



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, AUGUST 3, 2020

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, August 3, 2020 virtually. Mayor Adams called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Adams led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams, Councilmembers Boafu, Esteve, Gardner, Harrison, Ndebumadu and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, and Staff.

CITIZEN PARTICIPATION

1. Pauline Markward, Executive Director, Greater Bowie Chamber of Commerce – Comment attached.

PRESENTATIONS:

- A. Proclamation P-9-20 – Mayor Adams read aloud Proclamation P-9-20 honoring the memory of Representative John Lewis.
- B. Proclamation P-10-20 – Mayor Adams read aloud Proclamation P-10-20 recognizing the 30th Anniversary of the Americans with Disabilities Act.

COUNCIL ANNOUNCEMENTS:

Councilmember Harrison shared several Acts of Green on behalf of the Green Team, including turning off lights, going for a walk, being water conscious, and eating a plant-rich diet.

Councilmember Harrison also reminded people to please wear your mask inside all public places and where you cannot social distance: the COVID numbers are rising.

Councilmember Esteve mentioned several complaints he received recently about a gathering that was held. Family gatherings are the number one cause of spread right now in Maryland, followed by house parties and outdoor public gatherings. As of August 1st, gatherings over 50 people are prohibited in Prince George's County. There are significant fines that can be applied to those not following this rule.

CITY MANAGER'S REPORT:

City Manager Lott and Mr. Lee Cornwell, Director of Emergency Management, discussed the upcoming tropical storm and actions taken by the City. The Emergency Operations Center will be up and functioning, and citizens can call 240-544-5700 for non-life-threatening emergencies. Mr. Cornwell addressed a few citizen questions read by Mayor Pro Tem Bofo.

City Manager Lott addressed resident concerns on Public Works operations and services due to COVID-19. He stated that protocols are being followed and staff are being temporarily reassigned to make sure all services are in operation. Councilmember Esteve asked residents for their continued patience during these times and thanked the Public Works staff for their hard work.

CONSENT AGENDA:

Councilmember Woolfley moved the approval of Consent Agenda Items: A) Adoption of Resolution R-56-20 Waiving Bidding for Purchase of a 906M Wheel Loader; B) Adoption of Resolution R-59-20 Bid Award: Sewer Push Camera and Cleaning Kit. Mayor Pro Tem Bofo seconded the motion. The motion passed unanimously.

NEW BUSINESS:

A. R-49-20 - Seek to amend the Bowie COVID-19 Business Recovery Assistance Program - Councilmember Harrison presented information on the proposed amendment to this resolution, giving Bowie BIC and the Greater Bowie Chamber of Commerce each \$100,000 grants and requesting that each organization provide a detailed statement of the work to be done over the 12-month grant period. Mr. Terry Rogers, President of the Greater Bowie Chamber of Commerce presented to Council as did Mr. Sherman Ragland, Board Chairman of Bowie BIC. Mr. John Henry King, Economic Development Director, answered Councilmember questions regarding the two organizations and past experience working with them. Staff has not changed their previous position and rely on Council to provide the best course of action.

Mayor Adams called for a motion on the amendment of R-49-20. Hearing no motion, the amendment to the resolution died.

Mayor Adams made a motion to have Councilmembers work with staff, Bowie BIC, and Greater Bowie Chamber of Commerce to best use the available funds. Councilmember Harrison seconded the motion. The motion passed unanimously. Councilmembers Woolfley and Ndebumadu are the volunteering Councilmembers.

B. Bowie Town Center Basic Plan Amendment (#A-8589-04) – Mr. Frank Stevens, Senior Planner, gave the staff presentation on the project. The applicant, Seritage SRC Finance, LLC, is proposing to redevelop the existing 10.81-acre Sears Property with: up to 800 residential dwelling units (multifamily, townhouses (not to exceed 150 units) and/or beds in an assisted living facility); retail uses, including restaurants and shops; a hotel use, with a maximum of 150 rooms; and/or, office uses. The site of subject property is located on the southern side of MD Route 197, and the western and northern sides of Evergreen Parkway. The property is zoned M-A-C (Major Activity Center), where the proposed uses are permitted by right under the Prince George's County Zoning Ordinance.

Mr. Terry Rogers, Chairman of the Bowie Advisory Planning Board, presented, and discussed the outcome of their hearing held on July 28 where several residents spoke, in support of and against the project. The project met the standards for approval, and the Advisory Planning Board moves to accept staff's recommendation for approval with the conditions that staff had identified, including the

condition that a minimum of 10% of the new dwelling units constructed shall be for work force housing. The developer submission stated that it was too early to identify a percentage. Residents and the Advisory Planning Board felt that it would not be asking too much for the developer to determine a percentage. The developer response was that there will be many more hearings as they move through the process, and that the City will have the opportunity to make a request or requirement for a specific number of workforce housing units.

Mr. Robert Antonetti, from the law firm of Shipley & Horne, P.A. on behalf of the applicant, Seritage SRC Finance, LLC, introduced the members of the Seritage SRC Finance, LLC project team attending the meeting and presented to Council. Mr. Antonetti stated that the plan is for a mixed-use anchor on the site of the vacant 125,000 square foot Sears building and discussed the four steps of the process: the basic plan amendment, the comprehensive design plan amendment, preliminary plan of subdivision, and the specific design plan. Mr. Antonetti read a letter from Mr. Stephen Harris, Vice President of Development of Washington Prime Group (WPG), in support of the project. WPG owns a large portion of the Bowie Town Center.

Mr. Robert Ursini of Seritage Growth Properties also presented on behalf of the applicant. As the Sears property has been vacant for a year and a half due to the difficulty of finding a tenant that operates in a two-story set up, they are now focusing on the redevelopment of the parcel.

Mr. Antonetti concluded his presentation by stating that regarding the recommended conditions of approval, they are not in a position to agree to a specific percentage of affordable dwelling units, but they don't feel it is necessarily required at this time. There will be multiple opportunities which will not prejudice the City position or its ability to advocate for a specific percentage in this four-step process to determine that. The applicant feels they need to know the specifics of their plan to determine this percentage. They are not opposed to the concept of having a percentage of the housing be affordable dwelling units but feel this discussion can be had at a later step in the process with more specificity. Mr. Antonetti thanked Council and staff for their time and consideration.

Public Hearing:

1. Kim and Tim Gross - Comment attached.
2. Carrie Weaver-Bridges - Comment attached.
3. Alita-Geri Carter - Comment attached.
4. Paul A. Wells - Comment attached.
5. Sheri Lynne Hoffman - Comment attached.
6. Sue Livera - Comment attached.
7. Sandra Sims - Comment attached.
8. Dan O'Neil - Comment attached.
9. Raymond Poole - Comment attached.
10. Taalib and Ellica alSalaam- Comment attached.
11. Marcella Biggins - Comment attached.
12. Joshua Wooten - Comment attached.
13. Dan and Maureen Blades - Comment attached.
14. Derwin Conwell - Comment attached.
15. Barbara Gergel - Comment attached.
16. Mike Rauck - Comment attached.

Since there were no more speakers signed up to speak, Mayor Adams declared the Public Hearing to have been held.

Council discussed the project, had questions they would like answered, and asked for more information. Council also wanted to hear more from stakeholders, residents, businesses, and others. There was agreement that this parcel does need redevelopment, but they want to do it in a smart, thoughtful manner.

Mayor Pro Tem Bofo motioned to table this item to the September 8 Council Meeting. Councilmember Esteve seconded the motion. The motion passed unanimously.

C. City Transportation Priority Lists - Mr. Joseph Meinert, Planning Director, summarized the staff report. The City's highest transportation priorities are MD 197 (in the design stage: was #4, now #6 on the County's priority list); MD 450 (was #7, now #8 on the County's priority list); and Church Road is the highest priority for County road facilities. The purpose of submitting this letter (to the County and the State) is to give input for the next budget cycle. There are also recommendations for transit in the letter, to bring the county bus system out to Bowie to serve the central portion of the City as a starting point and then to make connection points to other points in the county. Mr. Meinert stated that it would be great for Council to remain in communication on this with their counterparts at the County to show the State that this project (MD 197) needs to move forward as soon as its designed.

Councilmember Esteve commented that state and federal elected leaders have said that transportation dollars will continue to dry up: state and county budgets will be in a bad situation moving forward. Councilmember Esteve cautioned everyone to expect that projects that have not been funded for years will likely not be funded. Mr. Meinert gave an update on the MD Route 197 project, and MD 3/301 mitigation strategies/tactics for improvements at Council request. Mr. Meinert also answered questions on the S curve and park in District 3 in relation to the County budget, the Route 214 pedestrian bridge feasibility study, and the bridge on Governor's Bridge Road.

Public Hearing:

Since there were no speakers signed up to speak, Mayor Adams declared the Public Hearing to have been held.

Councilmember Harrison moved to approve the presented City Transportation Priority List. Councilmember Woolfley seconded the motion. The motion passed unanimously.

D. Adoption of Resolution R-57-20 Directing the Installation of Electric Vehicle (EV) Charging Stations – Mayor Pro Tem Bofo thanked staff for their hard work and gave a presentation on the installation of electric vehicle charging stations. Ms. Mati Bazurto, Business Operations Manager, answered Council questions. Per direction from the Public Service Commission to expand the EV infrastructure by 2025, BGE would install and maintain the charging stations at City Hall and the Kenhill Center for five years at no cost to the City as part of the EV Smart Program. After that point, a new maintenance agreement would need to be renegotiated: BGE themselves do not specifically know what that would look like in five years. Any residents or visitors using the charging stations would pay to use them just as they would pay to park using a parking meter. The City is also in the process of purchasing three EV cars and will have a charging station for those cars. Councilmember Woolfley asked that the fast chargers and the level 2 chargers be installed at both locations for the most beneficial use.

Mayor Pro Tem Bofo motioned the adoption of Resolution R-57-20. Councilmember Ndebumadu seconded the motion. The motion passed unanimously.

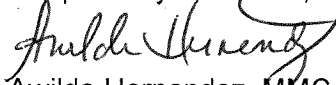
E. A Memorandum of Understanding was reached between the Reid Early Learning Center and Prince George's County Public Schools to create a Pre-K program at Reid Temple AME Church. It is grant funded by the Maryland State Department of Education, and as such would be free for applicants.

There are 20 spaces available. Mayor Adams made a motion to have the City Communications staff advertise to City residents the information about the Pre-K registration at Reid Temple AME Church. Councilmember Ndebumadu seconded the motion. The motion passed unanimously. City Manager Lott stated that the information would be sent out tomorrow.

ADJOURNMENT:

Mayor Pro Tem Bofo moved to adjourn the Regular City Council Meeting. Councilmember Ndebumadu seconded the motion. The motion passed unanimously. The meeting adjourned at 11:41 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Awilda Hernandez', written over the printed name.

Awilda Hernandez, MMC
City Clerk

Awilda Hernandez

From: Pauline K. Markward <pkm@bowiechamber.org>
Sent: Tuesday, July 21, 2020 11:04 AM
To: Awilda Hernandez
Cc: 'Terry Rogers'; pkm@BowieChamber.org
Subject: {EXTERNAL}: GBCC: Citizens Participation: Bowie COVID-19 Recovery Assistance Program

Dear Awilda,

The Greater Bowie Chamber of Commerce would like to participate in the next Bowie City Council meeting by having the letter below read during the Citizens Participation section:

Good Evening, Mayor Adams, City Councilmembers and Staff:

Thank you for your support of the Bowie COVID-19 Recovery Assistance Program, which will benefit the local Bowie business community.

The Greater Bowie Chamber of Commerce plays a crucial role in providing education and connecting businesses to resources. Our goal is to use this generous contribution we will receive through the Bowie COVID-19 Recovery Assistance Program to provide meaningful and quantifiable COVID -19 relief for existing small and micro businesses registered in the City of Bowie by making accessible resources that can ultimately stabilize and sustain business operations that have experienced interruption related to the ongoing pandemic. We will achieve this goal by establishing a business resource center to provide consultation services and hands-on support to local micro-businesses currently impacted by COVID-19.

As a member of the greater Bowie business community, the Greater Bowie Chamber of Commerce is open for YOUR business. We recognize the value add of businesses to the overall quality of life and contribution to the tax base of the city.

The Greater Bowie Chamber of Commerce greatly appreciates your support of the business community. Again, thank you for entrusting and providing us with resources, to outreach to the Bowie business community and assist them with COVID-19 relief counseling, which is now more important than ever.

Be well,

Pauline K. Markward, Executive Director
Greater Bowie Chamber of Commerce
Kenhill Center
2614 Kenhill Drive, Suite 117
Bowie, MD 20715
301.262.0920 (Office)
pkm@BowieChamber.org
www.BowieChamber.org

Educate, Advocate... Connect!

Awilda Hernandez

From: Daniel O'Neil <doneil23@gmail.com>
Sent: Monday, June 22, 2020 10:38 AM
To: dwoolfley@gmail.com; Awilda Hernandez
Subject: {EXTERNAL}: Re: ● Bowie Update

I'm okay with the intended development, so long as it doesn't increase the number of cars on our already overloaded roads.

Dan O'Neil
Meadowbrook

On Sun, Jun 21, 2020 at 10:19 PM Dufour Woolfley <dwoolfley@gmail.com> wrote:

[View this email in your browser](#)



Bowie Updates

I have a quick update on the Sears redevelopment project that I want to call to everyone's attention.

Sears has been closed for some time and the owners of the parcel have plans to redevelop the property. Their preference was to find another tenant for the existing structure, however in today's retail environment they have been unsuccessful. Nor do they think there's a future for the type of large, single-tenant, big box retail structure.

Therefore, they intend to redevelop the parcel as a mixed-use project to include residential, smaller retail, restaurants, a boutique hotel, and entertainment space. This is the current trend in today's market and reflects the desire to have people living near retail shops in order to support the businesses and eliminate the need for driving.

Awilda Hernandez

From: Tim&Kim <tkgross@comcast.net>
Sent: Monday, June 29, 2020 5:02 PM
To: cityclerk
Subject: {EXTERNAL}; Bowie Sears Redevelopment

Please pass this along to our City Council. My husband & I have been Bowie residents since 1981. We do not feel that any new development in the way of apartments, hotel or restaurants should take place at the Bowie Sears area. The Town Center is limping along and I know of several residents who don't shop there at all. Since losing Bed, Bath & Beyond, Old Navy, Sears and the Hallmark Store I shop there infrequently. Adding apartments could lead to more crime, something we do NOT need. We appreciate the way Bowie was designed to be...single family homes with lots of green space. We can't keep the businesses that we do have going strong, let's not add more!!! More people are shopping online. NO to more development.

Kim and Tim Gross

Awilda Hernandez

From: Dan Blades <dblades406@gmail.com>
Sent: Monday, June 29, 2020 6:06 PM
To: cityclerk
Subject: {EXTERNAL}: Sears

When the Bowie Town Center was in the design phase, my wife and I attended meetings giving the engineers and the City our views about the planned Center. At that time Center land was all woods. One of the things we were in support of was to have housing over the top of the stores. That never happened. We still believe housing makes sense in order to stabilize the shopping center. It would provide an economic base for the stores particularly if they catered to the residents. I do not know if 800 is the right number but still believe residential use of the Sears property would be an asset to the Center.

If Macy's also leaves there would be another opportunity for more housing. Having restaurants and other businesses also using the space in these two facilities would be a plus. The more the Center is used the less opportunity for vandalism. Maybe some of the Center could be for cultural arts, a museum (the radio museum comes into mind) or other public use. Need to think out of the box.

Thanks
Dan Blades

Awilda Hernandez

From: mblades5@verizon.net
Sent: Monday, July 6, 2020 9:26 AM
To: Awilda Hernandez
Subject: Sears Redevelopment Project

Hello Awilda,

I am tagging on to my husband Dan's comments below and providing some additional info on what the City did way back when.

What the City Council and appropriate committees did was hold what I remember as a Design Charrette, an architectural/design meeting open to all the citizens of Bowie to discuss options, ideas and plans for the proposed Bowie Town Center. It was held in a large room that accommodated many that may have been Tasker Middle School's auditorium or a community center. A renown professor from Princeton University came and gave a slide show presentation and talk on the difference made in how communities looked if careful thought was given beforehand - such as where sidewalks were put at intersections with room for a bench, and the materials used (such as bricks); how townhouses were more attractive if the the first thing you saw wasn't the garage jutting way out from the facade: and more. It was clear that having residents (young, active people in their 20's, 30's, 40's, 50's ????) live above retail in a small-scale town center was good for all, with shops more like Princeton, NJ, itself perhaps, or Annapolis, Georgetown, Chestertown - with coffee houses, bookstores, gift shops, clothing stores, and more.

Those who attended were broken down into groups who sat at round tables and shared what they envisioned the new Center to be and look like. I'm sure guidance or questions were given us, believe the professor or others visited each table. At the end, each group shared their thoughts with the whole.

At the time, a stream ran through the property and there were considerable trees/woods. It was envisioned leaving the stream there and enhancing it with occasional walkways/bridges over it to access the businesses via sidewalks from either side with shrubbery, plants, and trees to offer shade for people to sit in comfort, chat with friends, wait for others, or relax with an ice cream or coffee. There has been at least one small, white-tablecloth restaurant with excellent food at the Town Center. I believe others would be welcome. Think Allison's in Crofton. I believe today's Bowie residents are more diverse not only in race, but also in age, with more singles as well. Would that the Town Center envisioned at that charrette had come to be. It sounded do-able, looked pleasant, and was sensible - a place residents - and those from surrounding communities - would want to seek out.

I'm a senior myself, so I am not ruling out a place for senior housing here, but am thinking of the area most closely around and/or above businesses for those seeking an active lifestyle and/or needing the amenities nearby.

Wouldn't hurt to reach out to former City Council members for their input.

Dan's told me he believes I missed a deadline for submitting this. If so, please do share with the mayor and Council members since the rescheduled Council meeting is not until August 3. Thank you for your consideration of my thoughts.

Maureen Blades

-----Original Message-----

From: Dan Blades <dblades406@gmail.com>
To: Maureen Blades <Mblades5@verizon.net>
Sent: Wed, Jul 1, 2020 9:17 am
Subject: Fwd: {EXTERNAL}: Sears

----- Forwarded message -----

From: Dan Blades <dblades406@gmail.com>
Date: Wed, Jul 1, 2020 at 9:12 AM
Subject: Re: {EXTERNAL}: Sears
To: Awilda Hernandez <ahernandez@cityofbowie.org>



THE COMMISSION FOR HEALTH, LLC.
Health Education, Training, and Services
TC4HEALTH@GMAIL.COM 240-630-1989
www.commissionforhealth.com
<https://www.facebook.com/tc4healthllc/>

7/10/2020

The Commission for Health, LLC.
4100 Whitney Court
Bowie, MD 20715

Dear Councilman Esteve,

I hope this letter finds you well. I am Alita-Geri Carter, the CEO and Founder of The Commission for Health, LLC. I am also a community member that resides within the 20715-zip code of Bowie, MD. I am writing to oppose the residential development of the current Sears department store. I oppose this possibility for the following reasons:

- The City of Bowie does not have sufficient infrastructure to support this type of expansion. In the proposal that I read 800 units were suggested to take the place of the current department store.
 - This would increase the burden for vehicle traffic within our city
 - The student enrollment within our local schools, and the use of our local resources (i.e. urgent care centers, pharmacies, and the Bowie Emergency Medical Center, etc.).
 - Many of our local schools are at or above their student enrollment capacity (SRC) and cannot accommodate an increase in new students.
 - Our local emergency medical center is not a full-service hospital and can have 3-4 hour wait times when it is not cold and flu season. Increasing the number of residents that it would serve is not advised nor is it safe.
 - As a pediatric nurse practitioner with previous work experience at the Bowie Medical Center (in my capacity as a registered nurse) I speak from firsthand experience of the unsafe situation that this proposition presents to the residents Bowie.
- The addition of 800 residential units with the Bowie Town Center would add a level of congestion that could make it undesirable for people that do not live within the immediate vicinity of the Bowie Town Center. One of the major reasons that we chose to move our family and businesses to Bowie was due to the retail options that are provided at the Bowie Town Center.

It is for the previously mentioned reasons that I ask that the current Sears department store not be converted to residential units but instead continue act as retail space. I appreciate your commitment and service to the City of Bowie. Please do not hesitate to contact me for questions and/or concerns.

Graciously,
Alita-Geri Carter, MSN, RN, CPNP-PC
CEO and Found of the Commission for Health, LLC.
Bowie State University Alumna
University of Maryland Graduate School of Nursing Alumna

Empowering people to be the change that they want to see in their lives, communities, and world

Awilda Hernandez

From: biggins1 <biggins1@umd.edu>
Sent: Sunday, July 19, 2020 9:38 AM
To: cityclerk
Subject: {EXTERNAL}: Sears Redevelopment

Hello,

Please know that as a long time Bowie resident, my family members and I are against adding housing to the Sears development. We already have an exorbadent amount of traffic in our already densely populated neighborhoods.

Thank you,

Marcella Biggins

Sent from my Sprint Tablet.

Awilda Hernandez

From: P Wells <paw_wells@comcast.net>
Sent: Thursday, July 23, 2020 5:20 PM
To: cityclerk
Cc: Michael Esteve
Subject: {EXTERNAL}: No to more development on Sears site.

STOP  THE OVER DEVELOPMENT IN PRINCE GEORGE'S COUNTY - NO TO MORE DEVELOPMENT ON THE SEARS SITE!

The surrounding infrastructure does not support such additional growth.

Regards,

Paul A. Wells 

 M: 301.651.4578

Sent via  Phone

Awilda Hernandez

From: Sheri Lynne Hoffman <cogitabund@gmail.com>
Sent: Thursday, July 23, 2020 7:56 PM
To: Michael Esteve; cityclerk
Subject: {EXTERNAL}: Re: Bowie Update

Thank you for the update! My parents also appreciate the info.

I am a lifelong City resident, and have lived at 12618 Chanler Lane for 20 years now. My parents are original and current owners at 2246 Hindle Lane.

First, nothing should be done that adversely impacts BJ's or Red Robin restaurants and their parking. The site map seemed to include those areas. (I hope I'm wrong.)

All 3 of us were strongly opposed to MarketPlace apartments and feel that the City Council really screwed up the City and betrayed the residents by approving the 225 apartments to be built there.

We are vehemently opposed to the dense development of the Sears site!!! 800 residential units is way too dense!!!

Such a development would be as bad or worse than the dense new development in Crofton, just over the AA County line. That only has a fraction of total units dedicated to elder care and assisted living, and that sort of housing is the only new housing that the City of Bowie needs, perhaps 200 units in total, in a building no taller than 4 stories high.

Bowie should not aim to be Annapolis or Washington DC in density. Residents do not want yet another dense residential development pushed through the various councils. The City of Bowie is a suburb of metro areas. The City's attraction has in part been its open space. Or it was. The open space has been destroyed rapidly in recent years.

Many City residents were opposed to the New Town Center (NTC) mall and the destruction of old forest area when the issue came up years ago. The City and County didn't listen and the big mall was built, with other commercial development subsequently added in the immediate area.

Such development made the area a high traffic area at all times of the day, and the upgrade to Rt 197 became part of the Bowie Speedway, where motorists often zip through at 50mph or more. Speeding is a HUGE problem on Rt 197. One can get tailgated if trying to obey the speed limits!! The only blessing is that Rt 197 has remained only two lanes as it passes Tasker Middle School and Foxhill Park, making those areas safer as the traffic is forced to slow down to the speed limit. (As an aside, for safety and environmental reasons, I think it would be a mistake to widen that section of Rt 197.)

There are crosswalks on Rt 197 that are very dangerous for pedestrians to attempt crossing. I can personally attest to the danger at the two biggest mall crosswalks. There is only a pedestrian bridge on the apartment side of Rt 197, and nothing further up. Additional traffic on Northview Drive and Rt 197 does not make pedestrian traffic safer.

Residents pointed out that traffic in the area would increase, burdening the communities in the immediate area. My parents live in Heather Hills, and again, I can personally attest to the area's increase in traffic. It is difficult to get onto Rt 197, which is the only way that residents around Old Rt 197 can leave their homes for travel into the City of Bowie and beyond.

Years ago, my mom was involved in a car accident while trying to make a left turn from Holiday Lane onto Rt 197. Traffic on Rt 197 is heavier and faster now. 800 residential units and/or hotel would put an unreasonable burden on local roads

and residents. These days it is incredibly risky to attempt that same left turn. People speed up as quickly as they can after each stoplight and often run the yellow, and even red, lights.

We Bowie residents do NOT need or want townhomes on the Sears site!! Townhomes usually mean families and families mean children, and more children in the area will overburden schools and other resources. Plus, the mall will not be enhanced if it becomes essentially the backyard for kids. Loitering can already be a problem in local malls, which deters shoppers.

The City and County Councils need to remember that they've already added a lot of apartments across from the mall and well over 1,000 units of housing at MELFORD, which is, and had been, destroying older forested area adjacent to the river. All the hardscape is not healthy for the river and environment. (I'm fairly certain that developers have not been required to build with permeable asphalt, which would help slightly.)

The local area around Sears already has 6 hotels with excess capacity, with 4 of those being only a ~five-minute drive away. MELFORD and the small white hotel are slightly north of the mall, up Rt 301. Bowie does not need yet another hotel in the general NTC mall area.

Bowie DOES have a need for senior living. Residents like my parents are aging and like living in the City, but many of the houses are two-stories and not ideal for older residents. Safe single-living for seniors and assisted care would be great at the NTC mall! A four-story building at the mall would not adversely impact Bowie residents as one at the Market Place mall would. Not all seniors would be driving, and especially not driving daily as families would.

Mall amenities would appeal to senior residents, especially if the Sears area was to add a few professional office suites to compliment the ones across from the mall. All residents need doctors and other professional services.

The area now called MELFORD was originally the University of Maryland Science and Technology Center, designed to bring jobs into the Bowie area so that Bowie residents could live and work in the City. Somehow that evolved into an area that destroyed green space while adding a big hotel and over 1,000 residential units all accessible by only Belair Drive/MELFORD Drive. That evolution was ridiculous.

Parole Plaza in Annapolis was redeveloped into an area with buildings containing two lower floors of professional and commercial services topped with ~7 floors of residential housing. There are parking lots with limited street parking. The City of Bowie could take the initiative to do something similar with the Sears redevelopment. Buildings four-stories tall could contain ground level professional and commercial services with three levels of senior residential and assisted-care living.

The Council needs to also remember that they serve the citizens of Bowie who have become frustrated with overdevelopment, increased traffic and destruction of open space. What sort of open space is the developer planning for the Sears space? A park with how many acres? If it's like most development proposals to come through the pipeline, there will be next to no open space or park planned.

VOTE NO to overdevelopment and non-senior living!!

VOTE NO to another Bowie hotel!

Bowie made a swap with MELFORD to save Nash Woods. In the spirit of correcting a past Council mistake, I suggest tying any positive Sears development vote to canceling out the horrible Market Place apartments. Market Place should at most have some services that benefit Bowie senior citizens—a senior center or day care, maybe minimal senior living. Nothing that brings families (with kids and traffic) to residence.

Figure out how to get the Sears developer to work with the Market Place owner, with ultimate goal of removing the residential zoning from the site. The site is already a burden to residents as mall traffic overburdens the adjacent streets. The incredibly bright lights illuminate adjacent single-family homes.

The Market Place situation needs to be fixed and what better way to remove the residence zoning than to get another potential Bowie developer to help. Essentially give his development site (some of) the residential approval that Market Place has. It's a three-way swap. Look to the solution for saving Nash Woods as inspiration. Fix the Market Place problem for Bowie by reversing residential zoning, help the Market Place developer close out his project, and allow the Sears developer limited development in his project.

The Sears development should end up with NO hotel and (near-)exclusive senior residential living, assisted-living and otherwise, and limited professional and commercial development.

Thank you for your time. I would like my response entered into the City Council record for consideration. I'm hoping I entered the address correctly.

Sheri Lynne Hoffman

On Thu, Jul 23, 2020 at 5:00 PM Michael Esteve <mesteve@cityofbowie.org> wrote:

Good afternoon,

Below are the latest updates from the City of Bowie. As always, feel welcome to reach out with questions and thoughts.

County Tax Change

The Prince George's County Council voted down a proposal that would have resulted in a change to the Homestead Tax Credit. CB-048-2020 did not receive the needed votes to move forward at the County Council's July 21 meeting following extensive resident feedback.

A big thank-you to everyone who took the time to write the county council with their thoughts on this issue.

Sears Site Redevelopment

Seritage, the company that owns the Sears property and adjacent parking lots at the Bowie Town Center, is applying to redevelop the site with a mix of commercial and residential development, with up to 800 residential units. More details on the project, meetings, and its history can be found [here](#).

Important upcoming meetings on the project are a Bowie Planning Advisory Board hearing on July 28 at 7pm and a City Council hearing on Monday, August 3 at 8pm. More details on access and participation will be forthcoming.

Resident feedback is strongly encouraged and can be sent to me or to all of my colleagues through cityclerk@cityofbowie.org.

In the meantime, wishing you a dry, pleasant rest of your week!

Michael

Awilda Hernandez

From: jesse poole <jesseyellowlab@yahoo.com>
Sent: Friday, July 24, 2020 8:09 AM
To: cityclerk
Subject: {EXTERNAL}: Sears property

Let it be on the record that I am against ANY residential dwellings on the old Sears building area. We don't not need more residents, cars and crime in this city. How much is enough? How much traffic? How little infrastructure development? How many broken promises by the old dinosaur mayor and now Tim Adams? This city is slowly going down hill as I have lived here 55 years when many including yourself ,clerk, I'm sure have not. Do we really need more retail with so many abandoned properties now?

Ridiculous!!

Raymond Poole

Glen Allen

20716

Sent from my iPhone

Awilda Hernandez

From: DERWIN CONWELL <djconwell@verizon.net>
Sent: Saturday, August 1, 2020 8:31 AM
To: cityclerk
Subject: {EXTERNAL}: Senior citizen fitness center

How about a senior citizen fitness center with saunas, hot tubs and massage tables. Located on the Sears property.

Regards,

Derwin Conwell

Awilda Hernandez

From: Barbara <bkmailmover@gmail.com>
Sent: Sunday, August 2, 2020 6:38 PM
To: cityclerk
Subject: {EXTERNAL}: Seritage development

As a Bowie taxpaying resident for about 30 years, I don't think the development is needed or necessary. It took years to get that area developed. It doesn't seem to have been planned very well. A few food places do well but the rest of the shopping area not so well. Developing an area just because you can doesn't seem to work out very well.

Barbara Gergel

Awilda Hernandez

From: Sandra Sims <sandrasims@gmail.com>
Sent: Sunday, August 2, 2020 7:10 PM
To: cityclerk
Subject: (EXTERNAL): Re: Sears property

Thank you for inviting public comment about the Sears property at the Bowie Town Center. I live two miles from the town center and appreciate its convenience and variety of shopping opportunities. I am in favor of any redevelopment that will enhance the property and the city of Bowie. Residential units and/or a hotel would be a positive development for the community. I am not concerned about road traffic as some residents have voiced. I do not see that residences would negatively impact the traffic in the community.

Thank you!
Sandra Sims,
Bowie

On Fri, Jul 31, 2020 at 4:22 PM Michael Esteve <mesteve@cityofbowie.org> wrote:

Good afternoon,

Below are the latest updates from the City of Bowie. As always, feel welcome to reach out with questions and thoughts.

Sears Site Redevelopment

Seritage, the company that owns the Sears property and adjacent parking lots at the Bowie Town Center, is applying to redevelop the site with a mix of commercial and residential development, with up to 800 residential units. More details on the project, meetings, and its history can be found [here](#).

The Bowie Planning Advisory Board hearing on the project can be viewed [here](#). The City Council will hold its hearing on Monday, August 3 at 8pm. Resident feedback is strongly encouraged and can be sent to the whole City Council at cityclerk@cityofbowie.org. If you would like your comments formally read into the record at our August 3 meeting, please state so in the subject line.

In the meantime, wishing you a dry, pleasant weekend!

Michael

Michael Estève
Bowie City Council
301.728.9262 (cell)

Thursday, July 30, 2020

Comments for City Council re. Sears property
August 3, 2020

Greetings Mayor and Council,

This is from Sue Livera:

Some of you are familiar with the idea I presented last week to the City's Planning Board - also mentioned in the summary article in the Bowie Blade - that I strongly encourage you to think way outside the box re. the repurposing of the Sears building as well as the entire space of Bowie Towne Center. It is apparent that the concept and seeming reality is underway AGAIN for more housing. No matter the kind or form of housing, I do not believe any of that is either necessary or desired.

I am here to cause GOOD TROUBLE (thank you John Lewis!) by offering some thoughts I truly hope you'll consider.

Mr. Ursini explained during the planning board meeting that he - his company - have had "hardly any" bites on the repurposing of the Sears building. My suggestion is that it be used with the County schools as an alternative learning site. Both Mr. Ursini and the schools by way of Dr. Goldson, CEO, are interested in this potential and are communicating. As of now, the results of this are unknown but that this will be the beginning of some very innovative, exciting, different and welcomed changes for Bowie.

How the school repurpose would work is to be seen. I do know that the school system recognizes that little regarding "regular" public education will be the same as a result of the coronavirus thus, they've begun to think in all new ways. Stay tuned!

Re. the entirety of the Towne Center - IMAGINE for this minute.....close your eyes if that makes it more real..... IMAGINE a car free zone and a redesigned space as a pedestrian mall with lots of trees and natural plants, lots of places for people of all ages to sit and eat from an increased number of food options. IMAGINE a gazebo somewhere on the newly created mall where regular performances can be held. If you've been to the Millennium stage at the Kennedy Center you get the idea - or, maybe better - the center of a village in New England. Think of the chance to have available budding musicians, students to recite their poetry or to sing or....the possibilities are endless.. IMAGINE a play area like at the National Zoo and near the Castle of the Smithsonian where water shoots up in an irregular pattern and timing for kids of all ages to enjoy.

IMAGINE the store fronts. If you shop there you know there are vacancies. What continues to attract? What is missing? It's a reality that the Waugh Chapel area has drawn Bowieites. We do not need to compete or duplicate what's there. Let's complement by developing a more innovative setting and something unlike anything else in Prince George's County.

IMAGINE a place to enjoy smoothies - plant based or fruit or other. IMAGINE an old fashioned designed soda shop for ice cream. IMAGINE a store which sells fresh herbs and spices along with regular lessons about how to enhance your home cooking.

IMAGINE a new version of Starbucks. Did you know that this chain has community centers as part of some of their locations? Our young people would welcome somewhere to go to gather

while enjoying some amenities such as pool tables and other non-electric games - boxing even. IMAGINE a bowling alley?

IMAGINE a location where Seniors or others might gather and be available to local youth for a quick bit of tutoring. Not any formal set up but like Lucy's of Charlie Brown, "the doctor is in" where help with an immediate school problem can be available. IMAGINE having trades available where students might intern - car repair, nails done, hair done, sewing support to help with mending items, sewing on buttons, fixing hems.....there is no end to what might be possible. The youth of Bowie are desperate for a space where they can linger and be with their friends. If the Sears building was an alternative school site there would be students there thus.....keep IMAGINING!

IMAGINE no plastic bags allowed through-out this.

IMAGINE an identified path with mile markers to complement what exists near City Hall for walkers - a more obvious connection to the walking path around Allen Pond. Please pay attention to what the Multi-modal task force is recommending!

Finally, but hardly final.....IMAGINE a parking area for commuters for local bus pick ups thus avoiding having the big buses in our neighborhoods? IMAGINE charging stations in multiple spots for your EVs.

Join me in IMAGINING and erase the same 'ole, same 'ole images from your mind. And, follow the Nike mantra "Just Do it".

Sue Livera
12311 Manvel Lane
Bowie

Good evening City Council,

My name is Joshua Wooten and I Chair the Bowie Multimodal Access and Public Spaces (MAPS) subgroup of the Bowie Green Team. I am submitting this written testimony on behalf of the MAPS group in favor of Seritage Growth Properties' plans to redevelop the Sears property and adjacent parking lots with a mix of commercial and residential development. Our group met with representatives from Seritage in February 2019 to provide input regarding the redevelopment and came away very pleased with their initial concepts at the time. It is pleasing to see that their current plans and concepts for the redevelopment have not strayed much from that time. There are many aspects of their plans that overlap with the goals of our group. Aspects that provide valuable amenities to the public such as centralized place-making spaces, outside eating/drinking provided by commercial establishments, greenery, public art, and multi-modal connectivity with an emphasis on walking and biking. Given the current outlook of malls across the country and the potential for decline of the Bowie Town Center area, this multi-use development could help re-vitalize this space and generate foot traffic, benefitting the area as a whole with the possibility of making it a destination that's unique and attracts new events and visitors. We are pleased that Seritage has taken the hotel and office buildings off the table as it doesn't really fit with the rest of the concept they are promoting for the area.

In our meeting last year Seritage expressed that they were open to considering amenities that would mitigate climate change such as EV infrastructure and energy conservation features in building design. It is pleasing to know that they are open to including these environmentally friendly concepts in their plans. Additionally, they mentioned that they would like to reconnect with our group in the future for more input/feedback and we appreciate them being open for suggestions to help make the redevelopment more accessible and beneficial for Bowie.

In closing, we are positive about what we have heard so far, and the willingness of Seritage to listen to our ideas. We ask that you approve their request and that Seritage continue their dialogue with Council and Bowie residents to ensure that this area becomes a vibrant space within the City of Bowie.

Thank you for your consideration,

Joshua Wooten (Chair of the Bowie Multimodal Access and Public Spaces (MAPS) subgroup of the Bowie Green Team), John Teasdale, Ken and Patty McCaughey, Bill Lussier

4020 Wharton Turn

Awilda Hernandez

From: My Name <carrieswb@aol.com>
Sent: Monday, August 3, 2020 5:15 PM
To: cityclerk
Subject: {EXTERNAL}: BOWIE TOWN CENTER

Good Evening, Mayor Robinson, City Council and City Staff.

I live a half mile from the Bowie Town Center and I have seen businesses come and go. I prefer not to have any residential housing there that will cause further havoc on our infrastructure, increase the population of our schools and increase traffic. If we must have residential housing there, I prefer opportunities for seniors. With senior there is more likely a chance that the three previously mentioned concerns will not occur.

Thank you for your time and staff safe!!

Awilda Hernandez

From: Taalib al'Salaam <taalib.alsalaam@gmail.com>
Sent: Monday, August 3, 2020 5:31 PM
To: cityclerk
Cc: Ellica C. alSalaam; Taalib al'Salaam
Subject: {EXTERNAL}: Sears Property Redevelopment

Good afternoon residents and officials of the City of Bowie.

Thank you for the opportunity to address the body regarding the Sears Property Redevelopment.

Over the last five years living in the area, we have noticed rapid development. Surveying the market demand in the DMV, we recognize that it is in response to new Washingtonians who are priced out of the homeowners market, they view Arlington and Alexandria as too costly and affordable housing in Virginia means longer travel times on 66. With the New Carrollton hub development, Bowie and its surrounding areas appear to be quite desirable.

Given that backdrop and the changing economics of retail, developing the Sears Property appears very wise both for the tax base of Bowie (so we can continue to dodge the tax bullet that we recently missed with the County Council voting down the Homestead tax increase) and for the post-pandemic economic opportunities that could arise. If we decide to redevelop the property we have to consider the following important factors:

- 1.) We cannot allow gingerbread homes to be erected. Developers have been using cheap materials and shoddy designs to throw up homes, throw a little granite on the countertops and call the homes "luxury". Then charge tremendous prices to the new Washingtonians who want to move here to take advantage of our great area. There has to be a standard that matches and improves the property value of the Levittown communities and preserves the value of the homes of the unincorporated areas as well.
- 2.) Developing Sears will mean widening 197, increasing bus routes along that corridor and directly to New Carrollton, and possibly extending the purple line to Crofton. Otherwise, we will have traffic problems that the city has never seen before.
- 3.) Water. 800 dwellings could mean at least 2000 more people. If an average housing unit across the U.S. uses 260 gallons per day, 800 units means 208,000 gallons of additional water and sewer capacity will be needed. Where will that water come from? Furthermore, it has been noted that scientists can monitor the severity of the pandemic by the biocomposition of the waste water. There may be additional water treatment retrofit needed to address the potential that absent a vaccine at least 88 of those 2000 people (given a 4.4% positivity rate) could test positive and through the water systems the virus could be aerosolized.
- 4.) University of Maryland Health Center will need to be expanded to accommodate not just regular healthcare demand but also the increased demand due to COVID-19.
- 5.) The schools, what is their current capacity? It is very likely that new residents to Bowie will be families rather than single people.
- 6.) Also, what are the types of businesses we will attract or upstart? They cannot be incentivized by tax breaks. We have to collectively rethink how we economically incentivize native business generation while attracting high economic yield businesses to our area.

There is much more but we at least wanted to highlight that the city planning and civil engineering needed to make this redevelopment worth the investment should be thoughtfully considered and as a resident within the unincorporated

area of Bowie and a management consultant, I would be more than happy to offer my services if you believe it would help plan this well.

Thank you for your time,
Taalib & Ellica alSalaam

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Taalib alSalaam
(919) 454 7663