

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: January 2, 2014

1. Microsoft Enterprise Agreement

The Information Technology Department needs to upgrade existing Microsoft licenses for Office, Exchange and the desktop Windows Operating Systems as well as purchase new server licenses for replacement servers. After a careful cost analysis, it was determined that instead of purchasing the licenses outright, it would be more cost effective to enter into an Enterprise Agreement with Microsoft. This agreement would provide lower volume pricing and simplified license management with a single company-wide agreement. Software Assurance (SA) is included in this agreement. SA will allow the City to upgrade Microsoft software when new versions are available. Additionally, technical training and project consultation is provided for IT staff and E-Learning training for end users.

The State of Maryland Department of Information Technology has established a Master Contract with Software House International (SHI) on which we can piggyback. This is a three-year contract at the cost of \$91,546.55 a year. There is \$193,700 allocated in the FY14 Budget for Microsoft licenses. As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to sign a contract and issue a purchase order to SHI for \$91,546.55.

2. Melford Village Stakeholders Meeting

A Stakeholders Meeting has been scheduled for the proposed mixed-use Conceptual Site Plan for Melford on Wednesday, January 15, 2014 at 7:00 p.m. in the Council Chambers. Planning staff will facilitate this meeting, following the normal City process. Notice of the meeting has been sent to well over 800 properties located within one mile of Melford, as well as to the two local newspapers, the Greater Bowie Chamber of Commerce and City Committees. All of the submitted documents are available for review on the City website. No public hearings are scheduled at this time.

3. Church Road Park Report

Attached please find a memorandum that responds to a Council objective regarding an overview of the Church Road Park property. The only additional comment I would offer is that in addition to the agreement with the Western Shore Conservancy, there is a City Council policy that restricts the use of lights at the Park prior to September 1 of each year. If you have any questions regarding this report, please let me know.

4. Zoning Map Amendment A-10029, Santos Property

This week, the City received notice that Santos, LLC has appealed the Zoning Hearing Examiner's denial of their requested rezoning from the R-R (Rural Residential) zone to the C-M (Commercial Miscellaneous) zone. The 7.9 acre property is located at the eastern end of Woodcliff Court, and is bordered by the Pope's Creek railroad tracks on the east. A District Council hearing has been scheduled for Monday, January 27, 2014 at 10:00 a.m. at the County Administration Building. City Council voted to support the rezoning application at your January 22, 2013 hearing of this case.

5. Population and Housing Estimates; New Residential Construction

The Department of Planning and Economic Development's January 1, 2014 population and housing estimates are 55,872 people and 21,164 housing units. Since the 2010 Census, the number of housing units (based on building permits and annexations) increased by 477 units. The number of people added to the population estimate each year is calculated using the annually updated housing figure times the 2.64 persons-per-household ratio from the 2010 Census. In 2013, building permits were issued for a total of 17 new single-family homes in the City, primarily in Dixon Crossing. In addition, the City annexed 41 homes in Phase 2 of the Ashleigh subdivision. (For comparison purposes, the latest American Community Survey 3-Year Estimates, which came out in November, show an estimated population of 55,602 people and 20,117 housing units. The current ACS also estimates 2.76 persons-per-household.) Also, enclosed in your package is a copy of the New Housing Construction handout, updated through 2013. The number of permits for new single-family residential units (17) is slightly lower than in previous years (around 21-24 units).



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

December 31, 2013

NOTICE OF CITY STAKEHOLDERS MEETING

Melford Village Conceptual Site Plan

Proposal: Mixed-use development consisting of retail, office, research, senior housing and residential use on approximately 122 acres

Current Zoning: M-X-T (Mixed Use Transportation Oriented)

Location: East of MD 3/Belair Drive/Melford Boulevard interchange, near the intersection of Melford Boulevard and Telsa Drive

Applicant: St. John Properties, Inc.

Dear Resident or Stakeholder:

St. John Properties, Inc. has filed a Conceptual Site Plan application for "Melford Village", a mixed-use development proposed to be located at the intersection of Melford Boulevard and Telsa Drive in the Melford project (formerly known as the "Maryland Science and Technology Center"). The mixed use proposal includes up to 100,000 square feet of retail, up to 260,000 square feet of employment, 126,520 square feet of research and record retention space, and up to 2,500 dwelling units (estimated to include 360 senior adult, multi-family units, 1,640 non-senior multi-family units and 500 townhome units). The submission includes the Conceptual Site Plan, Tree Conservation Plan, Design Guidelines, Historic Preservation Analysis and a traffic study. These documents are now available for public review in the Planning Department at City Hall or on the City's website (www.cityofbowie.org).

The public is invited to attend the informational Stakeholders Meeting, which will be held on Wednesday, January 15, 2014 at 7:00 p.m. at City Hall, located at 15901 Excalibur Road.

On March 4, 2013 the City Council voted to approve a policy change to allow residential housing at Melford. Pursuant to the current City covenants on the property, St. John Properties must file the Conceptual Site Plan with the City and receive the City Council's approval, prior to any application being made with Prince George's County. At this time, the City has not scheduled any public hearings regarding this proposal. If you wish to receive notices of future public hearings, please contact the Planning Department at the above address. All public notices will be advertised in the local newspapers and on City media.

Please plan to attend and participate in the Stakeholders Meeting. Upon request, sign language and/or other accommodations will be provided for those individuals with disabilities. If you have any questions or desire additional information, please contact me at 301-809-3048. Thank you for your cooperation.

Sincerely,

Joseph M. Meinert

Joseph M. Meinert, AICP
Director of Planning and
Economic Development



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: David J. Deutsch, City Manager

FROM: Lawrence E. Pierce, Director, Department of
Community Services

SUBJECT: Church Road Park Objective

DATE: December 27, 2013

The City of Bowie purchased the 97.61 acre parcel from the Hopkins family in 1999. The purpose of the acquisition was to add to open space within the City and to provide additional recreation activities for the residents of south Bowie.

The property included space that was used for a variety of farming purposes and also had large areas left in a natural condition. There were several tenant residences that were subsequently demolished. The area has been used for afforestation by the City of Bowie with the more southerly areas receiving clearing of non native invasive material and the installation of native trees.

The original plan was to construct the park featuring three soccer fields with lighting and parking. It also called for a circular nature trail thru the natural area and featured several bird watching stations. Problems were encountered with the trail. Since it could not be made handicapped accessible the trail concept was abandoned. After the fields had been constructed and the lights installed, many residents and groups attended City Council meetings stating they did not want soccer and wanted the fields to be used for football.

The City Council agreed and funds were approved to regrade the fields for football use. Subsequent to opening, the main field was planted with Bermuda grass and an interior drainage system installed to allow the field to drain effectively.

Since the park was built using parking standards for soccer use and not football, the result was an overflow of parking onto Church Rd., the Tall Oaks Vocational School across the street and Driftwood Rd. to the north.

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December 27, 2013

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Additional parking spaces were installed closer to the park entrance which has partially alleviated the parking issues. Recent construction has added a permanent concession/restroom facility with dedicated water and sewer service connecting to Driftwood Rd. A trail access is planned from Driftwood Rd. into the park.

Next year additional parking is scheduled to be installed per the CIP. This will be followed in FY2016 with more invasive removal and the planting of eight acres of trees. In FY2017, the construction of a storage facility press box is anticipated.

There have been concerns raised over whether there is a need for a synthetic turf field at this location. For synthetic turf to be financially justified, it needs to be used almost year round and include seasonal sports. It also requires that evening lighting be used in order to maximize the use of the fields.

At Church Road Park the City has an oral agreement with the neighbors that restricts the use of lights until September 1 of each year. The reason for this is based on the mating season of the migratory birds that inhabit the immediate area. If the City cannot turn on the lights prior to September 1, then the concept of introducing synthetic turf is not realistic.

The cost to install a new synthetic turf field at this location would be approximately \$1 million dollars. Depending on wear and maintenance, synthetic turf fields last on average 10 years. Funds would need to be allocated annually towards its replacement which would be \$50,000 for ten years which would become a permanent budget item in the future.

With the amenities listed for completion above, the park will be at its designed layout. No additional expansion of facilities or services is envisioned beyond those included in the current budget document. The unimproved park area south of the ball fields has significant areas covered by wetlands under the jurisdiction of the US Army Corps of Engineers which would make expansion cost prohibitive, if not impossible.