



City of Bowie

Memorandum

Thursday, December 22, 2022

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

STATUS REPORT

1. Purchase of Road Deicing Salt

The Public Works Department has located a contract for the purchase of road deicing salt with Montgomery County (IFB# 1134601) through two (2) vendors, upon which we will be able to piggyback.

The current price for salt with Morton Salt, Inc. (Primary Vendor) is \$73.98/ton and we intend to purchase up to 1,350 tons as needed this winter. We will sign a contract and issue a Purchase Order to Morton Salt, Inc. in the amount of \$99,873.00. This is within the amount budgeted for FY23 in the Public Works Streets Operating Supplies Account.

The current price for salt with Eastern Salt Co., Inc. (Secondary Vendor) is \$82.29/ton. We will sign a contract and issue a Purchase Order to Eastern Salt Co., Inc. in the amount of \$10,000. As provided for in the Montgomery County Contract, the Secondary Vendor would serve only as a backup salt supplier should the Primary Vendor be unable to fulfill a required order.

As provided in Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to purchase.

2. Crew Cab 4x4 Pick Up Truck w/ Snow Plow Acquisition

The adopted Fiscal Year 2023 Budget appropriated \$50,000 to replace Parks and Grounds Truck #318, a 2009 Ford F-250 Crew Cab 4x4 Pick Up Truck. Staff has reviewed bids for this item and has found the lowest to be current Howard County Contract (#4400004546) which will be honored by Hertrich Fleet Services, Inc. in Milford, DE for \$57,501. Additional funds to complete this transaction require a supplemental appropriation ordinance of \$7,501, if approved will be provided by the City Finance Director. Section 62 of the City Charter allows for cooperative bidding between Council of Government members. This notice will serve as the seven-day notice to City Council of the intention to make such purchase.

3. Minor Revision for Encompass at Melford (DSP-07031-04)

As Council will recall, in October 2020, City Council conducted a public hearing on a Detailed Site Plan (DSP) proposing the construction of a one-story/61,809 sq. ft./60-bed physical rehabilitation facility, with 144 on-site parking spaces on 6.48 acres (Lot 5) of a 38.88-acre site (Phase I). The building is now under construction. During the review of the DSP for Encompass at Melford (DSP-

07031-04), the applicant discussed a small additional expansion of up to 20 beds based on anticipated involvement in the facility by University of Maryland Medical System (Phase II). That has now occurred, and the Certificate of Need for the additional beds has been awarded. Consequently, the owner is advancing a limited minor (staff level) DSP amendment to accommodate 10 additional beds, 6,250 square feet of additional GFA (which is less than 10% of the previously approved GFA), at the rear of the building (see attached plans). The DSP was approved with 143 parking spaces, so no change to the parking lot is needed. City staff reviewed the architectural elevations showing the addition to the building and noted the elevations match exactly with what was previously approved. Unless there is an objection, staff intends to send a letter to the County Planning Director recommending approval of the 10-bed revision.

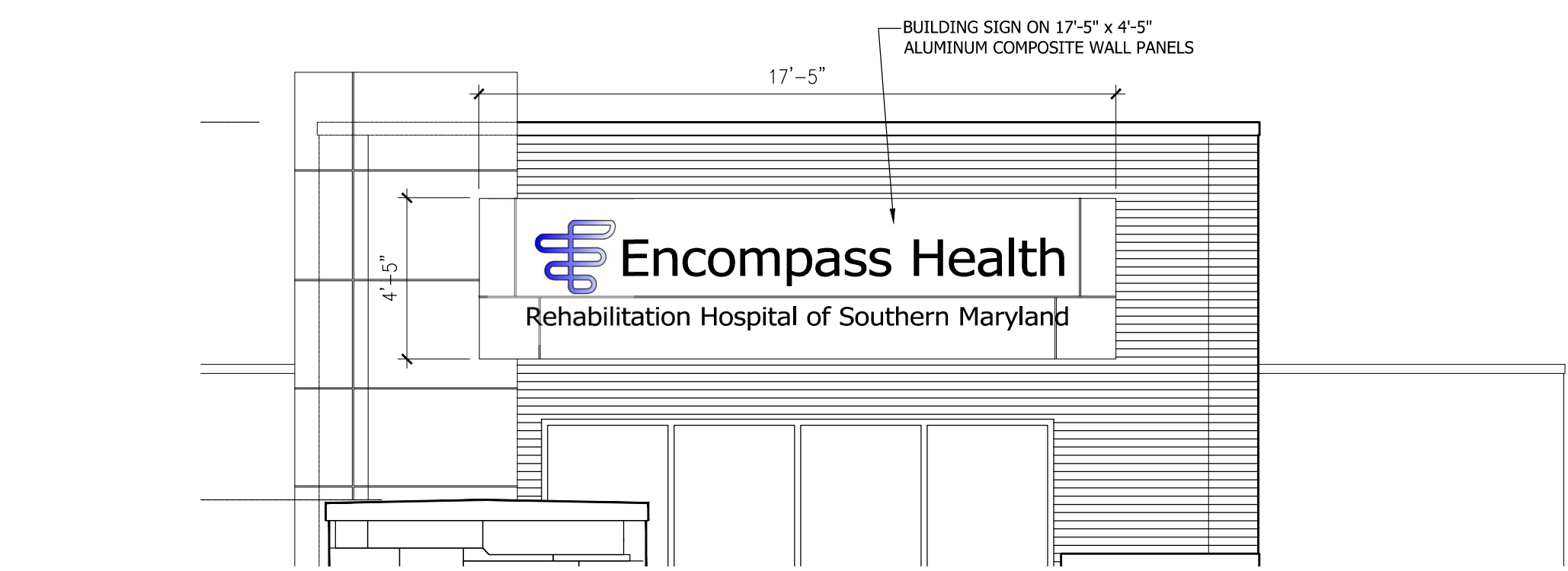
4. Status Report - Biennial Update on Patuxent River Policy Plan

As part of the City's participation on the Patuxent River Commission, the attached memo will be sent to the Maryland Department of Planning. It documents actions taken by the City during calendar years 2021-2022 that will be included in the Biennial Update on Patuxent River Policy Plan. This report is completed every two years and incorporates initiatives, policies, programs, and accomplishments from the seven counties and two of the municipalities within the watershed. This is the City's first biennial update.



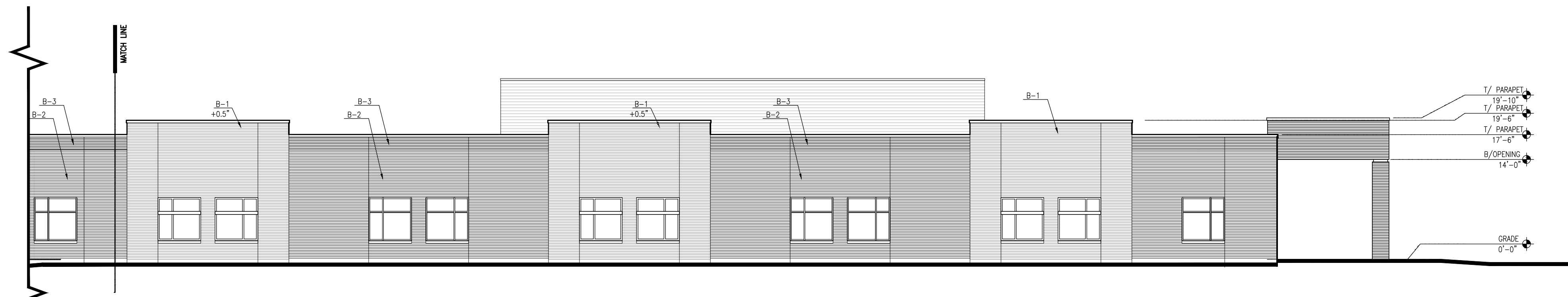
Elevation A

SCALE: 3/32" = 1'-0"



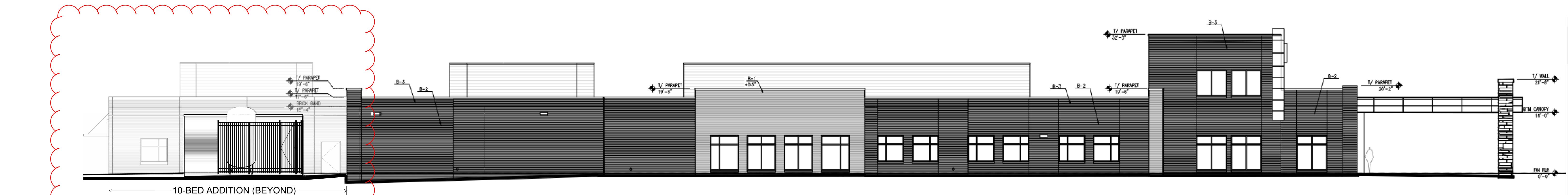
Building Sign

SCALE: 1/4" = 1'-0"



Elevation A Continued

SCALE: 3/32" = 1'-0"



Elevation B

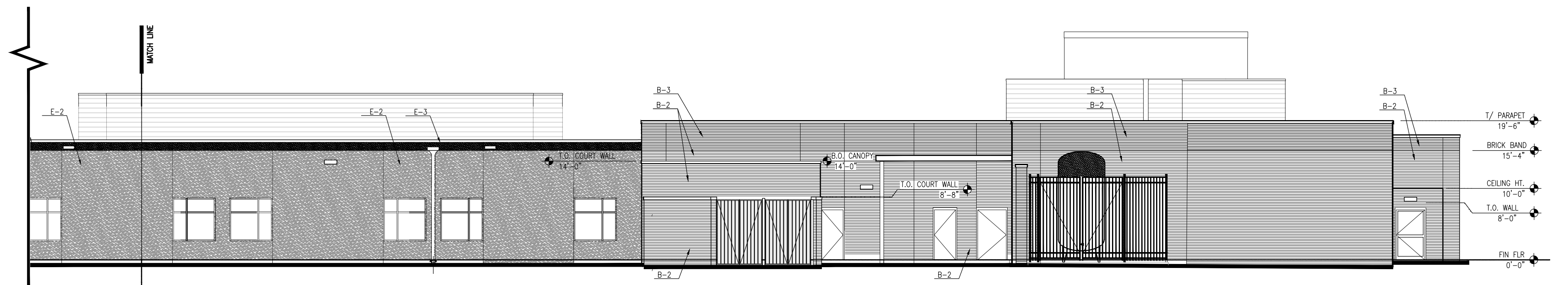
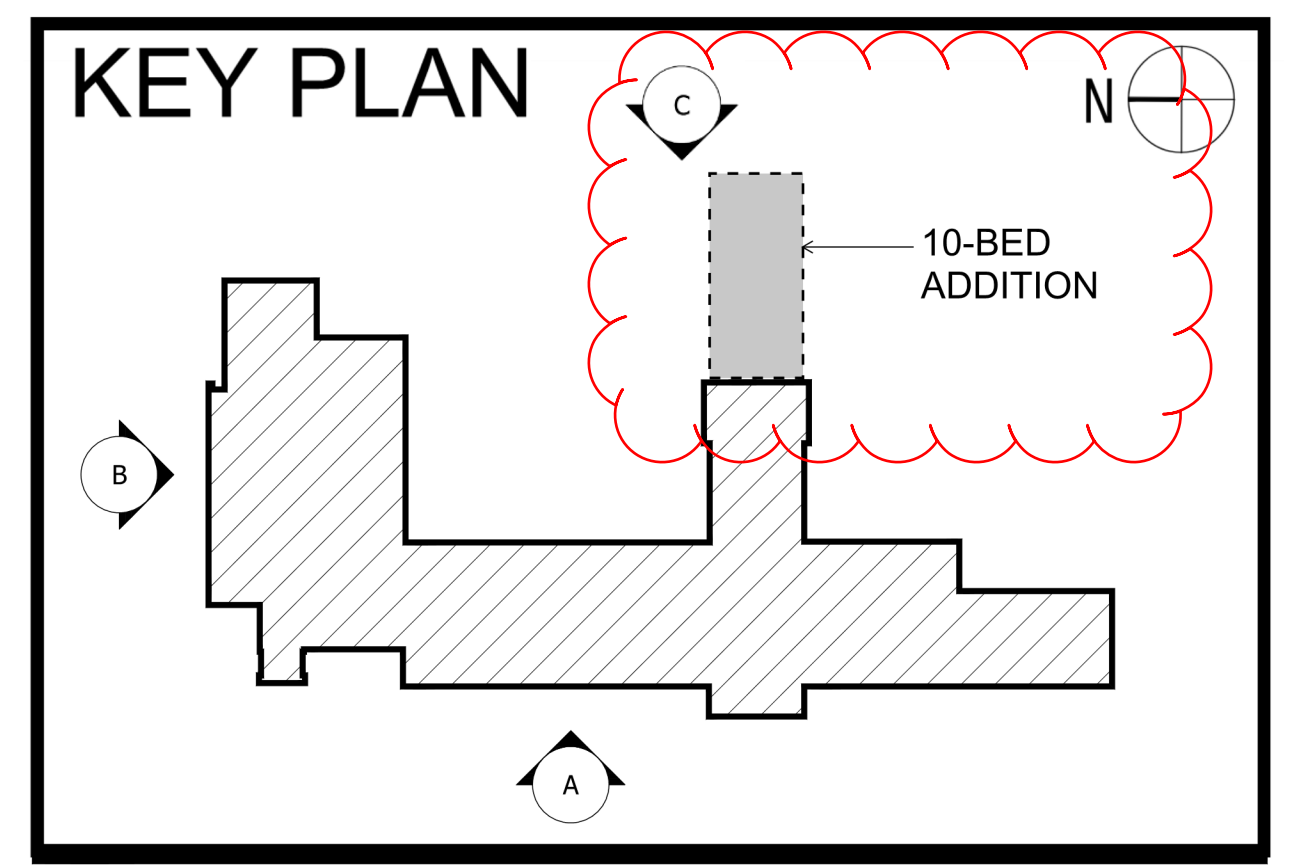
SCALE: 3/32" = 1'-0"

ORIGINAL DESIGN APPROVAL:
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: MIELFORD PROPERTY PCD 6
APPLICATION NO.: CDP-07031-04
TOP NO.: TOP-08086-16
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PCOPA RESOLUTION
NO. 2020-151 DATED DECEMBER 3, 2020.
SIGNATURE APPROVAL DATE:
Jill Kosack
Date: 2021.05.20
104645-0400
Authorized Signature



Elevation C

SCALE: 3/32" = 1'-0"



Elevation C Continued

SCALE: 3/32" = 1'-0"

FACE BRICK B-1, T.B.D.
FACE BRICK B-2, T.B.D.
FACE BRICK B-3, T.B.D.

EIFS E-1: STO - COLOR T.B.D.
EIFS E-2: STO - COLOR T.B.D.
EIFS E-3: STO - COLOR T.B.D.

NO.	REVISION	DR.	DATE

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LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	JUNE 2018	DESIGNED: BCG		
2		CAO STANDARDS VERSION: V8 - NCS		
3		TECHNICIAN: BCG		
4		CHECKED: DJB		

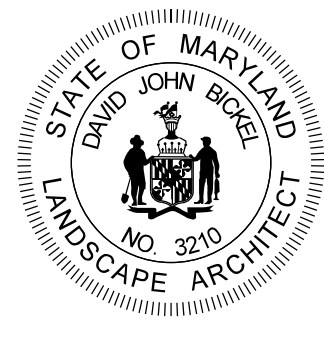
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ENCOMPASS HEALTH
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
CONTACT: JOHN TSCHUDIN

MAP	GRID
TAX MAP 48 - A4	ZONING CATEGORY: M-X-T
WBC 200 SHEET 207NE15	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: XXXXX	



DETAILED SITE PLAN DSP-07031/04 ENCOMPASS HEALTH OF MELFORD LOT 5

QUEEN ANNE (7TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET
7
OF
9

PROJECT NO.
3842-00-00

LEGEND	
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR	-78-
PROPOSED CONTOUR	-78-
PROPOSED SPOT SHOT	-78-
EASEMENT	---
PROPOSED STORMDRAIN	PR 8" W
EXISTING STORMDRAIN	SD
PROPOSED WATER	PR 8" S
PROPOSED SEWER	PR 8" W
EXISTING WATER	W
EXISTING SEWER	W
EXISTING FIRE HYDRANT	+
EXISTING GAS LINE	G
EXISTING ELECTRIC	E
PROPOSED SITE LIGHTING	---

GENERAL NOTES

- SUBDIVISION NAME: UNIVERSITY OF MARYLAND SCIENCE TECHNOLOGY CENTER
- TOTAL ACREAGE: 6.48
- EXISTING ZONING: M-X-T
- PROPOSED USE OF PROPERTY: HOSPITAL - REHABILITATION FACILITY
- NUMBER OF LOT, PARCELS, OUTLOTS & OUTPARCELS: 1 LOT
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: N/A - NO RESIDENTIAL
- GROSS FLOOR AREA: 61,809SF ~~62,500SF~~ ~~68,059 GFA~~
- 200 FOOT MAP REFERENCE: 207NE15
- TAX MAP NUMBER AND GRID: 48-A4
- AVIATION POLICY AREA: N/A
- WATER/SEWER DESIGNATION EXISTING: W-3, S-3
- WATER/SEWER DESIGNATION PROPOSED: W-3, S-3
- STORMWATER MANAGEMENT CONCEPT PLAN NUMBER:
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
- MANDATORY PARK DEDICATION: N/A - NOT RESIDENTIAL
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- STREAMS: NO
- WETLANDS: NO
- 100-YEAR FLOODPLAIN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- SOURCE OF TOPOGRAPHY
- APPLICANT: ENCOMPASS HEALTH
9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242

PARKING AND LOADING SCHEDULE (CONVENTIONAL METHOD TO CALCULATE PARKING SPACES)

TYPICAL STANDARD PARKING SPACE SIZE: 9.5' X 19'
STANDARD HANDICAP PARKING SPACE SIZE: 8' X 19'
STANDARD HANDICAP ACCESS AISLE SIZE: 8' X 19'
VAN HANDICAP PARKING SPACE SIZE: 8' X 19'
VAN HANDICAP ACCESS AISLE SIZE: 8' X 19'

REQUIRED PARKING: 60 BEDS x 1.0PS/BED OR 100PS
TOTAL PROPOSED PARKING: 143 SPACES
TOTAL HANDICAP SPACES REQUIRED: 8
STANDARD: 5
VAN: 1
TOTAL HANDICAP SPACES PROPOSED: 27
STANDARD: 19
VAN: 8

REQUIRED LOADING: 1
PROPOSED LOADING: 1

30 15 0 30 60

PATIENT MANAGER



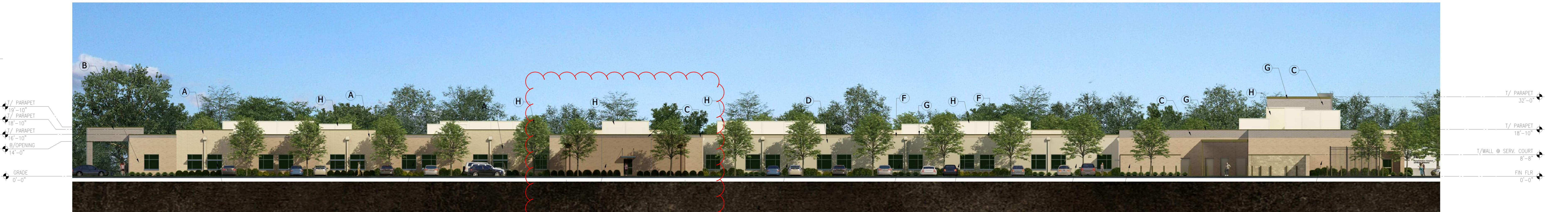
Elevation A

SCALE: 1/16"=1'-0"



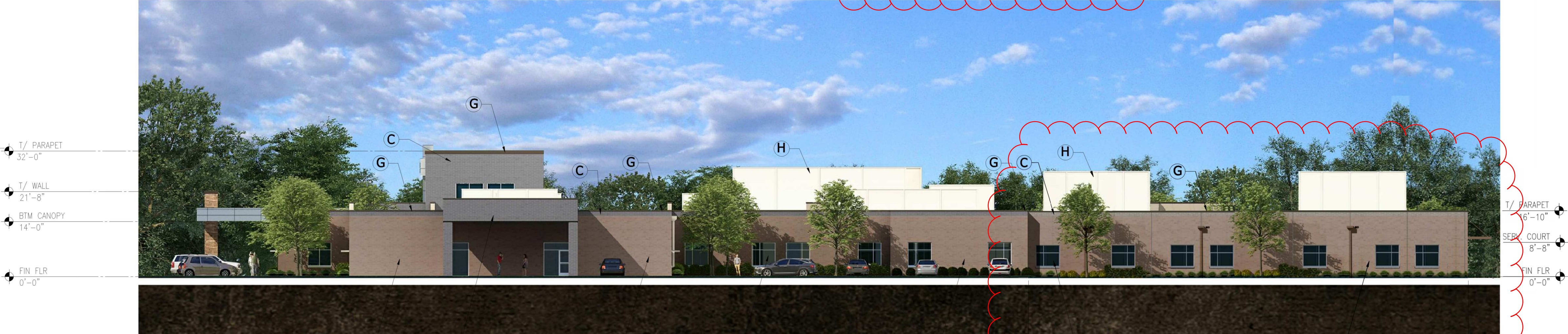
Elevation B

SCALE: 1/16"=1'-0"



Elevation C

SCALE: 1/16"=1'-0"



Elevation D

SCALE: 1/16"=1'-0"

10-BED ADDITION BY:

GIATTINA AYCOCK
ARCHITECTURE STUDIO
& BLOX MANUFACTURING
2625 5TH AVE. NORTH
BESSEMER, AL 35020
PH: 205.933.9060



ORIGINAL BUILDING DESIGN BY:

FREDERICK & ASSOCIATES - ARCHITECTS
330 SOUTH PINEAPPLE AVENUE
SUITE 204
SARASOTA, FLORIDA 34236
PHONE: 941.366.3231
FAX: 941.366.3245

KEY ELEVATION

A BRICK- COLOR: WHITESTONE

B BRICK- COLOR: GREYSTONE

C BRICK - COLOR: DARK GRAY

D EIFS - STO - 10609 FRENCH VANILLA

E EIFS - STO - 20905 OATMEAL

F EIFS: STO - 32133 MULCH

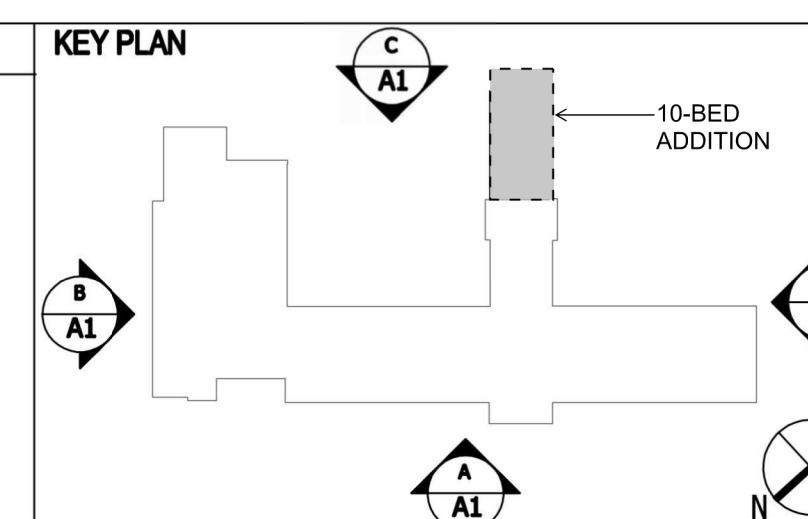
G METAL COPING: MEDIUM BRONZE

H MECHANICAL SCREEN WALLS

I ALUMINUM PANELS: ALPOLIC - "SILVER METALLIC"

J ALUMINUM WINDOW FRAME: CLEAR ANODIZED PLUS YKK
+ GLASS "AZURIA" OR EQUAL

KEY PLAN



THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its
designee, or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: ENCOMPASS HEALTH INPATIENT
REHABILITATION FACILITY OF Melford

PROJECT NUMBER: DSP-07031-04

For Conditions of Approval see Site Plan Cover Sheet or
Approval Sheet. Amendment numbers must be included in
the Project Number

Commission No. 41702

Scale AS SHOWN

Drawn By PS

Approved By

File name

Frederick & Associates - Architects, Inc.

Commission Title

EXTERIOR ELEVATIONS

Sheet Number

07/02/18

A1

ENCOMPASS HEALTH
INPATIENT REHABILITATION FACILITY
OF Melford
Melford, Maryland



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

December 28, 2022

Daniel Rosen, AICP
Resource Conservation Planner
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, MD 21201

RE: City of Bowie Biennial Update on Patuxent River Policy Plan

Dear Mr. Rosen:

In July 2022, the City's Watershed Manager became the first City staff member appointed to the Patuxent River Commission (Commission). The City is pleased to provide this first biennial update to the Commission covering accomplishments made during calendar years 2021-2022. This update documents work the City has completed that aligns with strategies in the Patuxent River Policy Plan 2015 Update. Accomplishments associated with each of the Plan's strategies are broken into the Plan's three categories: Preservation, Advocacy, and eXcitement.

As a Phase II MS4 jurisdiction, the City works diligently to meet its permit requirements and address the Chesapeake Bay and local TMDLs. These include structural projects like stormwater retrofits as well as public participation and education projects like the City's stream cleanup and private, residential tree planting program.

Preservation

P1. Maintain and improve the health of the Patuxent River so it can support sustainable commercial and recreational fishing, and seafood harvesting and P6. Support the work of local jurisdictions and the state in meeting their respective water quality goals as stated in approved plans and permits.

- The City's first stream restoration project using regenerative stormwater conveyance was completed in Saddlebrook Branch (Upper Patuxent tributary) and treats 99 acres of 1960s era impervious cover that was previously untreated.
- More than 200 volunteers removed 3,930 pounds of trash from four Upper Patuxent and one Western Branch tributaries during three stream cleanups
- Through the City's street, park, and private/residential tree planting programs, 587 native trees were planted.
- Nearly 2,500 pounds of medications were collected during four National Prescription Drug Take Back Days.

P2. Identify preservation and conservation priorities for the critical natural resources within the Patuxent River Watershed in county and municipal land use documents.

- The City's response to the Maryland-National Capital Park & Planning Commission during development of the Bowie-Mitchellville and Vicinity Master Plan (approved by the County Council in March 2022) included:

MAYOR Timothy J. Adams **MAYOR PRO TEM** Adrian Boafio
COUNCIL Michael P. Esteve • Henri Gardner • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

- several recommendations to reduce potential future development by expanding the Rural Area Designation in areas with drainage directly into the Patuxent Mainstem (at MD Routes 3 and 450)
- support for several areas of increased recreational opportunities
- opposition to several recommendations to create additional roads

P4. Restore the health of the river by actions such as encouraging acquisition of properties or easements in sensitive resource areas, planting stream buffers, and controlling invasive plants, focusing on stream buffers.

- Staff and volunteers helped remove invasives from more than five acres of City-owned land.

Advocacy

A2. Pursue resolution of pollution concerns for communities within the Patuxent River watershed.

- Pet waste has become an increasing part of outreach for staff and the City's Green Team resident-volunteers. Nearly one dozen pet waste pick-up stations in City parks dispense nearly 20,000 bags annually to dog walkers.

A4. Recommend changes to policies, programs, legislation, and/or regulations to improve and restore water quality in the river, and its watershed.

- A staff and resident task force began assessing the City's landscaping requirements for stormwater management facilities. The goal is to update City guidance documents to increase native plants and decrease turf at these sites.

eXcitement

X4. Create and support educational and stewardship opportunities for all communities within the watershed.

- Two webinars covering stormwater and watersheds were recorded live and are available on the City's YouTube channel.

Please let me know if you have any questions or require additional information.

Sincerely,

Tiffany Wright, CPMSM, CPSWQ

CC: Jason Dubow, CC-P, Maryland Department of Planning