



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JANUARY 4, 2021

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, January 4, 2021, virtually. Mayor Adams called the meeting to order at 8:02 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

### QUORUM:

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

### AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Councilmember Ndebumadu made a motion to move Old Business Item B – Proposed Communications Policy Regarding Virtual Meetings to the February 16 Council meeting. Mayor Pro Tem Boaf seconded the motion. Motion passed unanimously.

Mayor Adams requested that public comments submitted for this evening's meeting be limited to two minutes.

### CITIZEN PARTICIPATION:

1. Celeste Hicks – Comment attached.

### CITY BOARDS AND COMMITTEES:

Councilmember Harrison motioned to appoint the following appointees to their respective committees for a 2-year term:

- Education Committee: Nadji Kirby, Donna Nelson
- Environmental Advisory Committee: Abigail Snyder
- Board of Elections: Yolanda Jones, Camille Gaines

Mayor Pro Tem Boaf seconded the motion. Motion passed unanimously and Mayor Adams swore-in the appointees to their respective committees.

COUNCIL ANNOUNCEMENTS:

Mayor Adams thanked County Council Members Derek Davis, Todd Turner and Calvin Hawkins for their services.

CONSENT AGENDA:

Mayor Pro Tem Boafu made a motion to approve items A) Approval of July 6 Regular Meeting Minutes; B) Approval of July 13 Regular Meeting Minutes; C) Approval of July 22 Special Meeting Minutes; D) Approval of August 3 Regular Meeting Minutes; E) Approval of August 25 Special Meeting Minutes; F) Approval of September 8 Regular Meeting Minutes; G) Approval of September 21 Regular Meeting Minutes; H) Adoption of Resolution R-1-21 Extending the Authorization for the City Manager to Take Temporary Ministerial Actions to Expedite the Recovery of Businesses; I) Adoption of Resolution R-2-21 Approving Variance Application BV-3-20, a Request by Danner Holding Company, LLC for Approval of a Variance of 8,473 sq ft From the Minimum Lot Area Required by Section 27-442(b)(Table I) and a Variance of 4.62 feet from the Minimum Front Yard Setback Required by Section 27-442(e)(Table IV) of the Prince George's County Zoning Ordinance to Allow for the Construction of a Single Family Home at 8901 Elm Avenue. Councilmember Ndebumadu seconded the motion. Motion passed unanimously.

OLD BUSINESS:

A. Adoption of Ordinance O-8-20 Amending Chapter 5, "Building and Property Maintenance", of the City of Bowie Code, Article II, "Housing and Property Maintenance Code", Section 5-9, "Licensing and Inspection of Rental Dwellings", to Require a Property Owner to Obtain a Rental License for Any Dwelling or Part Thereof That He or She Rents, Including Dwellings Rented to Family Members and Below Grade Room Rentals, and Without Regard to the Length of Stay by Any Tenant or Group of Tenants – Code Compliance Supervisor Jamie Braun summarized the staff report. The ordinance requires a property owner to obtain a rental license for any dwelling or part thereof that he or she rents, including dwellings rented to family members and below grade rental rooms, and without regard to the length of stay by any tenant or group of tenants.

**Public Hearing:**

There being no comments received, Mayor Adams declared the public hearing to have been held.

Councilmember Harrison made a motion to adopt Ordinance O-8-20. Mayor Pro Tem Boafu seconded the motion. Motion passed unanimously.

NEW BUSINESS:

A. Auditors Annual Presentation – Mr. Greg Bussink with CliftonLarsonAllen, LLP reported that the FY 2020 audit of the City finances resulted in an unmodified clean opinion and no material weaknesses or significant deficiencies were identified. One item of recommendation is that the City's information technology policies be updated to be in line with best practices. Improvement was made over last year's recommendation. The City has received the GFOA Certificate of Excellence for 46 consecutive years.

Councilmember Woolfley asked how staff is handling the recommendation on information technology policies. City Manager Lott responded that staff is working to make sure they are addressed.

B. Preliminary Plan of Subdivision #4-19050 (Mill Branch Crossing) – City Planner, Frank Stevens summarized the staff report. This site was the subject of a Preliminary Plan of Subdivision (#4-08052) application in 2009, which proposed the development of 619,000 sq. ft. of retail/commercial/office space and a 150- room hotel in two phases. Prior to the County Planning Board hearing on May 28, 2009, the applicant withdrew the development of Phase 2 for 181,000 sq. ft. of retail/commercial space. On May 28, 2009, the Planning Board approved the site for 405,000 sq. ft. of retail/commercial space, 91,000 sq. ft. of office and a 150-room hotel. The applicant is seeking approval to create 21 parcels for the development of 77,635 sq. ft. of retail/office space; a 150-room hotel; 193 townhouse units and 347 multifamily units on 70.10 acres. Staff recommends approval with the attached conditions.

Mr. Edward Gibbs with the firm Gibbs and Haller representing the applicant stated that they are in agreement with some of staff's conditions. They are not in agreement with conditions 3B, 3D, and 3E under Bicycle and Pedestrian Improvements.

**Public Hearing:**

1. Dan O'Neil, Meadowbrook – Comment attached.
2. Joseph Edward Lim – Comment attached.
3. Sheri Lynn Hoffman, Chanler Ln – Comment attached.
4. John Teasdale, Bowie Resident – Comment attached.
5. Nancy Johnson, 10<sup>th</sup> Street – Comment attached.
6. William Dixon, Crimson Ct – Comment attached.
7. Susan Dymek, Bowie Resident – Comment attached.
8. John Papagni, 6<sup>th</sup> Street – Comment attached.
9. Ken McCaughey, Chapel Forge – Comment attached.
10. Billie Williams-Henderson, VP Mill Branch Estates HOA – Comment attached.
11. Carolyn Allen, Mill Branch Estates Resident – Comment attached.
12. Annellen Moore, Bowie resident – Comment attached.
13. Anthony Johnson, Mill Branch Estates Resident – Comment attached.
14. David and Amy Smith, Weary Creek Ct – Comment attached.

There being no more comments received, Mayor Adams declared the public hearing to have been held.

Councilmember Gardner made a motion to approve Preliminary Plan of Subdivision #4-19050 (Mill Branch Crossing). Councilmember Harrison seconded the motion. Motion failed 3-3-1 (Ndebumadu abstained).

Councilmember Woolfley made a motion to reject Preliminary Plan of Subdivision #4-19050 (Mill Branch Crossing) and submit to the County Planning Board the reasons for rejection: impact on Rt 301 traffic as well as Mill Branch Road, overcrowding of schools in area, enhancement of pedestrian access as well as cycling, reforestation of trees. Councilmember Esteve seconded the motion. Motion failed 3-3-1 (Ndebumadu abstained).

Councilmember Gardner made a motion to approve Preliminary Plan of Subdivision #4-19050 (Mill Branch Crossing) with the condition the developer accepts the City recommendations and if the State approves them the developer will have them come to fruition and provide the City in writing, their agreement to the recommendations before the March 8 hearing before the County Planning Board. If not received, then the City will rescind their support and state their reasons to the County Planning Board. Councilmember Harrison seconded the motion. Motion failed 3-3-1 (Ndebumadu abstained).

C. Budget Guidance for FY 2022 - City Finance Director Byron Matthews summarized some of the budget impacts the City will be facing during FY 2022 stemming from the outfall of COVID-19, cost of inflation and lack of revenues from the State. Council will have to consider increasing property taxes. The City's financial position is strong, as demonstrated by affirmation of the City's AAA rating.

ADJOURNMENT:

Mayor Pro Tem Bofo motioned to adjourn the Regular City Council meeting. Councilmember Esteve seconded the motion. Motion passed unanimously. The meeting adjourned at 11:43 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez", with a large, stylized flourish at the end.

Awilda Hernandez, MMC  
City Clerk

## Awilda Hernandez

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**From:** Celeste Hicks <nana68@verizon.net>  
**Sent:** Monday, January 4, 2021 10:17 AM  
**To:** Awilda Hernandez  
**Subject:** {EXTERNAL}: PLEASE READ AT THE MEETING TODAY/TONIGHT JANUARY 4, 2021

Dear Ms. Hernandez,

First of all, I would like to wish you and all of the city councilmen/women a very Happy and Healthy New Year 2021!!! I was hoping that this short note could be read at the city meeting tonight please.

My husband and I have been Bowie residents for over 48 years and I couldn't think of a better place to have raised my three children. Over the almost 5 decades since we bought our new house, some things had to be done to the house because of wear and tear...new roof, new windows, new bathrooms, new siding and I don't think we needed any kind of permit for them to be corrected (if we did I don't remember), we added an addition about 45 years ago and yes we had permits..(I remember them taped to the windows of the house), but we had our existing asphalt driveway resurfaced (not replaced and the apron was not touched) with a new layer of asphalt last week as many homeowners did and all of us received a Notice of Violation because we didn't get a permit, but I am taking that up with code enforcement this week. None of us homeowners wanted to break our city of Bowie's rules so I came up with an idea to share with you...

The City of Bowie use to have a list of local contractors that *could be used* in the grant program where the Federal Government gave Bowie money for senior citizen homeowners on a fixed income to repair their home. I am not sure if the grant program is still in effect, but the idea of having such a list of local small businesses that do specific repairs to homes and listing exactly what repairs require permits would be very helpful not only to your residents but to the small local businesses especially during this virus. Even though the vaccines are finally here, it will take many more months for life to go back to a new normal, and by getting a list together for the benefit of your constituents and the small businesses in or around Bowie with permit information would be greatly appreciated. Maybe it could come on a flyer explaining exactly where the information can be found.

One other thing, **PLEASE**, could all of you consider ***lowering the speed limit on "Lanes" in Bowie to 15 miles per hour*** because "Lanes" in Bowie do NOT have sidewalks at all. Everyone that is walking must walk in the street!!!

Thank you!!!

Sincerely,  
Celeste Hicks  
2500 Panther Lane  
Bowie, MD  
nana68@verizon.net  
301-249-6990

**Awilda Hernandez**

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**From:** Daniel O'Neil <doneil23@gmail.com>  
**Sent:** Saturday, December 19, 2020 4:44 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing Feedback

Members of Council:

Let's not be too quick on supporting the Mill Branch Project. Many of us citizens have been voicing our opposition to continued growth long before the current owner bought that land, and I'm quite sure he knew there was opposition way back then. I do not feel sorry for them if the project as proposed does not gain your support. I am just SICK and TIRED of all of the congestion here in Bowie, especially in that area, and there's no relief in sight from the state or county. Can this area really sustain more hotel and office space? Businesses are learning to function in the virtual world, and available office space is abundant right now.

Please take a very close look at this proposal before granting it your blessing.

Thank you,  
Dan O'Neil  
Meadowbrook

**Awilda Hernandez**

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**From:** Joseph Edward Lim <josepheddielim@gmail.com>  
**Sent:** Sunday, December 20, 2020 6:35 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}; property east of 301 just south of Rips at the T with 197.

I object to its development due to traffic and tree cutting.

## Awilda Hernandez

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**From:** Sheri Lynne Hoffman <cogitabund@gmail.com>  
**Sent:** Sunday, December 20, 2020 8:49 PM  
**To:** Michael Esteve; cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing

In prior years, council members did not do a great job of alerting public about projects...and prior councils were very builder-friendly and pro-growth, seemingly averse to saying NO to any developer.

The last thing we need are more housing units, hotels and retail jammed into a small space with limited access points and that will worsen existing traffic. 301 is already insane to drive most hours of the day. As is 197, partly because people speed to try to clear the multiple traffic lights.

The parcel in question has been established forest ever since I can remember, back to when there was no Walmart around. One cannot replace forestation by adding trees next to sidewalks or in median strips.

Bowie has existing retail spaces that are struggling. In this environment, people are turning to online purchasing and there is no guarantee that all the on-site shopping will return.

Likewise, businesses are realizing they don't need as much of a physical footprint. Businesses have also figured out ways to avoid business travel and in-person conferences.

Melford has hotel and housing and business space, and has caused residents a headache with limited access. That area was never supposed to be a residential one but prior councils were developer-friendly.

Whatever was agreed upon back in the decades before Covid should be null and void.

Bowie does NOT need to become Crofton south or Waugh Chapel south. They have enough of a hardscape footprint for the area.

A small residential development amid a heavily forested area, to include a new park—that would be something useful. That being a permanent forested area and park.

It is always ridiculous to read how people think they can plant trees in another area to offset development devastation. The environment doesn't work like that. Wildlife doesn't work like that.

So a developer wants to destroy a parcel of land and pays money to plant trees in area XYZ as offset. What happens when the county decides to sell off area XYZ for, I don't know, basketball courts and new ice rink? The offset is gone. It's one of those slight-of-hand moves used to cater to developers.

I have never, ever found another neighbor or random person who tells me they want MORE DEVELOPMENT in Bowie.

That didn't stop the council from voting to turn Freeway airport into a residential area. And we have the horrible Marketplace apartments hanging over our heads.

Why doesn't the City require the Mill Branch Crossing developer to buy the Marketplace apartment land and turn that land into a park (something badly needed inside Levitt Bowie) in exchange for permission to develop a small residential area.

The developer is working with pre-Covid thinking. Times have changed. We need additional retail and hotel space less than before!

The main residential we need is senior housing.

Don't let this plan go through and get Bowie stuck with hardscape we don't need and without forested area we do.

Sheri Lynne Hoffman  
12618 Chanler Lane  
Bowie, MD 20715

## Awilda Hernandez

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**From:** Michael Esteve  
**Sent:** Monday, December 21, 2020 4:33 PM  
**To:** Awilda Hernandez  
**Cc:** john.teasdale2  
**Subject:** Fw: {EXTERNAL}: Re: Bowie News and Events

Hi, Awilda,

John Teasdale asked me to forward the below comments on Mill Branch Crossing for Monday.

*Mill Branch Crossing is exactly the kind of development Bowie does not need. I agree with the County 2035 Master Plan that specifies that development should be concentrated in centers such as the Bowie Town Center and suburban sprawl should be avoided. I think that all of the remaining natural woodland and farmland between Hwy 301 and the Patuxent River should remain undeveloped to protect this major watershed in Maryland.*

*John Teasdale  
M Section*

Hope you have a very Merry Christmas!

Michael

Michael Estève  
Bowie City Council  
301.728.9262 (cell)

**Awilda Hernandez**

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**From:** nibhj@aol.com  
**Sent:** Thursday, December 24, 2020 8:58 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: January 4, 2021 meeting

City Council Members:

I just drove by this area (which is currently having an access road installed) & I have one important question. Why are all the meeting & notice signs so small? This is an ongoing problem. This has been discussed over & over again at all the development meetings for years. The notice signs are to SMALL, the ones at Scared Heart are the same size. All I notice/see driving by were the GREEN on top of the signs. These intersections (at Race Track Road and Route 450, or Mill Branch Road & Route 301) are not the places to stop to read a sign. The city just wasted millions on the Ice Ring not being build, but they can't seem to require an appropriate size sign to be posted? Signs that are big enough to read? Please, toss out these small sign and replace with the large size signs.

Now about building in Bowie, there is to much building to the area. We have starting seeing many new wildlife moving into our communities since the building started on Route 193. I don't blame this animals for having to find their food. However, I am blaming the county and city for constantly approving development. Trees are cut down to make room the building and parking lots. Shelter is gone. Food is gone. Clean air is gone. All to make more vacant shopping centers or vacant homes for humans. When & how do we change the current status quo? When & how will the current infrastructure be upgraded? The SCHOOLS in our area needed to be over hauled before we bring more students to them.

Thank you again for listening,

Nancy Johnson  
13307 10th Street  
Bowie, MD 20715

## Awilda Hernandez

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**From:** Si Dixon <sierraleone439@gmail.com>  
**Sent:** Saturday, December 26, 2020 3:50 AM  
**To:** cityclerk  
**Cc:** Sierra Leone Joyce; Michael Esteve  
**Subject:** {EXTERNAL}: Mill Branch Crossing Development

Greetings to Members of the City Council:

I hope this holiday season finds you and your family doing well and off to a prosperous New Year. I would like to share why I feel additional development with this property is a terrible idea.

As we can see, from first hand experience, the new development on 301 a few yards from the Family Bike Shop in Crofton(River Walk? not sure of the name), has created a lot of additional traffic. A huge housing development was put up in that area. It has increased the traffic flow, and that entire stretch of traffic on both sides of the road is extremely dense, almost any time one goes out to visit the stores (Crofton Shopping Centers, Shoppers, Good Will Industries, Chick-Filet, Roy Rogers - which is in the opposite direction by the way). This development destroyed the greenspace which is taking away from the rural asset that Bowie contributes to this community. There are no additional roads or schools provided. The only consideration that appears to have been given is that the developers had land to develop, and they were going to make money from developing it - no matter the cost or how it affected the infrastructures that are not in place to support such development. This is not smart growth. We have to stop catering to developers and selling land to the highest bidder. We have to stop turning our paradise of Bowie Green Space into another treeless development simply because the owner of the property was seeing dollar signs. Unless we want the clog of New York City, unless we want to see the death and decay of our Green View and Green Space, we need to protect our natural environment and we have a duty to do so. I pray that you will consider the residents and their needs over and above the few who have access to power, lawyers and money. The lure of Bowie, is its natural, rural Green View space and we should protect it from the developers especially given that the infrastructure of schools and new roads is not in place to support and sustain this new development. Another reason why we should preserve the Green Space is because once the character of Bowie is lost as a result of allowing the developers to kill off our Green Space and Green View, we cannot get it back. Then we get to sit in more traffic, stand in longer lines, add even more students into our already crowded public schools in Bowie; and this will be the new norm wherever we seek to conduct business in Bowie. Crime rate has also increased as Bowie has increased. At present, the traffic and schools are bursting at the seams and the only reasonable solution is to control and limit the development of our still small town before developers turn it into a mega metropolis. I do not want the city of Bowie to become New York City. When I want that type of character, I can visit New York City. But I truly regret all of the Green Space and Green View that has been stolen from the residents without their consent and I hope you will vote no for this development.

I thank you for your time.

Sincerely,  
Mr. and Mrs. William D. Dixon  
12604 Crimson Court  
Bowie, Md 20715  
Email Address: [sierraleone439@gmail.com](mailto:sierraleone439@gmail.com)

## Awilda Hernandez

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**From:** Ronald Dymek <DYMEKS@msn.com>  
**Sent:** Friday, January 1, 2021 12:02 PM  
**To:** cityclerk  
**Cc:** Michael Esteve  
**Subject:** {EXTERNAL}: Council Meeting January 4

Please do not allow new growth that is not supported by improve3d school and roads. Please provide the infrast4ructure to support us.

Sincerely,

Susan Dymek – Bowie resident since 1986

Sent from [Mail](#) for Windows 10

John Papagni  
13027 6<sup>th</sup> Street  
Bowie, MD 20720

January 2, 2021

Honorable Tim Adams, Mayor  
and City Council of Bowie  
15901 Excalibur Road  
Bowie, MD 20716

Dear Mayor Adams:

I am writing to express concerns about Mill Branch Crossing, a planned 74 acre mixed use development near the intersection of and Collington Road and Route 301. My understanding is that the proposed development includes a gas station, hotel and housing typical of development in the region. My understanding is that previous concerns raised in the planning process focused on the impact of the proposed development on City services and the infrastructure needed to support it.

While I appreciate the infrastructure and facilities issues, I am also concerned about the larger context in which this development is taking place. This, and similar developments in and around Bowie will result in permanent loss of forested land at a time of increasing public awareness and concern about climate change and sea level rise. This type of development also fails to address the needs of existing communities in Bowie, such as Old Town that are in need of revitalization and reinvestment.

The City of Bowie is fortunate to have so much forested land within and near its borders. Some of that is protected and represents a legacy for future generations. However, much of the forest is privately held and will likely be lost to development in coming years, impacting the environment and quality of life here.

Should the City of Bowie decide to approve the proposed Mill Branch Crossing, I strongly urge the City to require mitigation measures to permanently preserve as much forested land as possible and to begin a dialogue regarding the future of forested land in Bowie. All too often, we don't understand what we have until it's gone.

I appreciate the opportunity to submit these comments. Thank you for your attention. Should you have any questions feel free to contact me at 410-563-2661.

Sincerely,



John Papagni

Cc: Awilda Hernandez, City Clerk

## Awilda Hernandez

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**From:** Ken McCaughey <twk6809@gmail.com>  
**Sent:** Saturday, January 2, 2021 3:39 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing Comments

Happy New Year to the Mayor and City Council.

The following are my comments regarding the Mill Branch Crossing development.

I can't say I am in favor of more development, and perhaps this one is too far along to be prevented. Given that, I believe it is important to engage so that the community gets the best development features.

I didn't see any mention of the development complying with the Complete Streets policy. Is that implied or does that get invoked further along in the process?

It is important that the bicycle and pedestrian improvements be included. The planned bike trail is a good start. This should be ultimately be integrated with the Bowie Trails Master Plan. Connections to the city trails and routes is important in any new development within the city.

I am concerned about the pedestrian and bicycle crossing for MD-301. I see that this is being recommended for deletion in the final staff report issued on December 31, 2020. I think it is needed, however, share the safety concerns about an at grade crossing. Without it means the development will become an island cut off from the rest of the city, only accessible by motor vehicle like so many places in the county. I think it is premature to delete the crossing at this stage.

I am concerned about the traffic impacts on MD-301. Increasingly it is becoming like Rockville Pike or Crofton. The development along this road is incompatible with maintaining this road as a high speed thoroughway. At some point the character and purpose of MD-301 needs to be addressed. This is a "stroad" up in Crofton and the "stroad" is moving south. I am not sensing a complete vision for MD-301 corridor in Bowie. I am only seeing patches to accommodate the next new thing. Each patch makes this corridor less desirable and less safe. I think this is a significant weakness. I recognize this is a state road, and it will be difficult to improve upon.

Thank you for considering these comments.

Best regards,

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Ken McCaughey  
Bowie Resident  
Chapel Forge Section

## Awilda Hernandez

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**From:** Billie Williams-Henderson <Bil1969@aol.com>  
**Sent:** Sunday, January 3, 2021 8:47 PM  
**To:** cityclerk  
**Cc:** Gary Hendersom; Kim Mosley; Danielle North; aahmed@agagroupllc.com  
**Subject:** {EXTERNAL}: Questions: Impact of Mill Branch Crossing on existing communities in the immediate area

To Whom it may concern,

I currently serve as Vice President of the Mill Branch Estates HOA, I have several questions that I would like addressed during the Bowie City Council meeting tomorrow evening.

The questions pertain to the impact to the communities on or around Mill Branch road.

Impact to the existing aquifers, that the majority of the residents have that live on or around Mill Branch Road. How is the city of Bowie going to ensure the SAFETY of our aquifers short and long term? Have plans been drafted to ensure that this potential risk is being addressed? (Bearing in mind that we are not located in Bowie proper)

Impact of traffic on Mill Branch Road and 301. How is the City of Bowie planning to alleviate possible traffic congestion on Mill Branch Road due to the new development? Have the traffic studies been conducted? Bearing in mind that Mill Branch Road is only a two lane road. Are there plans to add additional entry and exits to Mill Branch Crossing off of 301?

Will Mill Branch Crossing become part of Bowie proper? Since the existing residents on Mill Branch Road are not considered Bowie proper, will this have any impact on the taxes that we pay to PG County?

How are we going to protect the existing Residents from crime with the addition of Apartments and townhomes at Mill Branch Crossing? What is the plan? I have included the Bowie Crime statistics from the FBI from 2019 below.

Please share the zoom link for the Meeting tomorrow.....

Respectfully,

Billie Williams- Henderson  
Vice President of the Mill Branch Estates HOA  
240-988-7274

## Bowie, MD Crime

**Awilda Hernandez**

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**From:** Carolyn Allen <carmarsha@aol.com>  
**Sent:** Monday, January 4, 2021 4:06 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing

I am writing again to express my concern about the insane amount additional traffic that will be encountered with the development of Mill Branch Crossing.

In particular, the potential of blocked access from Rt 301 and Mill Branch Road to get to Mill Branch estates and beyond during the construction of this new development.

In addition to the planned round-about entrance on Mill Branch Road and the right turn only entrance/exit from 301, there should be other entry and exit points (to and from the new development) other than on Mill Branch road.

**QUESTIONS:**

Will an additional turn lane be developed on Rt 301 Northbound at Mill Branch Road?

Can a separate lane be developed from Rt 301 Northbound at Mill Branch Road that bypasses the new development for other Mill Branch Road residents to utilize?

Will the existing left- turn lane on Rt 301 Southbound at Mill Branch Road be extended?

Are there any plans to widen east bound Mill Branch road beyond the planned round-about entrance to the new development?

Caolyn Allen, resident.  
Mill Branch Estates

**Awilda Hernandez**

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**From:** Annellen Moore <amoore6466@gmail.com>  
**Sent:** Monday, January 4, 2021 5:10 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing

My name is Annellen Moore and I have been a resident of Bowie for 22 years. During this time I've seen many versions of development in Bowie.

Once again I must voice my opposition to the approval of the Mill Branch Crossing project. The reasons are not new but they seem to be continually ignored. We need to retain and encourage the physical health of the land by maintaining green spaces filled with trees, shrubs, flowers, rain gardens and other water management structures. Add to the list the ongoing delay of addressing the current inadequate infrastructures. We have to stop tearing up our green spaces in order to plunk down new buildings, driveways, parking areas and new connecting roads. The trees, shrubs, flowers, grasses, rain gardens are constantly cleaning our air, stabilizing the soil, reducing flooded areas, supporting both micro- and macroscopic life forms that keep the natural world and us humans in a healthy state of homeostasis or equilibrium.

Please find other ways to use or preserve our green spaces. Nature will answer us if we don't and we may not like the answer.

Respectfully,

Annellen Moore  
301-809-1005  
301-807-5606(c)

**Awilda Hernandez**

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**From:** Motilewa Good-Johnson <m.goodjohnson@yahoo.com>  
**Sent:** Monday, January 4, 2021 6:41 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Mill Branch Crossing

As a current member of the Mill Branch community, my comment is with regard to the Mill Branch/Route 301 crossing. I have not heard mention of how the additional traffic (cars turning left onto Mill Branch), will be mitigated. Mill Branch Road, approaching Queen Anne Rd, currently merges into a single car lane. Should there be a need to reroute traffic eastbound on Mill Branch, has any consideration been given if there is ever a need to reroute traffic eastbound on Mill Branch, given the accidents which have occurred on Mill Branch(i.e. car fire, UPS accident).

Anthony Johnson  
Mill Branch Estates

Sent from my iPhone

January 4, 2021

Bowie City Council  
City of Bowie  
15901 Excalibur Road  
Bowie, MD 20716  
RE: Preliminary Plan of Subdivision #4-19050 (Mill Branch Crossing)

To Whom It May Concern,

My comments pertain to the proposed Mill Branch Crossing development project.

My wife and I have lived in Bowie, Maryland for over twenty years. Prior to Mill Branch Estates we lived in Saddlebrook West (R Section) for fifteen years. We have four daughters that all attended Bowie schools and played sports in the Bowie Boys & Girls Club. Bowie is a wonderful city in which to live and raise a family. Part of the reason we made the significant financial investment to move to Mill Branch Estates was the rustic environment east of Route 301. It is a tranquil, rural escape minutes from all the trappings of bustling Route 301.

Based on the December 15<sup>th</sup> Bowie Advisory Planning Board meeting and the presentation materials for this January 4<sup>th</sup> Bowie City Council meeting, it is my understanding that the project will include "77,635 sq. ft of retail/commercial space; a 150 room hotel; 193 residential townhouse units; and 347 multifamily units."

It was discussed in the December 15<sup>th</sup> meeting that the only entrance/exit for Mill Branch Crossing would be via a roundabout on Mill Branch Road. The byproduct of this design equates to hundreds of cars jockeying for position just to get onto Route 301 every morning. In short, with the passage of the proposed Mill Branch Crossing project, our rustic way of life is soon to vanish.

In listening to the various meetings and reading through the numerous documents related to the project, it seems to change at every turn. For instance, the plans for entry/exit onto Route 301 have been scrapped, the addition of bike lanes and pedestrian crossing have been eliminated, the use of park and/or green space is not clearly defined.

With that I have a few questions related to this project:

- Why did the developer eliminate the plans for **entry/exit directly off Route 301 Northbound**? It seems this would create a relief value and reduce overwhelming traffic on Mill Branch Road. I would ask you to reconsider this accommodation.
- Can you speak in greater depth and clearly **define multifamily units**? For instance, senior housing, low to moderate income apartments, high end apartments? What is your proposed target market for renters? What are the proposed monthly rental rates?
- What is the **rationale for including a hotel** with this project? By my count there are four (4) other hotels within a three-mile radius of the project. Bowie is not a tourist destination like Washington, DC or even Annapolis for that matter. Can you share the market analysis with

occupancy rates justifying the need for another hotel? I can't imagine that the four existing hotels are anywhere near maximum occupancy.

- Since the **zoning** has changed on this project several times and the project is proceeding forward based on an approved zoning change that has not actually gone into effect yet, is there a limitation in the zoning which restricts certain commercial entities such as "big box" stores or Amazon distribution centers? Have any of the retail spaces been preleased?

Lastly, I would ask that you upload the portion of the video recording of the December 15<sup>th</sup> Bowie Advisory Planning Board meeting that features comments by my fellow residents for the public to hear. On that call there were thoughtful and poignant comments made. As of today January 4, 2021 the video file only contains 16+ minutes of the meeting, none of which pertains to the Mill Branch Crossing discussion.

I look forward to your thorough responses.

Sincerely,

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