, City Rental and User Fees Schedule, Classification Plan, Protective Inspection and Licensing Fee and the Permit Fee Schedule. Furthermore, the Budget Document is hereby incorporated by reference into this Ordinance.

Section 13: Outstanding encumbrances at Fiscal Year 2025 year end shall be considered revenues for Fiscal Year 2026 at June 30, 2025 and re-appropriated, by this budget

ordinance, in Fiscal Year 2026 for the purposes set forth in the budget ordinance for the Fiscal Year 2025, unless otherwise appropriated by the City Council.

Section 14: That any transfer of funds between appropriations by the City Manager must be approved by the City Council in the form of an ordinance by at least a two-thirds vote before becoming effective.

Section 15: The City Manager is hereby directed to establish and incorporate in the accounting system of the City a reserve account for the accumulation of funds for future preventative maintenance of City facilities. Such account shall be recorded in the Capital Projects Fund.

Section 16: **BE IT FURTHER ORDAINED**, that this Ordinance shall become effective twenty (20) days after its enactment by the Council of the City of Bowie, Maryland provided that a fair summary of this Ordinance is published at least once prior to the date of passage and at least once within ten (10) days after the date of passage in a newspaper having general circulation in the City.

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting on April 14, 2025.

PASSED by the Council of the City of Bowie, Maryland by a favorable vote of at least a majority of the total elected membership of the Council at a Regular Meeting on _____.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor

**APPROVED AS TO FORM AND
SUFFICIENCY:**

Elissa D. Levan
City Attorney

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
ADOPTING A CAPITAL IMPROVEMENTS PROGRAM
FOR THE FISCAL YEARS 2026-2031

WHEREAS, Section 43 of the City Charter requires that the City Manager prepare a proposed Capital Improvements Program; and

WHEREAS, the Capital Improvements Program must include a listing of all capital improvements proposed to be undertaken during the next six years, including funding sources, recommended time schedules, and cost estimates; and

WHEREAS, the City Council is required to adopt a Capital Improvements Program at the same time as the adoption of the City Operating Budget; and

WHEREAS, the City Manager shall include in his proposed Operating Budget, those Capital Improvement Projects adopted by the City Council for the ensuing fiscal year; and

WHEREAS, the City Manager has prepared and presented to the City Council the required proposed Capital Improvements Program, which has been included as a portion of the Fiscal Year 2026 Proposed Budget Document.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland that the Capital Improvements Program for Fiscal Years 2026-2031, as reflected in the City's FY2026 Proposed Budget Document, is hereby adopted.

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting on April 14, 2025.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on _____, after public hearings on _____, and _____.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Contract Award for Construction Services for the new Ice Arena Project
Resolution R-20-25

DATE: 05/01/2025

On January 27, 2025, the Department of Community Services issued a Request for Statements of Qualifications (SOQ) for construction services for the new Ice Arena Project. Submissions were received from nine (9) firms. The SOQs were reviewed by a seven (7) member evaluation panel made up of City Staff and the Construction Management as Advisor (CMA) firm.

Three (3) companies were selected to participate in the second stage of the competitive bidding process.

On April 29, 2025, three (3) bids were received and opened. The results were as follows:

Firm	Total
Henry H Lewis Contractors, LLC	\$25,313,061.00
J. A. Scheibel, Inc.	\$22,744,700.00
Warner Construction, LLC	\$21,839,787.00

The FY2025 Budget Appropriation for this project is \$30,355,000.00.

The bids were reviewed and evaluated by an eight (8) evaluation member panel made up of City Staff, the Construction Management firm, and the Architect/Engineering team.

After careful review of the bid(s) submitted to the City, it was determined that Warner Construction, LLC, had submitted the lowest, most responsive and responsible bid in the amount of \$21,839,787.00. This is within the amount budgeted for the FY25 CIP for the Bowie Ice Arena.

I concur with the recommendation of the Department of Community Services and request your approval of Resolution R-20-25.

ATTACHMENTS: 1. 20250505 - Resolution R-20-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AWARDING A CONTRACT FOR CONSTRUCTION SERVICES FOR
THE NEW ICE ARENA PROJECT

WHEREAS, the City of Bowie owns land adjacent to Bowie Golf Course in Bowie, Maryland; and

WHEREAS, the City intends to construct a new single sheet Ice Arena; and

WHEREAS, a Request for Statements of Qualifications for construction services was issued on January 27, 2025, to which Statements of Qualifications were received from nine (9) firms; and

WHEREAS, an evaluation panel selected three (3) of those firms to participate in the second stage of the competitive bidding process; and

WHEREAS, an Invitation for Bids for construction services was issued and had a closing date of April 29, 2025, at 11:00 a.m., at which time 3 bids were received; and

WHEREAS, staff has reviewed the bids received and determined that the bid submitted by Warner Construction, LLC located in Frederick, Maryland to be the lowest most responsive and responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the City Manager is hereby authorized to enter into an Agreement with Warner Construction, LLC in the amount of \$21,839,787.00 for the construction of the new single sheet Ice Arena.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a regular meeting on May 5, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Detailed Site Plan DSP-23026, Ourisman of Bowie

DATE: 05/01/2025

I. Background and Proposal

This proposed Detailed Site Plan (DSP-23026) consists of approximately 6.29± acres of land located on the west side of Crain Highway (US 301), approximately 400 feet south of its intersection with Mount Oak Road. The street address is 2550 NW Robert Crain Highway Bowie, MD 20716. The Property is further known as Lot 1 within the Route 301 Realty Corp. Subdivision (see attachment #1). The Route 301 Realty Corp. Subdivision was recorded in Land Records on April 26, 2006, as REP 212 -11. Although the property is currently located in the CS (Commercial, Service) Zone, Rowhit Bowie LLC., the Applicant, is requesting the subject application be reviewed using the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022.

The property is currently zoned C-S (Commercial, Service) and it was previously zoned C-M under the prior Zoning Ordinance. This Detailed Site Plan proposes the development of a new one-story automobile, vehicle sales and service dealership using the provisions of the prior Zoning Ordinance. The property is currently forested and undeveloped.

The Applicant has filed an application for Detailed Site Plan approval under the prior Commercial Miscellaneous (C-M) zoning for the 6.29-acre subject property. The development proposal includes a 22,111 square-foot vehicle sales and service dealership (see Attachment #1). The current zoning is Commercial, Service (C-S).

A Statement of Justification was submitted for this application (see Attachment #1).

II. Analysis of Detailed Site Plan DSP-23026

Section 27-285(b)(1) of the County Zoning Ordinance requires that the following finding be made for a Detailed Site Plan to be approved by the County Planning Board:

The Planning Board may approve a Detailed Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.

Site design guidelines are set forth in Section 27-283 of the Zoning Ordinance and include parking, loading and circulation; lighting; grading; service areas; and, architecture. Staff recommend approval of the DSP since it represents a reasonable alternative without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. Additionally, the use is permitted by right by the zoning code.

The Subdivision and Development Review Committee raised several comments with which City staff agree. The Transportation Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC) recommends an update to the site plan to demonstrate the right-of-way of Crain Highway (A-61) along the property frontage according to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* page 247. Also, update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane and the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities. Lastly, update the parking schedule to include bicycle parking. Also, please clarify the parking provided in relation to the square footage of the dealership. Staff recommends the following conditions for DSP-23026:

1. Update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane unless modified by SHA with written correspondence.
2. Please update the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities.

III. Outstanding Issues

- N/A

IV. Recommendation

With the conditions set forth below, staff finds the Detailed Site Plan proposed for the Ourisman of Bowie site will meet the findings for approval set forth in Section 27-285(b). Specifically, the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. Therefore, staff recommends **APPROVAL** of Detailed Site Plan DSP-23026, with the following conditions, which are intended to improve the site design and address conformance with the County Zoning Ordinance and City Development Review Guidelines:

1. Update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane unless modified by SHA with written correspondence.

2. Please update the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities.

ATTACHMENTS: 1. 20250505 - Ourisman of Bowie DSP-23026 Council Staff Report

LAND USE PETITION IN THE BOWIE PLANNING AREA

Maryland - National Capital Park and Planning Commission ID: Detailed Site Plan #DSP-23026
Ourisman at Bowie
Bowie Advisory Planning Board #25-03 Date: April 29, 2025

INTRODUCTORY NOTE: The proposed application is a request for approval:

- ☐ (a) of a zoning type case involving the specific use of land;
☐ (b) of a conceptual site plan;
☐ (c) to subdivide property into building lots and obtain adequate public facilities approval;
☒ (d) of a site plan for building and parking design, landscaping, architecture, etc. under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to five minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

GENERAL DATA:

1. Nature of Petition: Detailed Site Plan
2. Petitioner: Ourisman at Bowie
3. Represented by: Mr. Robert Antonetti, Jr, Shipley & Horn, P.A, MD
4. Location of Petitioned Property: Crain Highway and Mitchellville Road
5. Proposed Use of Petitioned Property: Development of a 22,111 square-foot sales and service automotive dealership.
6. Size/Zone of Petitioned Property: 6.29 acres/Zoned: C-S (Commercial, Service)
7. Date of Hearing before BAPB: Tuesday, April 22, 2025 at 7:00 P.M.
8. Date of Hearing before City Council: Thursday, May 5, 2025, at 10:00 A.M.
9. Date of Hearing before M-NCPPC: Thursday, May 15, 2025 at 10:00 A.M.
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS

	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	4/4/25	28
Notice sent to Parties of Record:	N/A	
Date Signs Posted:	4/5/25	3
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

RECOMMENDATIONS:

12. Department of Planning and Sustainability Recommendation:
The Department of Planning and Sustainability staff recommends **APPROVAL** with conditions.
13. Bowie Advisory Planning Board Recommendation:
The Bowie Advisory Planning Board (BAPB) recommends **APPROVAL** with conditions.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Bowie Advisory Planning Board

SUBJECT: Ourisman of Bowie
Detailed Site Plan DSP-23026

DATE: April 29, 2025

The Bowie Advisory Planning Board (BAPB) met on Tuesday, April 22nd, 2025, to review the Detailed Site Plan DSP-23026 for a new one-story automobile, vehicle sales, and service dealership using the provisions of the prior Zoning Ordinance. The development proposal includes a 22,111-square-foot vehicle sales and service dealership located on the west side of Crain Highway (US 301). The owner is Rowhit Bowie LLC.

Presentations

Mr. Robert Antonetti, an attorney representing Rowhit Bowie LLC., presented the planned Ourisman of Bowie building. This project is for the approval of a Detailed Site Plan for the 22,111 square feet automotive and service dealership. The project has a significant entitlement history. Back in September of 2004, a preliminary plan of subdivision was approved for this property for a 29,800 square feet dealership, 7,000 square feet more than what is being proposed now. A detailed site plan, DSP-05013, was approved in July of 2005 for a 29,700-square-foot auto dealership. Again, approximately 7,000 square feet more than what's being proposed now. There was a record plat of subdivision that this site was platted as a developable commercial site for an automotive dealership and in conjunction with the preliminary plan of subdivision which had already been approved. This detailed site plan is now replacing the previously approved, detailed site plan for the building that they now desire today. Additionally, the applicant is not sure what the vehicle make, and brand will be but is confident that it will be something that will be sought after.

Ourisman of Bowie, the property, is further known as Lot 1 within Route 301 Realty Corp. Subdivision. The applicant will be making improvements to US 301 per the approved preliminary plan of subdivision (4-04047 approved July, 2004). Condition 12 of PPS 4-04047 limits the property to a 29,800 sq ft auto dealership or equivalent development that generates no more than 52 AM and 62 PM trips. Additionally, the applicant will investigate a deceleration lane design that adheres to the SHA criteria for a partial deceleration lane. They generally recommend a 300' turn lane plus 100' taper.

MAYOR Timothy J. Adams

MAYOR PRO TEM Dufour Woolfley

COUNCIL Dennis Brady • Michael P. Estève • Roxy Ndebumadu • Wanda Rogers • Clinton Truesdale, Sr. **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

DSP-23026
Ourisman of Bowie

City staff recommended approval of the Detailed Site Plan (DSP-23026) with specific conditions. These conditions included:

- Update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane unless modified by SHA with written correspondence.
- Please update the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities.

Questions by BAPB Members

- Mr. Carl J. Schuettler: Wanted to know if this is the first time the applicant will be adding extra verbiage to the conditions and if they discussed with City Staff.

Answer: The applicant team and City Staff discussed briefly over email about the corresponding conditions and agreed to the addition.

- Mr. Eric Ketterling: Wanted to know where the bike lane infrastructure currently starts in location to the proposed entrance of the project and will that remain in the future.

Answer: The applicant's team believe the frontage of the project will be able to transition to whatever is south of the project. The main widening improvement will be the acceleration and deceleration lanes that will taper into the existing improvements south of the project.

- Mr. Terry Rodgers: Wanted to know if the parcels in the median of the subject property on US 301 are in SHA right-of-way and if the parcels in the median will be a part of this development.

Answer: They are not in the right-of-way; they are in the future Master Plan alignment of (F-10) which SHA is currently not funding nor moving forward with. No, the parcels in the median will be new, smaller dealerships which will be reflected in another PPS.

BAPB Motion

Mr. Terry Rodgers moved to recommend **APPROVAL** of Detailed Site Plan DSP-23026 for the Ourisman of Bowie building in accordance with the staff recommendation with the amended language which has been made by staff. The motion was seconded by Mr. Carl J. Schuettler and passed unanimously.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: Bowie Advisory Planning Board

FROM: Ridwan Coker
Transportation Specialist

SUBJECT: Staff Report - Detailed Site Plan DSP-23026
Ourisman at Bowie

DATE: April 15, 2025

I. Background and Proposal

This proposed Detailed Site Plan (DSP-23026) consists of approximately 6.29± acres of land located on the west side of Crain Highway (US 301), approximately 400 feet south of its intersection with Mount Oak Road. The street address is 2550 NW Robert Crain Highway Bowie, MD 20716. The Property is further known as Lot 1 within the Route 301 Realty Corp. Subdivision (see attachment #1). The Route 301 Realty Corp. Subdivision was recorded in Land Records on April 26, 2006, as REP 212 -11. Although the property is currently located in the CS (Commercial, Service) Zone, Rowhit Bowie LLC., the Applicant, is requesting the subject application be reviewed using the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022.

The property is currently zoned C-S (Commercial, Service) and it was previously zoned C-M under the prior Zoning Ordinance. This Detailed Site Plan proposes the development of a new one-story automobile, vehicle sales and service dealership using the provisions of the prior Zoning Ordinance. The property is currently forested and undeveloped.

The Applicant has filed an application for Detailed Site Plan approval under the prior Commercial Miscellaneous (C-M) zoning for the 6.29-acre subject property. The development proposal includes a 22,111 square foot vehicle sales and service dealership (see Attachment #2). The current zoning is Commercial, Service (C-S).

A Statement of Justification was submitted for this application (see Attachment #3).

II. Analysis of Detailed Site Plan DSP-23026

Section 27-285(b)(1) of the County Zoning Ordinance requires that the following findings be made for a Detailed Site Plan to be approved by the County Planning Board:

The Planning Board may approve a Detailed Site Plan if it finds the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.

DSP-23026
Ourisman at Bowie

Site design guidelines are set forth in Section 27-283 of the Zoning Ordinance and include parking, loading and circulation; lighting; grading; service areas; and architecture. Staff recommends approval of the DSP since it represents a reasonable alternative without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. Additionally, the use is permitted by right by the zoning code.

The Subdivision and Development Review Committee raised several comments with which City staff agree. The Transportation Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC) recommends an update to the site plan to demonstrate the right-of-way of Crain Highway (A-61) along the property frontage according to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* page 247. Also, update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane and the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities. Lastly, update the parking schedule to include bicycle parking. Also, please clarify the parking provided in relation to the square footage of the dealership. Staff recommends the following conditions for DSP-23026:

1. Update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane
2. Please update the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with the guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities.

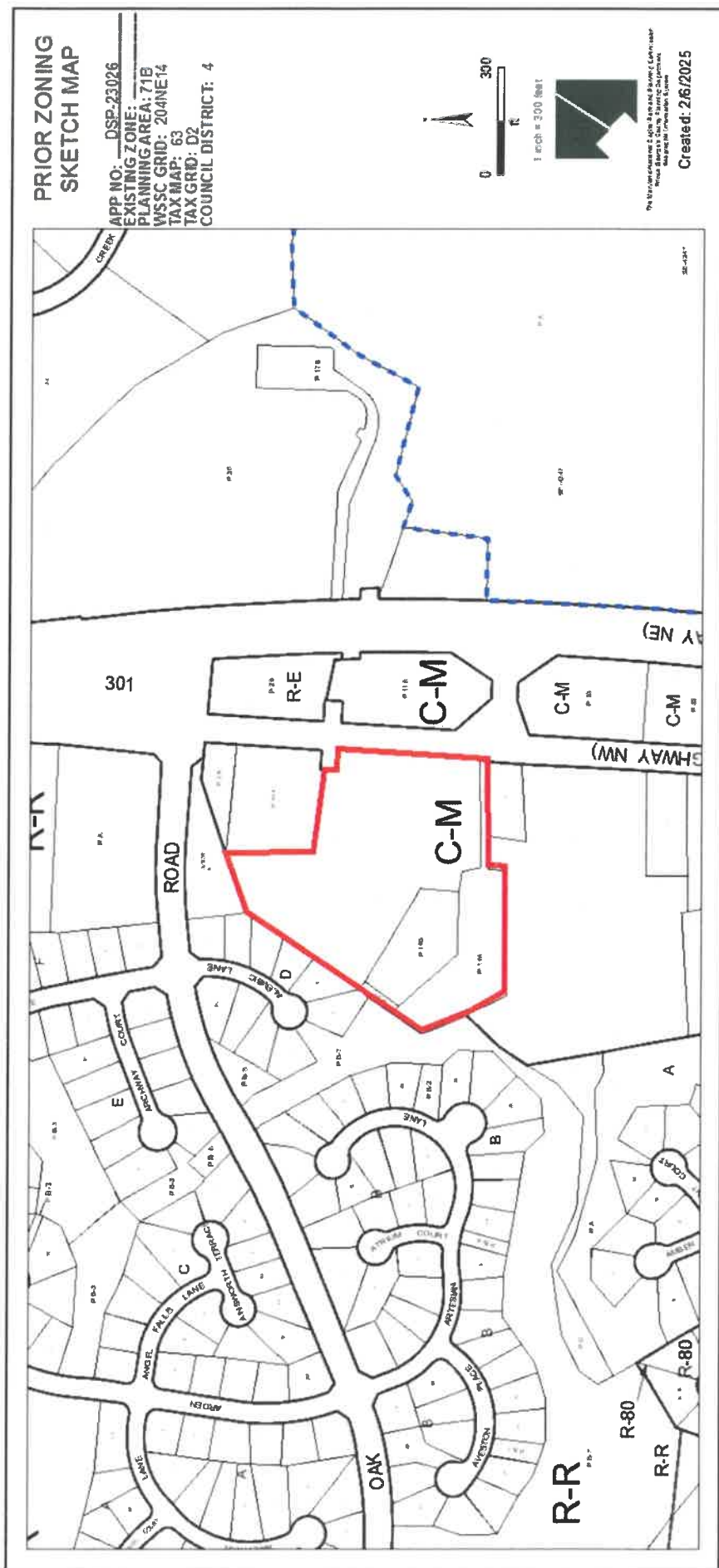
III. **Outstanding Issues**

- N/A

IV. **Recommendation**

With the conditions set forth below, staff finds the Detailed Site Plan proposed for the Ourisman of Bowie site will meet the findings for approval set forth in Section 27-285(b). Specifically, the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. Therefore, staff recommends **APPROVAL** of Detailed Site Plan DSP-23026, with the following conditions, which are intended to improve the site design and address conformance with the County Zoning Ordinance and City Development Review Guidelines:

1. Update the site plan to include both master planned bicycle and pedestrian facilities along Crain Highway (A-61): 8-ft -wide sidewalks and bike lane.
2. Please update the site plan to demonstrate the location and count of bicycle parking provided. The bicycle parking provided should be consistent with guidance from the 2012 AASHTO Guide for the Development of Bicycle Facilities.



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**NOT APPROVED FOR
CONSTRUCTION**

[illegible]

SUBJECT:
 DRAWN BY:
 CHECKED BY:
 DATE:
 30 U.S.
 PROJECT:

**DETAILED SITE
PLAN**

OURISMAN OF BOWME

PROPOSED
DEVELOPMENT

2650 NW ROBERT CRAIG HWY
BOWIE, MD 20715
PRINCE GEORGES COUNTY
PLAT 212014; LOT 1
LIBER 48116 FOLIO 021

BOHLER //

18701 NELSON BLVD, SUITE 430
BOWIE, MARYLAND 20716
Phone: (301) 509-4300
Fax: (301) 505-4501
MD@BohlerEng.com

J. DIMARCO
Li Di Di
PROFESSIONAL ENGINEER
10000 W. 11th Ave. Suite 1177/2325
CHANDLER, AZ 85224-1177
CELL: 480-948-1177 FAX: 480-948-1177
E-MAIL: li@li-di-di.com
WWW: www.li-di-di.com
I AM A MEMBER OF THE
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AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS
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I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA
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EXISTING CONDITIONS/ DEMOLITION PLAN

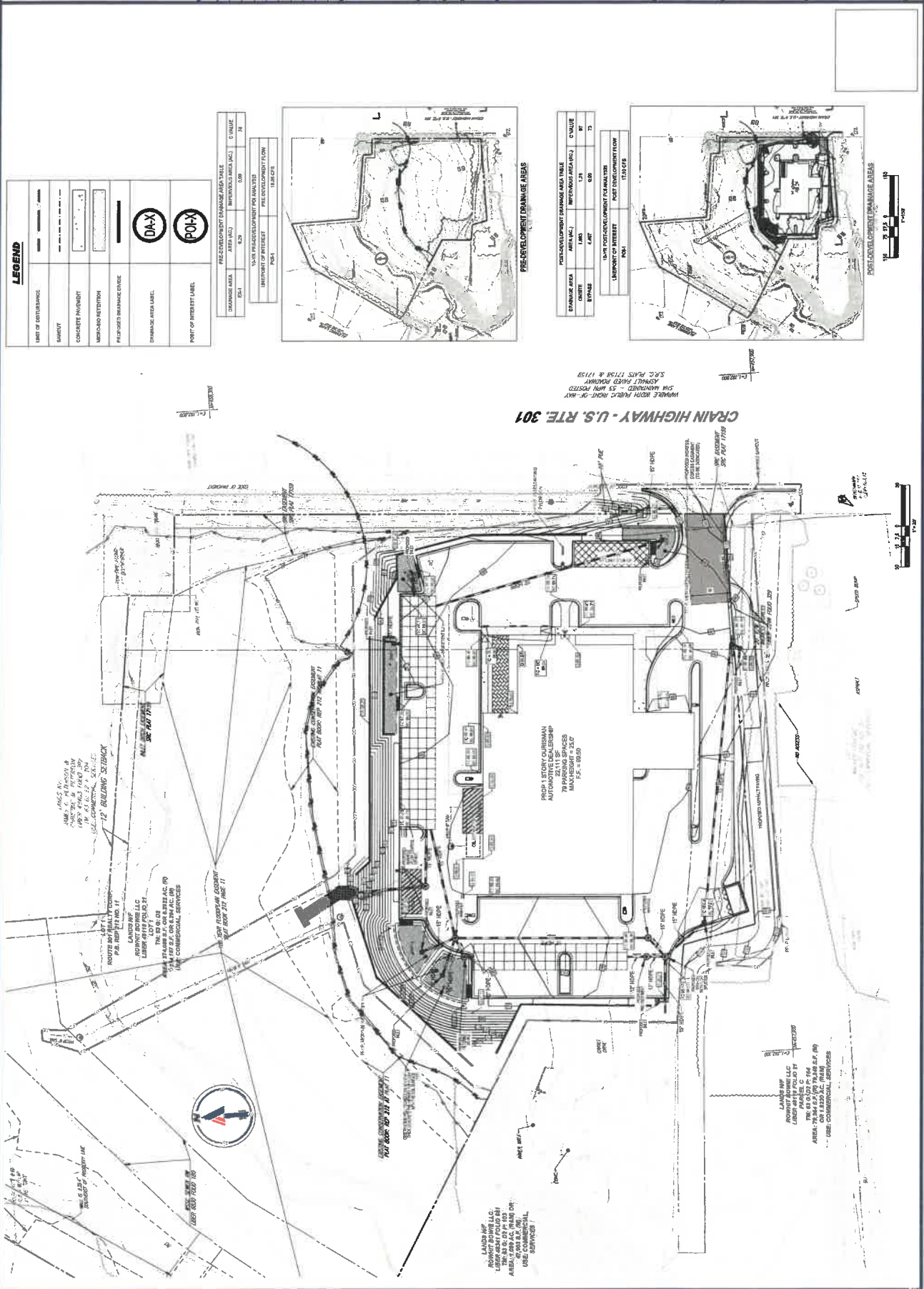
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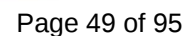
ORG. DATE - 09/13/2023

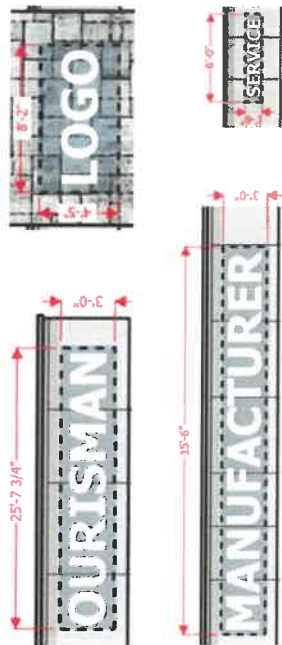
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FOR DRIVE	   









STANDARD OF BOWTIE Size: 11W x 11H

showed a positive correlation between the two variables.

A H AMMON HEISLER SACHS
architects
320 West Pratt Street - Suite 275
Baltimore, Maryland 21201
P-410.752.3510
F-410.752.3526

P: 410, 752, 3510
 F: 410, 752, 8358

ORG. DATE - 08/13/2023

ARCHITECTURAL ELEVATIONS

NUMBER: DSP-12

ORG. DATE - 08/13/2023

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANTING SERVICES
TRANSPORTATION SERVICES

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CONSTRUCTION

[illegible]

DETAILED SITE PLAN

OURISMAN OF BOWME

PROPOSED
DEVELOPMENT

2550 NW ROBERT CRAIN HWY
BOWIE, MD 20716
PRINCE GEORGES COUNTY
PLAT 212011; LOT 1
LIBER 46116 FOLIO 021

BOHLER
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Phone: (301) 805-4500
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J. DIMARCO

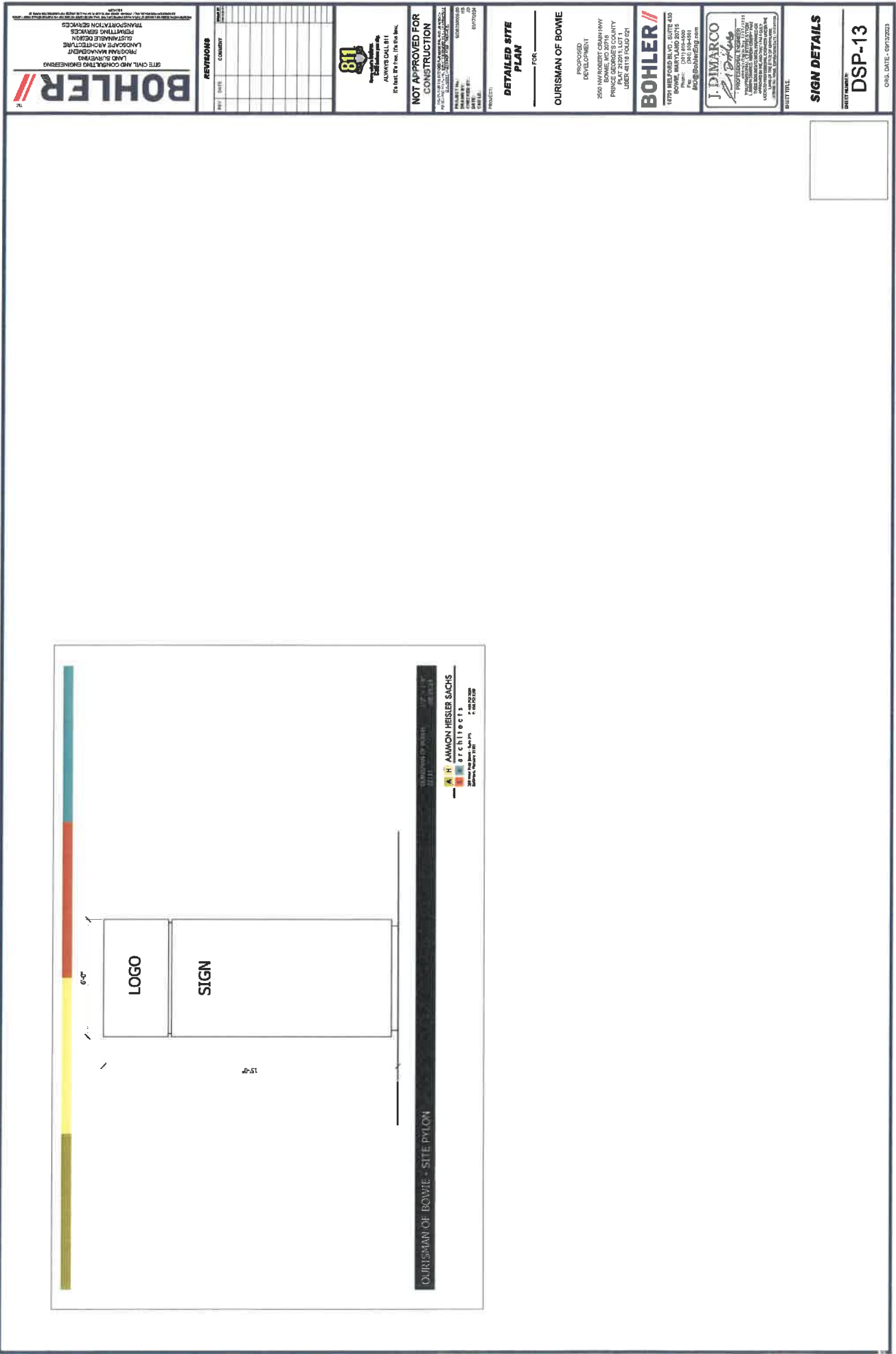
[Signature]

PROFESSIONAL ENGINEER

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PHILADELPHIA, PENNSYLVANIA 19108
TEL: 215-592-1500 FAX: 215-592-1501
E-MAIL: JIM@J.DIMARCO.COM

References

ORG. DATE - 08/13/2023



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LAW OFFICES
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Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

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Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

January 23, 2025

VIA ELECTRONIC MAIL

Ms. Hyojung Garland, Planning Supervisor
Urban Design Section
Development Review Division
Prince George's County Planning Department
1616 McCormick Drive, Largo, MD 20774

**RE: Detailed Site Plan, DSP-23026
Ourisman of Bowie
STATEMENT OF JUSTIFICATION**

Dear Hyojung:

On behalf of our client, Rowhit Bowie LLC, (the "Applicant"), please accept this Statement of Justification in support of Detailed Site Plan application, DSP-23026. Specifically, the proposed application requests approval of a detailed site plan for a one-story, 22,111 square-foot, vehicle sales and service dealership in the CS (Commercial, Service) Zone. The subject Property is known as Lot 1 consisting of approximately 6.29 acres, and is located in the Route 301 Realty Corp. Subdivision, (The "Property"). The Route 301 Realty Corp. Subdivision was recorded in Land Records on April 26, 2006, as REP 212-11.

Preliminary Plan of Subdivision, 4-04047, and Type I Tree Conservation Plan, TCPI/32/04, were previously approved for the subject Property on September 9, 2004, for a 29,800 square-foot auto dealership in the C-M (Commercial Miscellaneous) Zone, (PGCPB No. 04-177). A prior Detailed Site Plan, DSP-05013, Type-II Tree Conservation Plan, TCPII-089-05, and Alternative Compliance Application, AC-05015, were then approved for the Property on July 28, 2005, for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173). Finally, on August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building. As further outlined below, the Applicant elects to have DSP-23026 reviewed utilizing the applicable provisions of the prior Zoning Ordinance pursuant to Section 27-1904 of the current Zoning Ordinance. The Applicant's current proposal for a 22,111 square-foot vehicle sales and service dealership in the C-M (Commercial-Miscellaneous) Zone is in substantial harmony with these prior approvals.

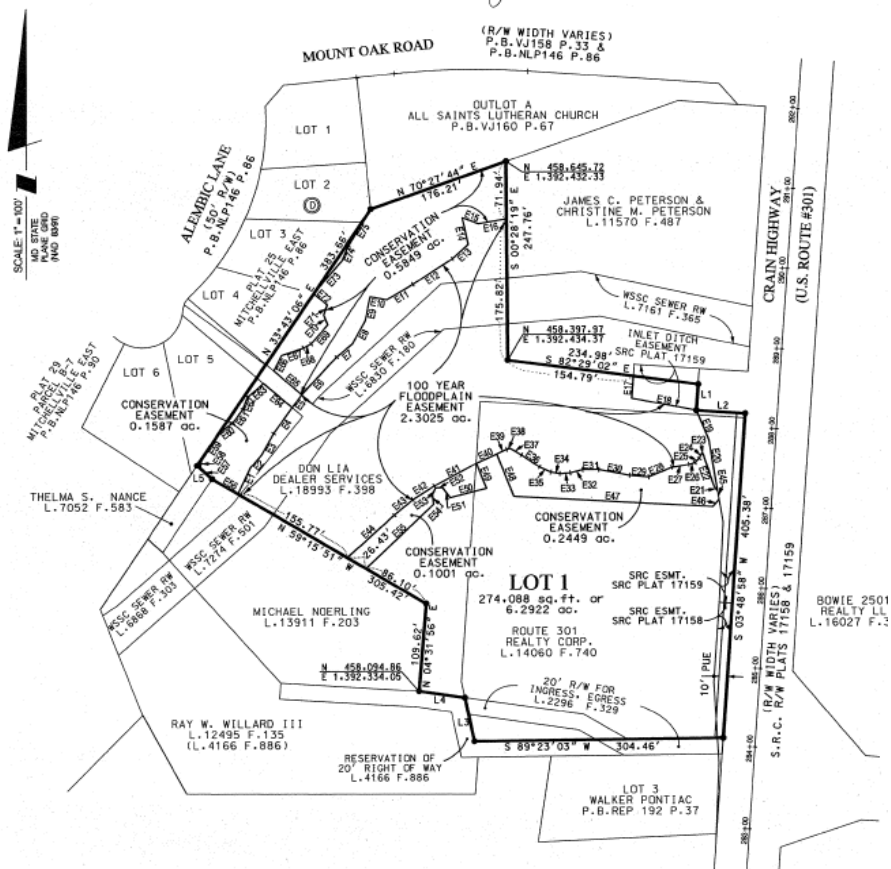
Prior Zoning Map



Current Zoning Map



Final Plat of Subdivision, REP-212-11



ELECTION TO UTILIZE PRIOR C-M ZONING PROCEDURES (Section 27-1904)

On April 1, 2022, the approved Countywide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance (“New Zoning Ordinance”) became effective and rezoned the subject Property from the C-M (Commercial Miscellaneous) Zone to the CS (Commercial, Service) Zone. Notwithstanding, the Applicant elects to have DSP-23026 reviewed utilizing the applicable provisions of the prior Zoning Ordinance pursuant to Section 27-1904 of the current Zoning Ordinance which states the following:

27-1904. Procedures

In order to proceed with development under the prior Zoning Ordinance, the following procedures shall apply:

- (a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.***

RESPONSE: A Pre-Application Meeting with the Planning Staff was held for the subject application, DSP-23026, on October 9, 2023.

- (b) The applicant shall provide a statement of justification which shall explain why the Applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.***

RESPONSE: This submitted statement of justification is in compliance with the above requirement. Preliminary Plan of Subdivision, 4-04047, was previously approved for the subject Property on September 9, 2004, for a 29,800 square-foot auto dealership in the C-M (Commercial Miscellaneous) Zone, (PGCPB No. 04-177). A prior Detailed Site Plan, DSP-05013, and Alternative Compliance Application, AC-05015, were then approved for the Property on July 28, 2005, for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173). Finally, on August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building.

The Applicant’s current proposal for a 22,111 square-foot vehicle sales and service dealership is in substantial harmony with all these prior approvals, and as a result, should continue to be reviewed utilizing the provisions of the Zoning Ordinance that existed prior to April 1, 2022.

- (c) The Planning Director shall submit quarterly reports to the District Council as to the development applications proceeding under the prior Ordinance.***

RESPONSE: The Planning Director will need to comply with the above requirement.

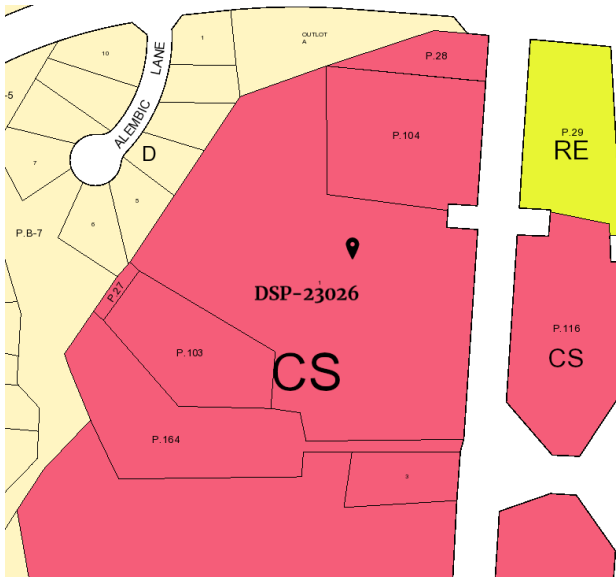
I. DESCRIPTION OF SUBJECT PROPERTY

The subject Property consists of approximately 6.29 acres and has a premise address of 2550 Northwest Robert Crain Highway. The Property is further known as Lot 1 within the Route 301 Realty Corp. Subdivision. The Route 301 Realty Corp. Subdivision was recorded in Land Records on April 26, 2006, as REP 212-11. Although the property is currently located in the CS (Commercial, Service) Zone, the Applicant is requesting that the subject application be reviewed utilizing the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022.

The northern portion of the property contains extensive environmentally-sensitive areas that are located within a recorded conservation easement, as well areas of 100-year floodplain that are located in a recorded floodplain easement. Consistent with the prior approved PPS and DSP applications for the Property, these sensitive areas will continue to be preserved with the subject application.

The Property is surrounded by the following uses:

- To the North** – Undeveloped wooded parcel in the CS Zone, (Parcel 104)
- To the South** – Parcels 103 & 164, Owned by the Applicant and used for automobile storage in the CS Zone
- To the East** – Robert S. Crain Highway (US Route 301), (Arterial Roadway, A-61)
- To the West** – Detached Single-Family Dwelling Units within the Mitchellville East Subdivision



II. ZONING AND DEVELOPMENT HISTORY

April 13, 2004 - Stormwater Management Concept Plan, 8254-2004-0, is approved by the Department of Environmental Resources (DER).

September 9, 2004 - Preliminary Plan of Subdivision, PPS 4-04047, and Type-I Tree Conservation Plan, TCPI/32/04, are approved by the Planning Board for a 29,800 square-foot Auto Dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 04-177).

July 28, 2005 - Detailed Site Plan, DSP-05013, Type-II Tree Conservation Plan, TCPII/89/05, and Alternative Compliance Application, AC-05015, are approved by the Planning Board for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173).

October 5, 2005 - The District Council waives their right to review Detailed Site Plan, DSP-05013, rendering the Planning Board's prior decision as final.

April 26, 2006 - Final Plat of Subdivision, REP 212-11, for the Route 301 Realty Corp. Subdivision is recorded in Land Records.

August 24, 2006 - Detailed Site Plan, DSP-05013-01 is approved by the Planning Director to add a full basement parking to a 29,675 square-foot automobile dealership in lieu of previously approved rooftop parking, add a sidewalk to connect to the adjacent property and to relocate a dumpster next to the building.

October 9, 2023 - A Pre-Application Meeting with the Planning Staff is held for the subject application, DSP-23026.

December 26, 2023 - Stormwater Management Concept Plan, 02-1223-204NE14, is approved by the City of Bowie.

III. OVERVIEW

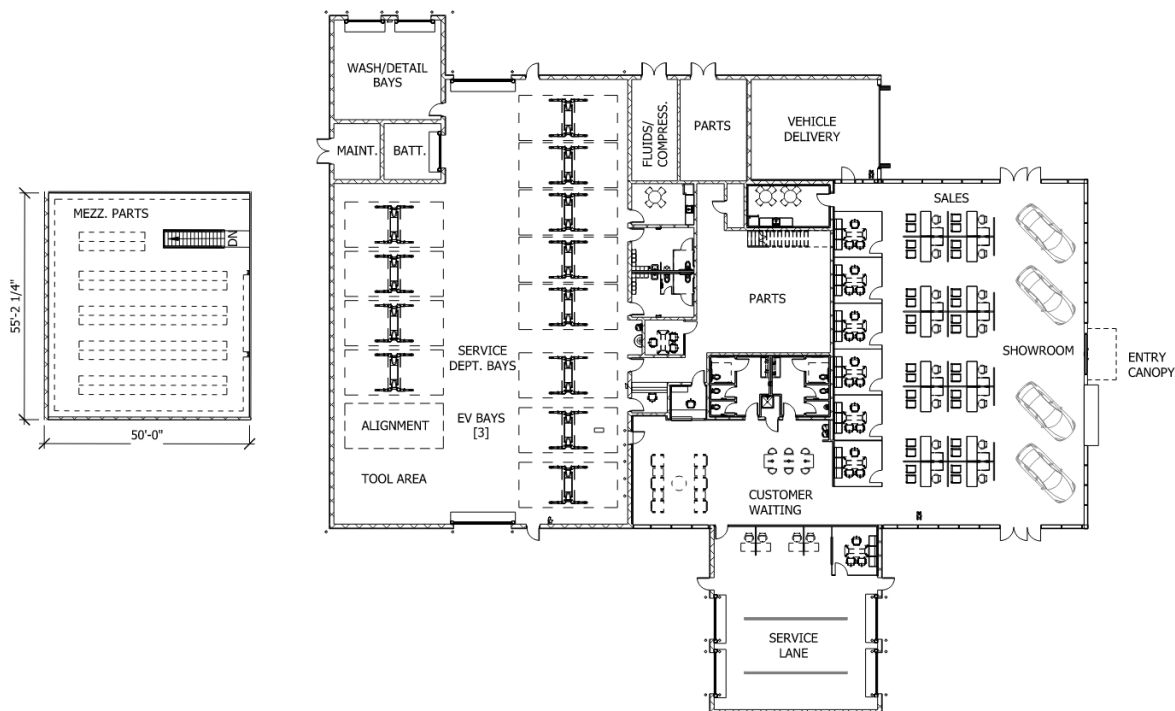
The proposed application requests the approval of a detailed site plan application for a 22,111 square-foot vehicle sales and service dealership utilizing the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022. The front elevation for the proposed one-story building will primarily consist of clear insulated glass with a Tricorn Black aluminum composite metal panel along the service reception area. The proposed building will be 25 feet high with a rooftop skylight system. The top of the building will be trimmed with Basil Gray aluminum composite metal banding, with a future dealership brand signage and logo located near the center of the building, and building-mounted signage along the right of the building.

A "Service" sign will be located along the left side of the building to identify the service department area. All of the building signage will be individual letters, figures/designs that are mounted directly

on the architectural face of the building with no other decorative wall work. A front elevation of the proposed building (facing US Route 301) is provided below:



The proposed building will include a service department with a service reception area, customer lounge, sales and manager's offices, parts storage, parts receiving area, retail parts area, men's and women's bathrooms (2), an indoor sales display area, two employee break rooms, various utility, equipment, and storage rooms, and a vehicle delivery area. The service department will include 15 service bays that include three electric vehicle (EV) lab areas, service lifts, an alignment bay, as well as wash and vehicle detail bays. All rooftop mechanical equipment will be completely screened. The Applicant is determined to move its new buildings into the future with sustainable and green design initiatives. As detailed further in this statement, the proposed building has been designed to implement many of the latest green design techniques and building materials.



The proposed building will meet all the required setbacks in the Zoning Ordinance and *Prince George's County Landscape Manual*. The parking compound will include 79 parking spaces and two (2) loading spaces to serve the proposed dealership. An outdoor vehicle display area and one freestanding sign are also shown on the submitted DSP.

The stormwater management concept plan approved by the City of Bowie, (Approval No. 02-1223-204NE14), shows that surface runoff will be handled by various storm drain inlets, micro-bioretenion areas, and underground storage chambers with filtering and pre-treatment devices. These structures will ensure that all surface runoff will be properly captured, treated and released in accordance with Best Management Practices and Environmental Site Design (ESD) to ensure the protection of natural resources and prevent downstream flooding.

IV. DEVELOPMENT DATA SUMMARY

1. **Development Data Summary** - The following information relates to the subject DSP application:

DEVELOPMENT DATA SUMMARY		
	Approved Applications (PPS 4-04047 & DSP-05013-01)	Proposed (DSP-23026)
Zones:	C-M	CS (Former C-M Zone regulations apply)
Uses:	Automobile Dealership PPS 4-04047 - (29,800 sf) DSP-05013-01 - (29,675 sf)	Automobile Dealership (22,111 sf)
Total Gross Acreage:	PPS 4-04047 - (6.29 acres) DSP-05013-01 - (6.44 acres)	6.29 acres
100-Year Floodplain	PPS 4-04047 - (2.49 acres) DSP-05013-01 - (2.46 acres)	2.49 acres

Net Acreage:	PPS 4-04047 - (3.8 acres) DSP-05013-01 - (3.98 acres)	3.8 acres
Alternative Compliance:	PPS 4-04047 - (No) DSP-05013-01 - (Yes - Landscape Buffer along Southern Property Line)	No
Variance:	PPS 4-04047 - (No) DSP-05013-01 - (No)	No

PARKING SUMMARY		
Parking Requirements	<u>Required</u>	<u>Provided</u>
Automobile Dealership: (Total GFA = 22,111 sf)	<u>Indoor Sales</u> 15,464 sf @ 1 space per 500 sf = 31 spaces <u>Service Area</u> 15 service bays @ 3 spaces per bay = 45 spaces <u>Outdoor Display Area</u> 1,032 sf @ 1 space per 1,000 sf of gross outdoor display area = 2 spaces Total Parking Spaces Required = 78 spaces	<u>Total Parking Spaces Provided</u> = 79 spaces (To include 58 standard spaces (at 9.5' x 19'), 17 compact spaces (at 8'x 16.5'), and 4 van-accessible spaces for the physically handicapped (at 16' x 19'))

LOADING SUMMARY		
Loading Requirements	<u>Required</u>	<u>Provided</u>
Automobile Dealership: (Total GFA = 22,111 sf)	<u>Retail sales and service (per store)</u> Less than 2,000 sf - None Required 2,000 to 10,000 sf of GFA - 1 space 10,000 to 100,000 sq ft of GFA - plus 1 additional space Each additional 100,000 sq ft of GFA (or fraction) plus 1 additional space Total GFA Proposed = 22,111 sf Total Loading Spaces Required = 2 spaces (at 12' x 33')	Total Loading Spaces Provided = 2 spaces (at 15' x 33')

V. MASTER PLAN & GENERAL PLAN CONFORMANCE:

2022 Approved Master Plan for Bowie- Mitchellville and Vicinity The instant DSP is for an automobile dealership in the CS Zone, (being reviewed in accordance with the requirements of the C-M Zone). The 2022 Master Plan recommends a “Commercial” future land use for the subject Property.

Preliminary Plan of Subdivision, PPS 4-04047, was previously approved for the subject Property on September 9, 2004, for a 29,800 square-foot auto dealership in the C-M (Commercial Miscellaneous) Zone. (PGCPB No. 04-177). A prior Detailed Site Plan, DSP-05013, and Alternative Compliance Application, AC-05015, were then approved for the Property on July 28, 2005, for a 29,700 square-foot new automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173). Finally, on August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building.

The Applicant’s current proposal for a 22,111 square-foot vehicle sales and service dealership in the CS (Commercial, Service) Zone is in substantial harmony with these prior approvals, and consistent

with the “Commercial” land use recommendations within the 2022 *Approved Master Plan for Bowie- Mitchellville and Vicinity*.

Plan Prince George’s 2035 Approved General Plan – According to the approved 2035 General Plan, the site is located within an Established Communities Growth Area and is recommended for a “Commercial” Generalized Land Use consistent with the 2022 *Approved Master Plan for Bowie- Mitchellville and Vicinity*.

The Applicant’s current proposal for a 22,111 square-foot vehicle sales and service dealership in the C-M (Commercial-Miscellaneous) Zone is in substantial harmony with all prior entitlement approvals, and is consistent with the “Commercial” land use recommendations within the *Plan Prince George’s 2035 Approved General Plan*.

2009 Master Plan of Transportation (MPOT) – There are no identified road improvements or right-of-way dedications required pursuant to recommendations contained in this plan or the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B* (Bowie and Vicinity Master Plan and SMA) that impact the proposed Detailed Site Plan.

2010 Water Resources Functional Master Plan – The instant DSP been reviewed against the recommendations in this plan and have been found to be consistent with the policies therein because sensitive environmental features are preserved to the greatest extent possible, and the Applicant intends to use environmental site design (ESD) concepts (as required by its approved stormwater management concept plan) in developing the Property as recommended by the 2010 Plan. The Property is identified as being within the Planned or Existing Community System Sewer Envelope, and having existing water and sewer category classifications of W-3 and S-3. As a result, adequate public water and sewer service currently exists to serve the subject Property.

VI. RELATIONSHIP TO REQUIREMENTS IN THE ZONING ORDINANCE:

Section 27-281: - Purposes of Detailed Site Plans:

(b) General purposes:

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

RESPONSE: The subject Property will be developed in accordance with the relevant land use policy recommendations contained in the 2035 General Plan and 2022 Master Plan as described in Section V above.

(B) To help fulfill the purposes of the zone in which the land is located;

RESPONSE: On April 1, 2022, the approved Countywide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance (“New Zoning Ordinance”) became effective and rezoned the subject Property from the C-M (Commercial Miscellaneous) Zone to the CS (Commercial, Service) Zone. Notwithstanding, the Applicant elects to have DSP-23026 reviewed utilizing the applicable provisions of the C-M Zone and the prior Zoning Ordinance pursuant to Section 27-1904 of the current Zoning Ordinance.

The purposes of the C-M Zone are found in Section 27-459(a) and include the following:

Section 27-459. C-M Zone (Commercial Miscellaneous).

(a) Purposes.

(1) The purposes of the C-M Zone are:

(A) To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;

(B) To provide these locations, where possible, on nonresidential streets; and

(C) To provide concentrations of these uses which are relatively far apart.

RESPONSE: The subject DSP application has frontage on Master Plan Arterial Roadway, (A-61, US Route 301), and is therefore, not located along a residential street. The proposed automobile dealership will abut property to the south that is owned by the Applicant and is (or will be) used for automotive purposes, and the property to the north is an undeveloped wooded parcel. The abutting properties to the north and south are located in the same zoning category as the subject Property. The site is located in an area that contains several, prior approved automotive dealerships along this section of southbound US Route 301. These abutting and nearby automotive dealerships were found to be in substantial harmony with the above requirements at the time of their entitlement applications.

(b) Landscaping and screening.

(1) Landscaping and screening shall be provided in accordance with Section 27-450.

RESPONSE: Section 27-450 of the Zoning Ordinance states the following:

Section 27-450. - Landscaping, screening, and buffering.

Landscaping, screening, and buffering of all development in the Commercial Zones shall be in accordance with the provisions of the Landscape Manual.

RESPONSE: The submitted DSP has been designed to be in full compliance with requirements of the Prince George’s County *Landscape Manual*, the Woodland and Wildlife Habitat Conservation requirements in Section 25-121, and the tree canopy coverage requirements in Section 25-128.

(c) Uses.

(1) The uses allowed in the C-M Zone are as provided for in Table of Uses I (Division 3 of this Part).

RESPONSE: The submitted DSP proposes an automotive dealership in the C-M Zone. The Use Tables in Section 27-461(b) state that the following concerning the proposed use:

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair ³⁷ (CB-95-1987; CB-87-2000; CB-29-2002; CB-25-2015; CB-48-2018)	P ⁴²	X	SE ⁶⁰	X	p ⁷²	X

RESPONSE: A vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair is a permitted use in the C-M Zone subject to the requirements of Footnotes 37 & 72.

Footnotes 37 & 72 state the following:

³⁷	Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003. (CB-87-2000)
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RESPONSE: The subject Property includes 6.29 acres. The intention of the above footnote was to phase out small used car dealerships that are located on property less than 25,000 square feet in size by August 31, 2003. The instant DSP application proposes a new car dealership that will be located on a 6.29-acre property (far in excess of 25,000 square feet). As such, the above footnote is not applicable to the review of the subject DSP application.

72	For property located within an applicable D-D-O (Development District Overlay) Zone within an approved area Sector Plan and Sectional Map Amendment, the Development District requirements for development in the subject D-D-O Zone shall not apply. As such, development of use on the subject property shall be subject to the applicable requirements of the County Landscape Manual; all applicable parking and loading requirements within Part 11 of this Subtitle; and the applicable bulk regulations for building setbacks set forth in Part 6, Division 4 of this Subtitle. (CB-48-2018)
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RESPONSE: The subject Property is not located in a D-D-O (Development District Overlay) Zone within an approved area Sector Plan and Sectional Map Amendment. As such, the above footnote is not applicable to the review of the subject DSP application. Notwithstanding, the submitted DSP has been designed in accordance with the requirements of the Prince George’s County *Landscape Manual*, the applicable parking and loading requirements in Part 11 of the Zoning Ordinance, and the applicable bulk regulations for building setbacks in Part 6, Division 4, (Section 27-462(b)) of the Zoning Ordinance. No variances, departures, or requests for Alternative Compliance from these regulations are proposed with the subject DSP application.

(d) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-M Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

RESPONSE: The submitted DSP has been designed in accordance with the above requirements. No variances, departures, or requests for Alternative Compliance from these regulations are proposed with the subject DSP application.

Section 27-281(b)(1) – General Purposes of Detailed Site Plans (Continued):

(C) To provide for development in accordance with the site design guidelines established in this Division; and

RESPONSE: The proposed development is designed in accordance with site design guidelines in this Division. The “general” site design guidelines are found in Section 27-283 and require the following:

Section 27-283. - Site design guidelines.

- (a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).*
- (b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.*
- (c) These guidelines may be modified in accordance with Section 27-286.*

RESPONSE: The subject DSP has been developed in accordance with the Conceptual Site Plan design guidelines contained in Section 27-274 that pertain to the following relevant design elements:

Section 27-274. - Design guidelines.

- (a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:*

- (1) General*

- (A) The Plan should promote the purposes of the Conceptual Site Plan.*

RESPONSE: The subject Property is located in the CS (Commercial, Service) Zone, and is being reviewed in accordance with the requirements of the C-M Zone. As such, the approval of a comprehensive design zone is not required. Preliminary Plan of Subdivision, PPS 4-04047, was previously approved for the subject Property on September 9, 2004, for a 29,800 square-foot auto dealership in the C-M (Commercial Miscellaneous) Zone. (PGCPB No. 04-177). A prior Detailed Site Plan, DSP-05013, and Alternative Compliance Application, AC-05015, were then approved for the Property on July 28, 2005, for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173). Finally, on August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building. The Applicant's current proposal for a 22,111 square-foot vehicle sales and service dealership in accordance with the requirements of the C-M Zone is in substantial harmony with these prior approvals.

- (2) Parking, loading, and circulation.*

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:*

- (i) Parking lots should generally be provided to the rear or sides of structures;*

- (ii) Parking spaces should be located as near as possible to the uses they serve;*
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;*
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and*
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.*

RESPONSE: The parking shown on the instant DSP has been designed to provide safe and efficient vehicular and pedestrian circulation throughout the site. Standard and van-accessible handicapped spaces have been strategically located as close to the front entrance as possible to provide easy and safe pedestrian access into the proposed building for the physically handicapped. Required driveway aisle widths a minimum of 22 feet wide will be maintained throughout the parking compound. The circulation pattern has been further studied to ensure safe and efficient truck-turning movements can be accomplished along all sides of the proposed building. Interior green islands will be located throughout the parking compound in accordance with the requirements of the *Landscape Manual* which will provide shade and tree canopy coverage within the parking area and break up large expanses of surface pavement.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and*
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.*

RESPONSE: The two 15 x 33-foot exterior loading spaces shown on the DSP are in conformance with the above requirements. These spaces have been strategically located along the rear of the building to ensure they are completely screened from US Route 301.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;*
- (ii) Entrance drives should provide adequate space for queuing;*
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;*
- (iv) Parking areas should be designed to discourage their use as through-access drives;*
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;*
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;*
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;*
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;*
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;*
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and*
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.*

RESPONSE: The proposed DSP has been designed in accordance with the above standards to ensure vehicular and pedestrian circulation will be safe, efficient, and convenient throughout the site for both pedestrians and drivers.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

- (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;*
- (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and*

- property addresses. Significant natural or built features may also be illuminated if appropriate to the site;*
- (iii) The pattern of light pooling should be directed on-site;*
 - (iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;*
 - (v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and*
 - (vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.*

RESPONSE: The lighting proposed in this DSP meets all of the above requirements. All prominent on-site elements, such as the main entrance to the building and the parking compound, will be consistently lit throughout the appropriate portions of the day. The site will also incorporate full cut-off optics to limit light spillover onto adjacent properties.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.*

RESPONSE: The proposed DSP is for an automotive dealership that will be located on one recorded parcel that has frontage on US Route 301. There are no scenic areas on the Property. The architecture for the proposed building has been carefully designed to provide pleasing views from US Route 301. All required loading and mechanical areas will be sufficiently screened from the public right-of-way.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:*
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;*
 - (ii) Green area should link major site destinations such as buildings and parking areas;*
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;*
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;*

- (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;*
- (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and*
- (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.*

RESPONSE: There is no specific green area requirement in the C-M Zone. However, the submitted DSP demonstrates that this 6.29-acre Property will include 4.53 acres of green area, (or 72.0 % of the total site). The proposed DSP has also been designed to be in full compliance with the interior green requirements in Section 4.3 of the Landscape Manual for the parking compound area, the tree canopy coverage requirements within Section 25-128 of the County Code, and the tree preservation requirements in the Woodland & Wildlife Habitat Conservation Ordinance.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:*
 - (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;*
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;*
 - (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;*
 - (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;*
 - (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;*
 - (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and*
 - (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.*

RESPONSE: The subject DSP proposes an automotive dealership on one parcel in the C-M Zone. No internal streets are proposed with the subject application. The on-site pedestrian circulation has been designed to provide safe and convenient access into the proposed building. All required parking and access for the physically handicapped will be in full compliance with ADA requirements.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:**
- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
 - (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
 - (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
 - (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
 - (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

RESPONSE: All grading will conform to county code regulations and the approved Stormwater Management Concept Plan. The site contains sensitive environmental features including areas of steep slopes and 100-year floodplain. The submitted DSP has been designed to minimize disturbance to these sensitive areas to the maximum extent possible.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
- (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

RESPONSE: All required loading spaces will be located along the rear portion of the proposed building and will be fully screened from US Route 301. The service bay doors will primarily be located along the rear of the building and will not be visible from a public street.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
- (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
- (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
- (iv) Public spaces should be readily accessible to potential users; and**
- (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

RESPONSE: The subject DSP proposes an automotive dealership on one parcel in the C-M Zone. As a result, the above requirement is not applicable to the review of the subject application which only pertains to large-scale commercial, mixed-use, or multifamily development.

(10) Architecture.

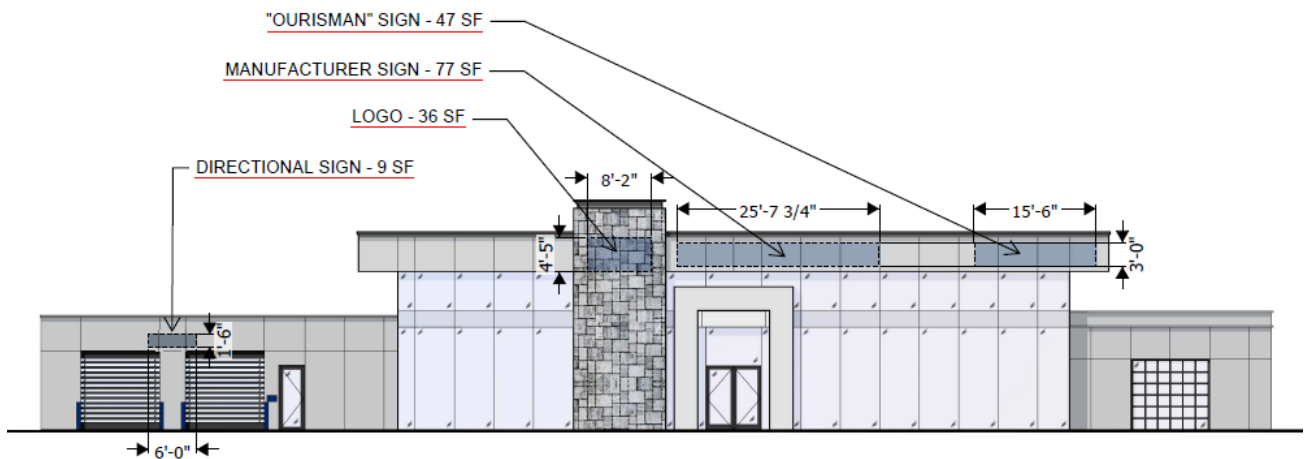
(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(B) These guidelines may be modified in accordance with Section 27-277.

RESPONSE: The subject Property is located in the C-M Zone and did not require the approval of a CSP. As a result, there are no architectural guidelines that apply to the subject Property. The front elevation for the proposed one-story building will primarily consist of clear insulated glass with an aluminum composite metal panel along the service reception area. The proposed building will be approximately 25 feet high at its highest roof level, with a vertical element up to 29 feet high. The

top of the building will be trimmed with Basil Gray aluminum composite metal banding, with a future dealership brand signage and logo located near the center of the building, and building-mounted signage along the right of the building. A “Service” sign will be located along the left side of the building to identify the service department area. All of the building signage will be individual letters, figures/designs that are mounted directly on the architectural face of the building with no other decorative wall work. A front elevation of the proposed building (facing US Route 301) is provided below:



The proposed building will include a service department with a service reception area, customer lounge, sales and manager’s offices, parts storage, parts receiving area, retail parts area, men’s and women’s bathrooms (2), an indoor sales display area, two employee break rooms, various utility, equipment, and storage rooms, and a vehicle delivery area. The service department will include 15 service bays that include three electric vehicle (EV) lab areas, service lifts, an alignment bay, as well as wash and vehicle detail bays. All rooftop mechanical equipment will be completely screened. The Applicant is determined to move its new buildings into the future with sustainable and green design initiatives. As detailed further in this statement, the proposed building has been designed to implement many of the latest green design techniques and building materials.

Section 27-281(c)(1) – Specific Purposes of Detailed Site Plans:

(c) Specific purposes:

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;***
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;***

- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and*
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.*

RESPONSE: The DSP and related plans show all the above information proposed for the site.

Section 27-285(b) - Required findings for Detailed Site Plans:

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.*
- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).*

RESPONSE: The subject Property is designed per the prior C-M Zone requirements, and did not require the approval of a CSP. As a result, there are no site design guidelines that apply to the subject Property. The submitted DSP has been designed to be in full compliance with the requirements of Subtitle 25, Subtitle 27, and the Prince George's County *Landscape Manual*. No variances, departures or Alternative Compliance from these regulations has been requested with the subject DSP.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

RESPONSE: The subject application is not an infrastructure-only DSP. As demonstrated in the findings above, the development proposed in this DSP satisfies the site design guidelines contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

RESPONSE: The submitted DSP includes Stormwater Management Concept Plan, 02-1223-204NE14, approved by the City of Bowie on December 26, 2023. The subject application also includes

a signed NRI and Type-2 Tree Conservation Plan which fully demonstrates that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).

VII. CONFORMANCE WITH PPS & DSP CONDITIONS:

CONFORMANCE WITH PPS 4-04047

The Planning Board approved Preliminary Plan of Subdivision, 4-04047, and Type I Tree Conservation Plan, TCPI/32/04, for the subject Property on September 9, 2004, for a 29,800 square-foot auto dealership in the C-M (Commercial Miscellaneous) Zone, (PGCPB No. 04-177). The following conditions relate to the review of the submitted DSP:

:

1. ***Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/32/04). The following note shall be placed on the Final Plat of Subdivision:***

"This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/32/04), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

RESPONSE: Final Plat of Subdivision, REP 212-11, was recorded for the subject Property on April 26, 2006. The above note is listed on the recorded plat as "Note 1". As a result, the above condition was fully met on April 26, 2006.

2. ***A conservation easement shall be described by bearings and distances at time of final plat. The conservation easement shall contain the delineated Patuxent River Primary Management Area, except for areas with approved impacts, and shall be reviewed by the Environmental Planning Section prior to certificate approval for accuracy. In addition, the following note shall be placed on the final plat:***

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

RESPONSE: Final Plat of Subdivision, REP 212-11, was recorded for the subject Property on April 26, 2006. The above note is listed on the recorded plat as "Note 2". As a result, the above condition was fully met on April 26, 2006.

3. ***Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC Planning Department.***

RESPONSE: The Applicant is in agreement with the above condition and will submit the required evidence prior to the issuance of any permit that impacts these features.

4. ***The applicant shall provide sufficient and uninterrupted access to Parcels 103 and 164, either along the existing ingress/egress easement or through some other means mutually agreeable to all parties.***

RESPONSE: At the time of the prior PPS, these parcels were under private ownership and used for residential purposes. Both Parcels 103 and 164 have since been purchased by the Applicant, Rowhit Bowie LLC. As a result, sufficient and uninterrupted access to these parcels is no longer relevant. Permits are currently being prepared to utilize these CS-Zoned parcels for automotive storage and/or office purposes to further support the existing automotive dealership to the south, which was allowed by right use that did not require the approval of a DSP.

5. ***Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department prior to final plat approval.***

RESPONSE: Final Plat of Subdivision, REP 212-11, was recorded for the subject Property on April 26, 2006. The above condition was fully met prior to the approval of this plat.

6. ***All abandoned vehicles, domestic trash, and other debris found on the property shall be removed and properly stored or discarded prior to final plat approval.***

RESPONSE: Final Plat of Subdivision, REP 212-11, was recorded for the subject Property on April 26, 2006. The above condition was fully met prior to the approval of this plat.

7. ***Prior to the issuance of grading permits, the applicant, his heirs, successors and/or assignees shall have the scrap tires on the property hauled away by a licensed scrap tire hauler to a licensed scrap tire disposal/recycling facility. A receipt for the tire disposal shall be submitted to the Health Department prior to issuance of grading permits.***

RESPONSE: The Applicant is in agreement with the above condition and will submit the required receipt for tire disposal prior to the issuance of a grading permit.

8. ***Prior to the issuance of building permits, the applicant shall obtain detailed site plan approval by the Planning Board. The detailed site plan shall address buffering***

(including light and noise intrusion), landscaping, access, techniques to further minimize PMA impacts, and the visual relationships between the proposed development and adjoining residentially developed properties.

RESPONSE: On July 28, 2005, the Planning Board approved Detailed Site Plan, DSP-05013, TCP2-089-05, and Alternative Compliance Application, AC-05015, for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone, (PGCPB No. 05-173). On October 5, 2005, the District Council waived its right to review Detailed Site Plan, DSP-05013. On August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of the previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building.

The Applicant's current proposal for a 22,111 square-foot, vehicle sales and service dealership in the C-M (Commercial-Miscellaneous) Zone is in substantial harmony with these prior approvals. The submitted DSP set includes a Landscape Plan, Lighting Plan, and revised Type-2 Tree Conservation Plan that fully addresses buffering (including light and noise intrusion), landscaping, access, techniques to further minimize PMA impacts, and the visual relationships between the proposed development and adjoining residentially developed properties.

9. *Development of this subdivision shall be in compliance with the approved stormwater management concept plan (#8254-2004-01) or any approved revision thereto.*

RESPONSE: Stormwater Management Concept Plan, 02-1223-204NE14, was approved by the City of Bowie on December 26, 2023. This recent approval by the City of Bowie reflects the proposed development shown on the submitted DSP and supersedes the prior stormwater management concept approved by the County's Department of Environmental Resources (DER) on April 13, 2004.

10. *The applicant shall provide for any necessary turn lanes and frontage improvements along US 301 as required by SHA. These may include turn lanes for deceleration and acceleration of vehicles and channelization (lane divider) at the site entrance to prevent weaving.*

RESPONSE: Within their memorandum dated April 17, 2005, SHA stated that they had no objection to the access locations that were reflected on the prior approved detailed site plan, DSP-05013. SHA will require an access permit for any work within the US Route 301 right-of-way, and it is anticipated that they will require a deceleration lane of at least 400 feet in length, (300 feet, plus a 100-foot painted taper). The submitted DSP includes a Transportation Impact Analysis that was prepared by Lenhart Traffic Consulting, Inc., which addresses the necessary turn lanes and frontage improvements along US Route 301. This study will be reviewed by both SHA and M-NCPPC's Transportation Section prior to the approval of the submitted DSP.

11. *Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA:*

- a. *Widen the westbound approach of Queen Anne Bridge Road at US 301 to provide an exclusive right turn lane and two through lanes. Widen the median to accommodate two through lanes from westbound Queen Anne Bridge Road, to create one left turn lane and one through lane. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.***

RESPONSE: This has not been constructed nor has it been bonded or permitted by any other party. The median crossover going westbound between northbound and southbound US 301 has been improved to include two westbound through lanes in the median area and along the receiving lane of Mitchellville Road on the west side of US 301. The only physical improvements required would be the widening of the north side of Queen Anne Bridge Road going westbound at US 301 to include a second through lane and a short right turn lane. The volumes for these turning movements are relatively light and can be accommodated with short lanes that can be developed within the existing right-of-way.

Some grading will be required in this area along with revisions to the traffic signal to accommodate the improvement. Coordination will be required with both SHA and DPIE to permit and build this improvement. The submitted DSP includes a Transportation Impact Analysis that was prepared by Lenhart Traffic Consulting, Inc., which further addresses the necessary improvements. This study will be reviewed by both SHA and M-NCPPC's Transportation Section prior to the approval of the submitted DSP.

- b. *Construct a free right turn lane on eastbound Mitchellville Road at US 301 and change from signal controlled movement to free-flow right turn movement. This improvement shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.***

RESPONSE: This improvement has already been constructed and is open to traffic.

- c. *The applicant will be responsible for any traffic signal modifications as a result of the proposed intersection improvements.***

RESPONSE: The signal modifications associated with Condition 11(b) above have already been constructed and are fully completed.

- d. The type of material, length and construction of the channelized lane (lane divider), and how the merge of traffic will be handled beyond the channelized lane shall be determined.***

RESPONSE: This relates to the potential lane divider referenced in Condition 10 above. While it would not be confirmed until the access permit process is completed, it is not anticipated that SHA will require a lane divider, as this was not referenced by the operating agency during the approval of the subsequent DSP application, DSP-05013.

- 12. Total development within the subject property shall be limited to 29,800 square feet of automobile dealership facilities, or equivalent development that generates no more than 52 AM and 62 PM new peak-hour trips, taking into account estimated pass-by trips. Any development other than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.***

RESPONSE: A trip generation analysis for the proposed DSP is included in the Transportation Impact Analysis prepared by Lenhart Traffic Consulting, Inc. and submitted with the subject application. The Applicant's current proposal for a 22,111 square-foot, automobile dealership will remain squarely within the approved trip cap specified above.

- 13. The applicant, his successors and/or assignees shall conduct a traffic signal warrant study at the US 301/Walker Pontiac median crossover (for both northbound and southbound US 301). If signals are warranted and desired by the State Highway Administration, the applicant shall install the signals prior to the issuance of a use and occupancy permit.***

RESPONSE: New traffic counts were conducted and a signal warrant analysis was completed. The results of this analysis are provided in the Transportation Impact Analysis submitted with the subject DSP application and demonstrate that signalization is not required at this location.

CONFORMANCE WITH DSP-05013

On July 21, 2005, the Planning Board approved Detailed Site Plan, DSP-05013, Type II Tree Conservation Plan, TCPII-089-05, and Alternative Compliance Application, AC-05015, with two (2) conditions for a 29,700 square-foot automotive dealership in the C-M (Commercial, Miscellaneous) Zone.

The resolution of approval, PGCPB Resolution No. 05-173, was adopted by the Planning Board on July 28, 2005. On October 5, 2005, the District Council waived its right to review Detailed Site Plan, DSP-05013. It should be noted that DSP-05013 has expired and the conditions of approval

associated therein no longer are binding on the project. Nonetheless, the following is an analysis of how the development proposed in this DSP adheres to the prior conditions in DSP-05013:

1. Prior to certificate approval of this detailed site plan, the applicant shall

- a. Complete certification of Preliminary Plan of Subdivision 4-04047.***
- b. Provide information on the proposed hours of operation, indicate if there will be a public address system (PA) and, if so, how it might be used and when. Provide a noise study with projected noise contours to reflect how the PA system might adversely impact the neighboring residential area, if one is proposed.***
- c. Submit a lighting plan with photometric diagram and details of all light fixtures showing full cut-off optics.***
- d. Revise Type II Tree Conservation Plan TCPII/89/05 as follows:***
 - (1) Prepare the TCPII and DSP at the same scale.***
 - (2) Identify each woodland conservation treatment area to the closest 1/100th of an acre.***
 - (3) Use more distinguishable shading or a pattern to better distinguish between the two woodland treatment areas (woodland cleared and woodland preserved) on the plan.***
 - (4) Adjust the worksheet to show 0.06-acre of off-site mitigation to be provided by fee-in-lieu payment or the following note should be placed on the plan under the worksheet: "off-site mitigation may be met by using the fee-in-lieu option."***
 - (5) Show the proposed grading.***
 - (6) Add details for the type of tree protection device and woodland conservation signage, including the general notes below each detail.***
 - (7) Provide the applicable edge management notes on the plan.***
 - (8) After these revisions have been made to the plans, have the qualified professional who prepared it sign and date it.***

- e. *Replace the proposed white pine with either American holly or red cedar and replace the Pin Oak in the western bufferyard with fast-growing evergreen trees such as Leyland Cypress.*
- f. *Add site plan notes as follows:*
 - “All HVAC and other roof-mounted mechanical equipment shall be screened from view.”*
 - “All rooftop parking shall be fully screened from view.”*
 - “No flags or banners may be mounted, suspended or otherwise displayed for advertising anywhere on the building.”*
 - “ All on-and-off loading shall take place on site.”*
- g. *Provide the height information for the proposed retaining walls and fence details.*
- h. *Provide a Section 4.2 schedule on the landscape plan*
- i. *Show complete compliance to Section 4.3(a) along part of the site’s eastern frontage or seek alternative compliance from this requirement.*
- j. *Provide a standard sidewalk connection to the adjacent commercial property to the south of the subject site.*
- k. *Provide a Section 4.7 schedule for the northwest portion of the subject property on the landscape plan.*
- l. *Provide the height information of the building and the proposed retaining wall on the site plan.*
- m. *Provide retaining wall details on the detail sheet.*
- n. *Relocate the seven display parking spaces away from the access easement to the Noerling property and stripe and paint the portion of the easement on the site plan. However, the spaces may be installed if the Noerling easement is relocated off-site.*
- o. *Relocate the proposed dumpster to the north part of the site, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.*
- p. *Show the proposed freestanding sign, including all dimensions and sign face area calculation, on the site plan.*

RESPONSE: The above revisions were met prior to the certification of DSP-05013 and TCPII-089-05.

2. *Prior to issuance of any building permits, the applicant shall:*

- a. *Provide a complete north elevation demonstrating enhanced visual and architectural interest to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.***
- b. *Submit certification by a professional engineer with competency in acoustical analysis that demonstrates that noise intrusion from the proposed use shall not exceed 65 dBA (Ldn) at the adjoining residential property line.***
- c. *Relocate the existing access easement outside the boundary of the subject Detailed Site Plan or outside the dealership area, and to build the access easement to the Noerling Property at the applicant's expense.***

RESPONSE: The Applicant is in agreement with the above condition 2(a). Further, Condition 2(b) is no longer appropriate as the Applicant has acquired the former residentially used properties (which are all zoned for commercial use and are no longer used for residential purposes). Condition 2c would no longer apply as the prior Noerling Property is now owned by the Applicant.

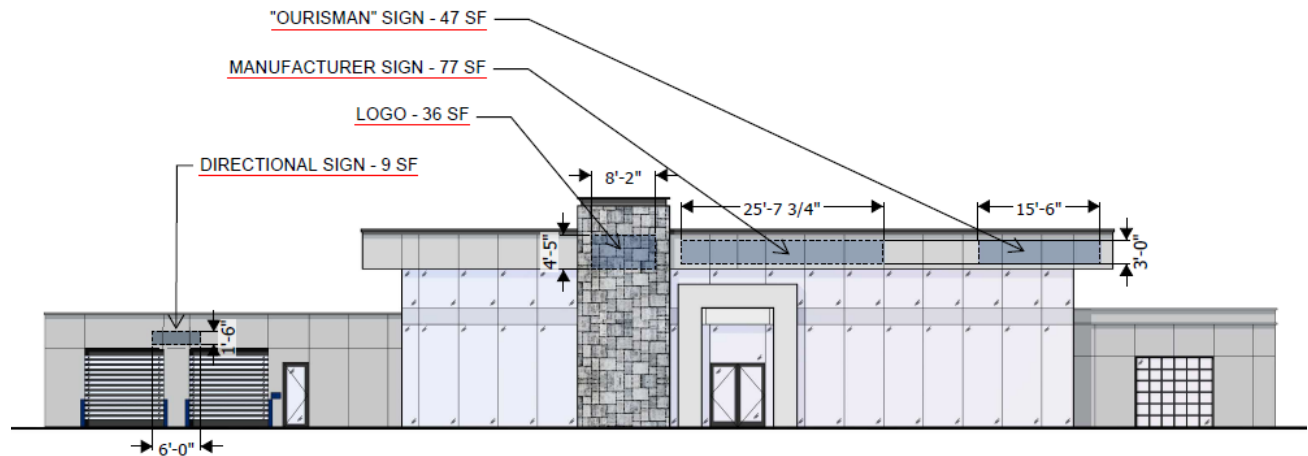
CONFORMANCE WITH DSP-05013-01

On August 24, 2006, DSP-05013-01, was approved by the Planning Director to add full basement parking to a 29,675 square-foot automobile dealership in lieu of the previously approved rooftop parking, add a sidewalk to connect to the adjacent property, and to relocate a dumpster next to the building.

This Planning Director level revision did not include any new conditions of approval. The Certificate of Approval for DSP-05013-01 states that; "Conditions of the original approval shall remain in full force and effect."

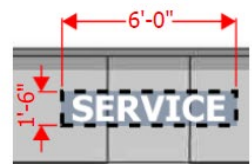
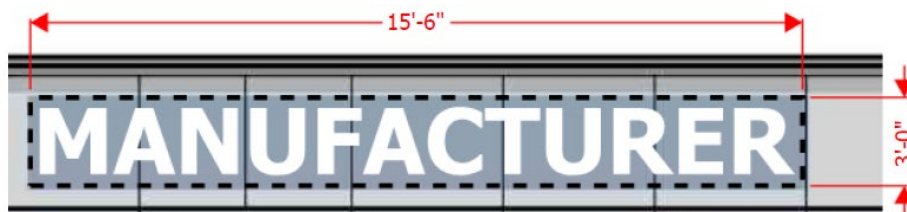
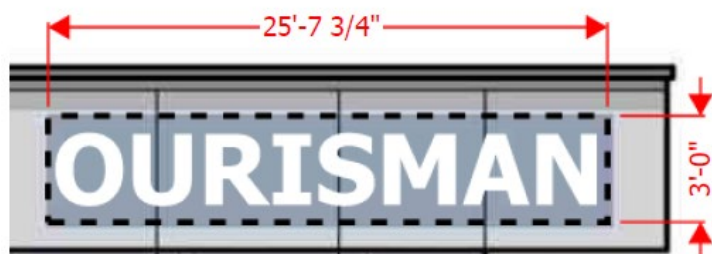
VIII. CONFORMANCE WITH SIGNAGE REGULATIONS IN PART 12

Proposed Building Signage



Sign Details Sheets

Note – The sign details below are included in the DSP plan set. It is unknown at this time which specific automobile brand will occupy the Property. The final lettering/font design and colors will be provided at the time of sign permit in accordance with the automobile manufacturer's required specifications. However, the size and locations of building signage, and the height and location of the freestanding sign will not change from that shown on the approved DSP.



Section 27-613 - Attached to a building or canopy.

(c) Area

(3) Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).

(B) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:

- (i) Each building shall be allowed a sign having an area of at least sixty (60) square feet.**
- (ii) Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.**

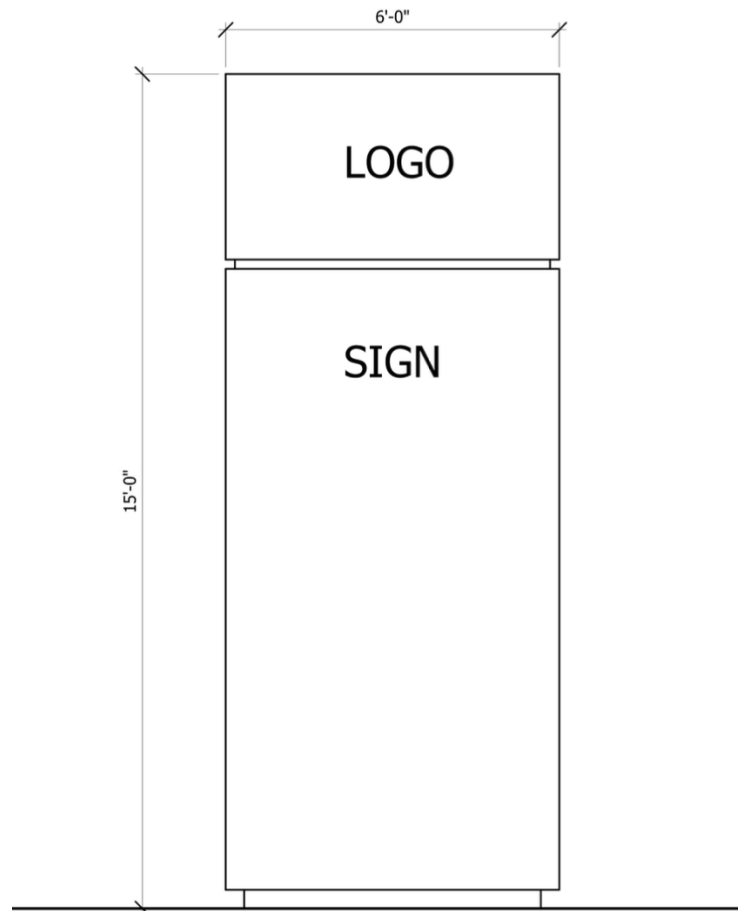
RESPONSE: The front of the proposed (1) story building (measured along the wall facing the front of the lot) is 155.1 lineal feet. The allowed and proposed building signage is as follows:

BUILDING SIGNAGE TABLE	
Allowed Building Signage	Proposed Building Signage
Two (2) square feet for each one (1) lineal foot of width along the front of the building Lineal feet of width along front of building = 155.1 feet	*Service sign = 9 sf *Logo sign = 36 sf *Manufacturer sign = 77 sf *Ourisman sign = 47 sf - <i>*Note - Section 27-591(a) allows a 50% reduction for letters, figures, and designs that are mounted directly on the architectural face of a building with no other decorative wall work</i>

Total Allowed Building Signage =
(155.1 lineal feet x 2) = **310.2 sf**

Total Proposed Building Signage =
(169 sf minus 50%) = **84.5 sf**

Proposed Freestanding Signage



Section 27-614. - Freestanding signs.

(a) Location.

- (1) In all Commercial and Industrial Zones (except the I-3 and U-L-I Zones), signs shall only be located on property where the main building associated with the sign is located at least forty (40) feet behind the front street line. This shall not apply to integrated shopping centers, other commercial centers with three (3) or more businesses served***

by common and immediate off-street parking and loading facilities, industrial centers, or office building complexes.

RESPONSE: The proposed building is setback approximately 89.3 feet from the front street line. Therefore, a freestanding sign is permitted on the subject Property.

- (2) In the C-O Zone, signs shall not be located within fifty (50) feet of any land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.*

RESPONSE: The proposed freestanding sign is not located within fifty (50) feet of any land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.

- (3) In the I-3 Zone, signs may be located anywhere that the Planning Board deems appropriate, subject to the height limitations below.*

RESPONSE: The Property is located in the C-M Zone. Therefore, the above finding is not applicable to the review of the submitted DSP.

- (4) Notwithstanding any other provisions of this Subtitle addressing setbacks and yards, in all Commercial and Industrial Zones (except the I-3 Zone), signs need only be located ten (10) feet behind the street line. Where the street line is situated behind the actual existing street right-of-way line, freestanding on-site signs may be temporarily located within the area between the street line and the existing street right-of-way line (the area of proposed future widening of an existing street), provided that:*

- (A) The land area involved has not been, and is not in the process of being, acquired for street purposes;*
- (B) The sign is located at least ten (10) feet behind the existing street right-of-way line; and*
- (C) A written agreement between the owner and the Department of Permitting, Inspections, and Enforcement assures that the sign will be removed, at the owner's expense, at the time of acquisition of that area for street purposes.*

RESPONSE: The proposed freestanding sign will be located a minimum of ten (10) feet behind the front street line.

- (5) In the R-10 and R-H Zones, where general business and professional offices are allowed by Special Exception, the location of signs shall be approved as a part of the*

Special Exception approval (Section 27-386).

- (6) Gas station price signs shall be affixed to the same freestanding structure that supports the sign containing other advertising matter. A freestanding price sign erected in accordance with this Section shall not be permitted on the premises if other price signs erected in accordance with Section 27-623 are present on the premises.***

RESPONSE: The subject DSP application proposed automobile dealership in the C-M Zone. Therefore, the above findings are not applicable to the review of the submitted DSP.

(b) Height.

- (1) The maximum height of signs shall be as shown in the following table. Measurements are from the finished grade at the base of the sign to the top of the sign. (See Figure 65.)***

ZONE	MAXIMUM HEIGHT (IN FEET)
C-O	8
Commercial Zones (except C-O)	25
Industrial Zones (except I-3)	25
I-3 Zone	Not greater than the lowest point of the roof of any building in the employment park

RESPONSE: The proposed freestanding sign will be fifteen (15) feet in height, and will therefore, be in compliance with Section 27-614(b).

(c) Area. (See Figure 66.)

- (1) The area of freestanding on-site signs is in addition to that allowed for any other signs on a specific property.***

RESPONSE: The Applicant is in agreement with the above requirement.

- (2) In the C-O Zone, the area of a freestanding sign shall be not more than one (1) square foot for each eight (8) lineal feet of street frontage of the property occupied by the use associated with the sign. The area of the sign shall generally be not more than twenty-five (25) square feet. On a lot having frontage on a divided highway with an existing right-of-way of at least one hundred (100) feet, the maximum size of the sign shall be fifty (50) square feet.***

RESPONSE: The subject DSP application proposed automobile dealership in the C-M Zone. Therefore, the above finding is not applicable to the review of the submitted DSP.

(3) *In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 Zone), the area of the sign shall be not more than either:*

(A) *One (1) square foot for each two (2) lineal feet of street frontage, to a maximum of two hundred (200) square feet for each sign, if the building is located in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex. The street frontage shall be measured on the property occupied by the center or complex associated with the sign; or*

RESPONSE: The subject Property is not located in an integrated shopping center. Therefore, the above finding is not applicable to the review of the submitted DSP.

(B) *One (1) square foot for each four (4) lineal feet of street frontage, to a maximum of two hundred (200) square feet for each sign, if the business is not located in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex. The street frontage shall be measured on the property occupied by the use associated with the sign.*

RESPONSE: As shown in the table below, the proposed freestanding sign is in compliance with the above requirement.

(d) *Quantity.*

(1) *In the C-O Zone, only one (1) freestanding on-site sign shall generally be permitted for each office building complex or single office building. If the property has frontage on two (2) parallel (or approximately parallel) streets, one (1) freestanding sign shall be permitted on each street.*

RESPONSE: The subject Property is not located in the C-O Zone. Therefore, the above finding is not applicable to the review of the submitted DSP.

(2) *In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 Zone), there are two (2) options (subparagraphs (A) and (B), below) which may be used to calculate the number of signs allowed. Option One can be used for any property which has the specified minimum frontage on one (1) or more streets. Option Two may be used only for property which has the specified minimum frontage on each*

of two (2) parallel (or approximately parallel) streets. Both options can apply to either a business located within an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex, or a business not located in a center or complex. In the case of a center or complex, the street frontage is that which the entire center or complex has, and the number of signs permitted are the total number for the entire center or complex.

RESPONSE: The subject Property has the specified minimum street frontage, and is, therefore, required to utilize Option One as provided below.

(A) Option One:

TOTAL STREET FRONTAGE ON ALL STREETS	NUMBER OF SIGNS PERMITTED
If in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex:	
0 to under 100 feet	None
100 to 1,100 feet	1.0
Each additional 1,000 feet (or fraction)	1.0
If not in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex:	
0 to under 40 feet	None
40 to 1,100 feet	1.0
Each additional 1,000 feet (or fraction)	1.0

RESPONSE: The subject Property has 431 feet of lineal street frontage along US Route 301 and is entitled to one (1) freestanding sign. In compliance with the above requirement, only one (1) freestanding sign is proposed on the Property.

FREESTANDING SIGNAGE TABLE	
Allowed Freestanding Signage	Proposed Freestanding Signage
One (1) square foot for each four (4) lineal feet of street frontage, to a maximum of two hundred (200) square feet for each sign Lineal feet of street frontage = 431 feet $(431 \text{ lineal feet} \div 4) = \mathbf{107 \text{ sf}}$	1- Freestanding Sign (6' x 15') Total Proposed Freestanding Signage = 90 sf

RESPONSE: The above information and signage table clearly demonstrate that the proposed freestanding sign will be in full compliance with the requirements of Part 12 of the Zoning Ordinance. All of the proposed signage information has been added to the submitted DSP.

IX. GREEN BUILDING AND SUSTAINABLE DEVELOPMENT TECHNIQUES

The Applicant has designed the proposed building with green and sustainable design elements that include the following:

Green/Sustainable Building Elements:

Lighting:

- Daylight harvesting, LED fixtures, dimming systems, and lighting strategies associated with day and after-hour time periods.
- Mecho shades will be provided around the showroom (not to hang lower than 7 feet above ground floor level) with solar fabric that provides maximum daylight management and protection against damaging UV rays and glare.

High-Speed Overhead Doors to reduce opening times and minimize air loss in service bay areas.

Low-flow plumbing fixtures.

Energy efficient roof-top HVAC units.

Light color roofing materials to reduce solar heat absorption.

Electric Vehicle Charging:

Automotive dealerships are moving a large portion of their fleet to hybrids and electric vehicles. As a result, the following electric vehicle items will be included with this development:

- Customer Parking: Minimum (2) Level 3 Chargers.
- Serviced EVs, Service Valet, Inventory, Test Drive, and Loaner Vehicles Parking: Minimum (1) Level 3 Fast Charger, conduit for additional chargers based on EV demand.
- Showroom: (1) Level 2 Charger for demonstration.
- New Vehicle Delivery: (1) Level 2 Charger per bay to demonstrate to new owners.
- Service: Minimum (3) Level 2 Chargers with future EV Charger capacity as volume increases.
 - ICE Bays convert to EV Lab with additional EV models.
 - Extra wide vehicle lifts to allow battery removal. Minimum of 13'-0" wide bays with inground lifts to allow circulation (additional space required if above ground lifts are installed)
 - 13'-6"x13'-6" battery storage room with roll-up door (8'-0" wide), storage space for battery lift equipment, and replacement batteries.
 - Special EV tools and equipment.
- Trained/certified EV service technicians, sales, and service staff.

Sustainable Site Development:

The Applicant will institute the use of low-impact development techniques and Environmental Site Design in the handling of stormwater runoff, to the maximum extent practicable. Specifically, the project incorporates various storm drain inlets, micro-bioretenention areas, and underground storage chambers with filtering and pre-treatment devices. These facilities will improve water quality, recharge groundwater, cool runoff from impervious areas, and decrease downstream pollution and sedimentation.

X. CONCLUSION:

In consideration of the foregoing statement of justification, the Applicant respectfully requests approval of DSP-23026 for Ourisman of Bowie. Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Antonetti, Jr.", with a stylized, cursive script.

Robert J. Antonetti, Jr.

RJA/jjf

cc: Rowhit Bowie LLC
Bohler Engineering
Ammon Heisler Sachs Architects, Inc.
Lenhart Traffic Consulting, Inc.