



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 4, 2013

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 4, 2013 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Robinson led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Robinson, Mayor Pro Tem Polangin, Councilmembers Brady, Gardner (Arrived 8:04 p.m.), Marcos, Trough and Turner; City Manager Deutsch, Assistant City Manager Fitzwater, City Attorney Levan, City Clerk Hernandez, Members of the Staff, the Press and the Public.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-in – Councilmember Trough moved to appoint Ms. Sharnae L. Smith as an Alternate Member to the Bowie Administrative Review Board for a 2-year term. Councilmember Marcos seconded the motion. Motion carried 6-0 (Councilmember Gardner not present).

B. Councilmember Trough moved to appoint Ms. Sharnae L. Smith as a member of the Bowie Community Outreach Committee for a 2-year term. Councilmember Marcos seconded the motion. Motion carried 6-0 (Councilmember Gardner not present).

C. Mayor Pro Tem Polangin moved to appoint Mr. Jim Holderbaum as an Alternate Member to the Bowie Ethics Commission for a 2-year term. Councilmember Marcos seconded the motion. Motion carried 6-0 (Councilmember Gardner not present).

D. Councilmember Turner moved to appoint Mr. Marshall Rivers as a Member of the Environmental Advisory Committee for a 2-year term. Councilmember Brady seconded the motion. Motion carried 6-0 (Councilmember Gardner not present).

E. Mayor Robinson swore in Ms. Smith, Mr. Holderbaum and Mr. Rivers to their respective committees and welcomed them.

COUNCIL ANNOUNCEMENTS:

Mayor Robinson read a statement amending the reasons Council entered into Closed Session after the February 19, 2013 meeting. (Statement Attached)

CITY MANAGER'S REPORT:

City Manager Deutsch reported on the following: A) Installation of synthetic turf field at Whitmarsh Park is underway with an anticipated completion date of around May 10, 2013.

CONSENT AGENDA:

Mayor Pro Tem Polangin moved the approval of Consent Agenda Items: A) Approval of February 19 Meeting Minutes; B) Approval of Resolution R-13-13 – Accepting a Bid to Furnish and Install An Electronic Sign Message Board for the Intersection of MD 450/Annapolis Road and Race Track Road; C) Approval of Resolution R-14-13 – Approving a Site Lease Between the City of Bowie and Celco Partnership, a Delaware General Partnership D/B/A Verizon Wireless, to install Communication Equipment at Allen Pond Park Located at Northview Drive and Mitchellville Road; D) Approval of Resolution R-15-13 – Allowing for the Reduction of the Performance Security Guaranteeing Construction of Private Stormwater Management at Harmony Place Under Permit PSWM 2-1112; E) Approval of Resolution R-17-13 – Recognizing the Fraternal Order of Police, Lodge No. 140, as the Collective Bargaining Representative for Non-managerial Sworn Law Enforcement Officers Employed by the City of Bowie in the City's Police Department. Councilmember Brady seconded the motion. Motion carried unanimously 7-0.

NEW BUSINESS:

A. Melford Covenant Revision – City Manager Deutsch gave a brief synopsis of the Melford property. The City's Annexation Agreement and Declaration of Covenants were executed and recorded in 1985. The document recognized the developer's intention to build a mixed use commercial development containing 6.4 million square feet of office building, hotel, retail and related facilities. In 2003, the City found numerous unpermitted uses at Melford and filed suit in the Circuit Court for Prince George's County seeking enforcement of the terms of the 1985 annexation agreement and covenants. The Circuit Court agreed with the City and St. Johns Properties appealed the Circuit Court decision to the Court of Special Appeals, which reversed the Circuit Court's decision. In 2007 the City appealed to the Court of Appeals and won a decision upholding the validity of the covenants. In 2009 City Council approved an amendment to the covenants which expanded the list of allowable flex space uses and instituted a new procedure for reviewing new land uses on the property. Late in 2011, a proposed residential development schematic plan was provided to the City. Informal comments were offered to St. John Properties representatives at a meeting in early 2012. A second more rendered illustrative drawing was provided to City staff shortly thereafter, and general design comments were offered by staff. In July 2012, the City Council received a letter from the company requesting the review of a proposed covenant amendment to allow residential development. Mr. Andrew Roud and Attorney Robert Antonetti presented this proposal to City Council at a public hearing held on September 18, 2012. Council directed staff to meet with St. John Properties to shape the parameters of the discussion and return to City Council. St. John presented their mixed-use, residential concept to City Council at a public hearing held on January 7, 2013. Council then directed staff to prepare an amendment to the City covenants to permit residential development and return for a public hearing on the matter on March 4th.

Mr. Robert Antonetti, with the law firm Shipley and Horne, representing St. John Properties, introduced representatives of St. John Properties and expressed that they are there to answer any questions Council and citizens may have on the covenant amendments and the development of the property.

Public Hearing:

1. John A. Lally, 5511 Park Drive, supports the amendment of the covenants.
2. Craig Muckle, representing Greater Bowie Chamber of Commerce as its Legislative Committee Chairman, supports the amendment of the covenants to allow mixed use.
3. Anne Walsh with Gateway Title, a tenant of Melford, also supports the amendment of the covenants.
4. Bonnie Moore, Bowie Financial Advisory Committee Chair, recommend a positive vote on changing the covenants, with a contingency based on acceptable results from an Environmental Impact Report and a more thorough analysis of the impact of this mixed use concept on the existing community.
5. Dr. Dawn Brodus-Yougha, Bowie Education Committee Chair, stated that the committee recommends the City Council approve amending the covenants. The committee feels that Kenilworth Elementary and other surrounding schools would have no problem absorbing an increase in students, but enrollment should continue to be monitored for changes as residents begin to settle in the Melford area.
6. Michael Ahearn, Bowie Economic Development Committee Chair, expresses their support and optimism for the proposed covenant amendment allowing increased residential development at Melford.
7. Jon Grantham, 13015 Weiss Drive, supports the amendments but urges for better pedestrian friendly uses and safety especially along the trails.
8. M.L. Smith, 12317 Tilbury Lane, spoke in opposition of the amendment to the covenants.
9. John Allender, Bowie Environmental Advisory Committee Vice-Chair, supports the amendment to the covenants but with concerns on the lack of transparency and input from citizens as well as urging Council to include specific language in the covenants addressing limits on the number of units, development plans follow LEED principles and stormwater management standards be upgraded.
10. Daniella Basclano, 2419 Belair Drive, does not support the amendment to the covenants; it will increase the traffic on Belair Drive which is already a dangerous road.
11. Bonnie Bundy, 17203 Birch Leaf Terrace, spoke in opposition of the change in the covenants; if they are amended there will be issues with overcrowding in schools.
12. John Scoulios, 4404 Black Walnut Way, is not in favor of the amendment to the covenants.
13. Clyde Wilson, 16200 Cambridge Court, is against the amendment of the covenants.
14. Deidre Trass, Bowie Advisory Planning Board Chair, the committee supports the amendment with recommendations that not all of the land be used for residential use and that public transit be included as an integral component of the development.

15. Will Stein, 16311 Bawtry Court, has concern with large number of homes and potential increase of crime stats in the City, urges Council to proceed with caution on the amendment.

16. William Freed, 16531 Abbey Drive, spoke in opposition of the amendment to the covenant, does not believe St. John Properties is properly advertising for commercial use.

17. James Howard, 17204 Longleaf Drive, said that if Council is going to consider the amendment, then Council should ask the developer to help the City build a state of the art high school and amenities that will support the kids of Bowie.

18. Bruce Pletsch, 16520 Abbey Drive, is in opposition of the amendment to the covenants.

19. Dufour Woolfley, 2705 Largo Place, spoke against the amendment; Council should wait for what the City really needs.

20. Kim Gross, 2602 Kimble Lane, is concerned with rise in traffic and crime; against the additional development of residential units.

21. Sandy Spencer, 16230 Cambridge Court, spoke against the amendment of the covenants.

22. Edward L. Frazee, also spoke against the amendment of the covenants.

Since there were no more speakers signed up to speak, Mayor Robinson declared the public hearing to have been held.

Mr. Andrew Roud offered comments to items speakers posed during the public hearing. Traffic will occur whether they have all commercial or the proposed residential units on the property, there will actually be less traffic with the proposed development than if the project were fully built according to original plans. St. John Properties have contributed funds to Bowie High School for the track. Company has also funded an endowment at Bowie State University for Engineering and Science. Money has also been put aside for the development of the trails on the property.

Mayor Pro Tem Polangin asked City Manager Deutsch about the amount of funds the County requires each developers to contribute for new schools. Mr. Deutsch replied it's about \$15,000 per unit currently. Mayor Pro Tem Polangin also asked about water and sewer services. Mr. Deutsch responded that the City's plant has the capacity to produce the water without affecting the aquifers that the City draws from. The sewer services would be provided by WSSC.

Councilmember Gardner thanked everyone present and asked Mr. Roud how the City and Council will remain involved in the development process. Mr. Roud responded that there would be stakeholders meeting with City staff, committees, residents of the City as well as residents of Sherwood Manor. St. John Properties cannot get approval from the County without first getting approval from the City for any development on the property.

Councilmember Gardner asked City Attorney Levan what would happen to the covenants if the property is sold. Ms. Levan replied the covenants stay with the property so the new owners would be bound by the covenants.

Councilmember Marcos commented that change is hard; the property has had issues for several years now and he is in support of the amendment to the covenants.

Councilmember Trouth questioned the 20% number in the agreement for senior housing; how was that figure reached. Mr. Roud replied that the information was obtained from developers that have built mixed-use developments. Mr. Deutsch also replied that the 20% figure is just a minimum that has to be built, not the maximum so there could be a possibility that that percentage could be higher.

Councilmember Turner thanked the citizens that expressed their concerns; but believes that this change will be in the best interest for the City. With this change the City will have control of what gets developed, which will produce an outcome the City wants much the same as when all parties worked together on Bowie Town Center. With Harmony Place the City did not have control and instead of senior housing, rental units are being built.

Councilmember Brady stated that he is not convinced that the amendment to the covenants is the best thing for the City and would like to include for the record one letter and 28 emails he has received in regards to this item; 25 opposed, 3 not decided and one in favor (Attached). Councilmember Brady questioned City Attorney Levan if the City approves a design and then SJPI proceeds to M-NCPPC and they don't approve the design, will County override the City's decision. Ms. Levan replied that SJPI cannot build unless approved by the City Council. Councilmember Brady is still deeply concerned with the lack of transparency and openness, and the lack of critical review and assessment of what has been provided; therefore he cannot support the change and request that his vote be recorded as "present".

Mayor Robinson thanked everyone for their comments, and he said that the City is opening the doors for discussion and an opportunity for change; it is not something that will occur overnight; it will be a 10-15 year process.

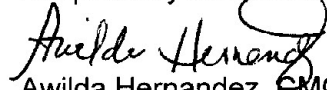
Mayor Pro Tem Polangin read a statement for the record (attached) and made a motion to approve Resolution R-16-13 – Amendment to Annexation Agreements and City Covenants. Councilmember Turner seconded the motion. Motion carried 6 ayes and 1 present (Councilmember Brady).

Mayor Robinson suggested in lieu of the time that the next two items on the agenda be tabled to the next Council meeting.

ADJOURNMENT:

Mayor Pro Tem Polangin moved to adjourn the City Council meeting. Councilmember Brady seconded the motion and it carried unanimously. The meeting was adjourned at 11:35 p.m.

Respectfully submitted,


Awilda Hernandez, GMC
City Clerk

Announcement of Close Session Amendment

At the end of the February 19, 2013 meeting, Council adjourned and entered into Closed Session under Section §10-508(a)(10) of the State Government Article of the Md.

Annotated Code: To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

That declaration of purpose was correct, but inadvertently incomplete. The City Council desires to comply with both the letter and spirit of the Open Meetings Act and for that reason wishes to correct the oversight and to amend the reasons we entered into Closed Session to include Section §10-508(a)(3) of the State Government Article: To consider the acquisition of real property for a public purpose and matters directly related thereto; and Section §10-508(a)(9) of the State Government Article: To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

Dear Dennis Brady,

In my short 68 years on this earth, there have been a few things that have emerged from the normal "day to day" living that have caught my attention. Most things / problems get resolved, but some linger on and on. Most problems do work themselves out because all that it needed was a dose of common sense. Whenever I expressed myself, I know that my ideas sometimes fell on deaf ears or ended up in the round file. Some ideas of course were met, understood, and accepted as a valid reason. I hope that my opposition to the mixed residential / business plan for MELFORD does not end with a quick vote FOR the plan as proposed by St. John Properties. I also hope that I do not just sound like another Bowie resident jumping AGAINST this proposal. This proposal has deep implications for our future, and our children's future, not just another development that is proposed, passed, built upon and left by the developers as the sites are developed.

I do listen to these developers as they present their models in front of the council and other citizens. Their models and plans are truly a "graphic artist's work of art". The presenters always paint a picture designed for their plan to pass. I know that the engineers and sales persons vested with their task have thought about just every "positive" and "negative" question that may emerge during their pitch. These individuals are experts in this field and know how to turn each question into "their" range of answers. I have watched as "they" twist and turn a concern into their heavenly view of how we should be thinking with regards to their proposal.

Melford as a residential / business community is just wrong. Newspaper articles, written opinions by citizens and leaders in Bowie, and "talk" by those in opposition to the St. John proposal really have merit. Their views are not distorted by "beautiful structures", "fancy signs", and quickly planted landscaping around the perimeter of this property. Their opposition comes from years of trying to "save the bay" by giving donations to protect the Chesapeake Watershed. It comes from their waiting patiently for traffic to open up so they may get to their destination on overcrowded roads. Imagine the gridlock that will develop on 301, during morning and evening rush hour traffic, if this proposal passes.

Recently I listened to your opposition to the town houses that were proposed in back of Hilltop Shopping Plaza. What a super opposition you gave to help citizens, like me, make my way to Aldi's, Mom's, or the Outback Steakhouse, and find a parking spot. It is difficult, but I can imagine how much more difficult it could have been, if the original proposal were passed. I hope that you examine your conscience, listen to all parties in opposition to MELFORD as presented by St. John Properties, and vote "no".

Thank you for reading my letter.

Sincerely,



Peter and Sheila Benac

2702 Balsam Place

Bowie, Md. 20715

Councilman Brady

From: sandy spencer <sandycspencer@ecoisp.com>
Sent: Thursday, January 10, 2013 7:15 AM
To: councilman.brady@verizon.net
Subject: THANK YOU FOR YOUR LONE VOICE OF REASON AT MONDAY NIGHTS' MEETING ON MELFORD'S PUBLIC INPUT PROCESS

Dear Councilman Brady,

Although I am not a constituent of yours, nor even a voting resident of Bowie city, I still wanted to thank you for your lone voice of reason and sense of responsibility to the public at the meeting last Monday (Jan 7) regarding whether to adopt amendments to the covenants at the Melford property.

I came away feeling astounded at how the council voted, or more how they deliberated. At the local government level is where the rubber meets the road with respect to land use, and yet here there seems to be almost autocratic autonomy. What is the point of having a council, having campaigns and elections for council representatives, contributing funds to elections, even voting if there isn't a public input process and decisions that reflect constituent interests? Some may feel the salaries paid to council members are a waste of taxpayer's money.

If the council ignored their duty to include the public in such a decision as to whether to amend the covenants, then how can we trust that they will indeed invite us to subcommittees formed to review upcoming design proposals or especially if they will follow recommendations from us? Words and promises are cheap.

There are the bright lights, pavement, brick and mortar, and traffic congestion from the buildout on the three corners of the Route 50/301/3 Gateway into Bowie, let's have the last quarter section be a green and welcoming buffer. So many benefits to Bowie residents could be derived from such a use, too much info on that to include here, but I am hopeful that some time in the near future we will have an opportunity to present to the council some alternative ideas and another economical analysis of those benefits. St Johns will figure out another way to survive.

Thanks for reading this far! Please keep up the good work!

Respectfully,

Sandy Spencer
16230 Cambridge Court
Bowie, MD 20715
804 761 6517

Councilman Brady

From: Genevieve Liang <genevieve.liang@yahoo.com>
Sent: Thursday, January 10, 2013 2:53 PM
To: councilman.brady@verizon.net
Subject: Proposed Melford Development

Dear Councilman Brady:

I spoke at the Bowie Town Council meeting about the proposed residential development at Melford, as a member of a "geek" family that moved here because of one of the few high tech businesses in the erstwhile Science and Technology Center at Melford.

I want to make it clear that I am not opposed to residential development. However, it must be done in the right way. I know what kind of environment the employers of these Class A business tenants want, and it isn't what is on the table for Melford right now.

The high-level concept that St. John has is correct--what is needed there is a vibrant, New Urbanism-style development along the lines of Maple Lawn or Kentlands. But that is not what is currently proposed. The devil is in the details.

The current proposal is a very large apartment complex--a complex that will house 5,000 to 6,250 people. This is not what Melford needs. New Urbanism revolves around a sense of community, which requires people putting down roots, making connections with neighbors, and investing in the community. A highly dense transient population of tenants will swiftly cause the development, however nice it starts out, to lose value until it becomes a blight to Bowie's future, a sinkhole of expense and resources that will never end.

St. John is pitching this development as a live/work/play walkable community that will create a synergy with the Class A office space that it has so long promised to build. But medical and high-tech Class A office tenants are staffed with a large percentage of highly compensated employees. These employees--and their bosses and managers, who make the decision about where to locate the office--are not long-term apartment renters. They want to buy a home. They want to invest in a community. Melford, as it is currently imagined, will give them no place for that. As currently imagined, it will exist side-by-side with the office space but will bring no benefit to it or vice versa. We MUST have residences that will appeal directly to the employers that Melford is supposed to attract, or the entire development will be a failure.

In both the Kentlands and Maple Lawn, townhomes are the most common type of dwelling, followed by single-family homes. Maple Lawn has no apartments whatsoever planned, instead offering a limited number of condos. Kentlands offers very few apartments. The planners of both these neighborhoods understand how critical homeownership is to the vibrancy of a mixed-use community. Maple Lawn will have 618 townhomes, 506 single-family detached houses, and 184 condos. The current plan for Melford has at least 2,400 apartments and at most 100 townhomes. Something is wrong with that distribution.

In addition, the density proposed at Melford has no parallel at Maple Lawn or Kentlands. Kentlands has 1,800 units on about 200 acres of the development, for a density of 9 residences per acre. Maple Lawn has 1,300 units on about 300 acres, for a density of 4.7 residences per acre. Melford will have 2,500 residences on 90 acres, for a density of 27 units per acre, 3 to 5 times that of the others. Combine that with extremely low opportunities for homeownership, and you have a ticking time bomb on your hands.

I urge you, strongly, when drafting amended covenants to require that over half of the units proposed be for sale rather than for rent, and also that over half of the ground area covered by residences be single-family dwellings like townhomes, not multifamily dwellings like condos or apartments. Even some of the senior units should be condos, able to be purchased rather than leased. Seniors deserve to have the opportunity for homeownership, too.

Another grave lack in St. John's current plan is the extremely limited space for retail. I understand that Melford was meant to be strictly commercial, originally, but if we are making a live/work/play walkable community, we have to do it right, and having a tiny block for one or two restaurants, a grocery, a bank, and a dry cleaner's isn't going to cut it. The type of Class A tenants and the type of New Urbanist residents that Melford MUST attract to succeed will need a bare minimum of four restaurants, preferably six or more, as well as other "light retail" along the central boulevard and in the lower floors of the "village" offices, as put forward as only a possibility by Martin Architectural. This can't just be a "maybe." It must be built for a true mixed environment. This would transform those "townhomes" into condos, but it would give enough retail to bring vitality to the residences and to keep up the kind of foot traffic that will make the area thrive. We absolutely cannot afford to half-do any aspect of the residential/retail/commercial triangle if this type of development is to have any chance of success.

The final lack on the current plan will kill the success of the project as swiftly as anything. There must--MUST--be a walkable elementary school in Melford, as well as a daycare. Every single successful New Urbanism walkable community has at least one walkable, neighborhood school because the school is the heart of every community. A household may visit a grocery store 2.5 times a week, but any family will visit the school twice every day! Even those who have no children and intend on having none want to invest in an area with a community-centered school. The 5,000 to 6,250 residents will have at least 300 preschoolers and more than 400 elementary-aged children--the number could be as high as 600. These children need a school in their own neighborhood. Right now, there is no space for a school anywhere on the site plan. The Kentlands has two walkable schools. Maple Lawn has five. With none, Melford will fail. It is simply a prerequisite for far too many prospective residents.

In conclusion, the proposed Melford plan as put forward is not viable because it relies on extremely high densities of transient residents rather than homeowners, it lacks sufficient retail space for a true mixed-use community, and it does not have a location for a community elementary school, which makes the project, as a New Urbanist-style neighborhood, a non-starter. With changes to these areas, it could be a vibrant neighborhood that could bring continuing value to Bowie.

We stand at a crossroads where failure could mean a disaster for decades to come, but success could bring a vital new energy to the entire city. Let's do it right rather than just choose the option that will make the most money fastest for the developer.

Sincerely,

Genevieve Liang

Councilman Brady

From: Kate Matthews <auntykay02@gmail.com>
Sent: Thursday, January 17, 2013 7:06 PM
To: councilman.brady@verizon.net
Subject: Stand firm

Thank you for your no vote on adding residences at the Maryland science and tech center.

I refuse to call it Melford and I would still like to know who got that sign put up at the ramp off westbound Rt 50 onto Belair Dr. It raises my BP every time I see it.

That area was supposed to be a business park to give local people a place to work within the city. Now that the recession is abating and business is coming back why put residences there?? Bowie still needs businesses to locate here.

St John's Prop has a reputation for being a slick developer (not in a good way). They will try to ram their proposal thru the council at the expense of the citizens of Bowie!!

An irate longtime Bowie Resident,

Kathleen Matthews

12600 Brunswick Lane

Sent from my iPad

Councilman Brady

From: William Jahn <jahntelecom@verizon.net>
Sent: Friday, January 25, 2013 12:32 PM
To: 'Dennis Brady'; 'Diane Polangin'; 'Isaac Trouth'; 'James Marcos'; 'Mayor'; 'Todd Turner'
Subject: MELFORD DEVELOPMENT

Dear Mayor and City Council:

Like most/a large majority of the citizens of Bowie once they understand the implications of the decision you have made on the Melford Development, I am very disappointed. Once the 2,500 dwellings are built out along with the hotels and perhaps the eventual occupancy of the vacant buildings, there could very easily be another 20,000 cars and trucks going in and out of the development each day and perhaps many more. Adding that to the congestion already on Routes 3, 301 and 50 with no money for road improvements, this will degrade our quality of life considerably. Unlike our Congress, none of you (accept Dennis Brady) can avoid the unhappiness of your constituents that you were elected to represent. Mark my word, we do not want it!!

The Tech Center and its various iterations have morphed into one failed business model after another in spite of its ideal location and great potential. I told Jack Jenkins years ago that the "Tech Center" has a problem when we were seeing many more doors to the buildings opening from the bottom up instead of left to right. That situation still exists. Repeatedly owners have appealed to the City Council to bail them out and the city has spent money going to court to protect our interests. Now you want to throw that away. It is my sense that the only success of this latest proposal will be the 2500 residences and stores. The existing vacancy rate for office space is enormous. Some buildings are completely empty. We all know that there is already more store fronts than the city can support and the Town Center is now seeing an exodus up Route 3.

Both the Market Place and Melford desperately need thoughtful planning. Overall, the city did a great job with the Town Center and keeping the big stores out on Route 3. Those were jobs well done. If the Council does give Melford some relief, I would do it on a gradual basis and tie it to other bench marks including implementation of a city, county and state plan for use of that valuable property. Private marketing is clearly not working and some of the buildings are designed for installers and support businesses that you would see in any industrial area. Those are not what we want. I am sure that the claim is that the types of businesses that we want will not move in without some retail. I can see that but residences play no factor in bringing in the businesses that we want when there are tens of thousands of houses and apartments in the great Bowie area. DO NOT give away residential development without getting something meaningful in return. Something high end that will be an asset to Bowie. With a couple of exceptions nothing that is there now is an asset. Doctors offices and medical facilities are fine but a limited demand exists given our other facilities. We also need to look at what other cities have done.

Best regards,

Bill Jahn

Councilman Brady

From: Ruth K. Miller <ruthkmiller@comcast.net>
Sent: Monday, March 04, 2013 2:17 PM
To: dpolangin@cityofbowie.org; councilman.brady@verizon.net; tmtturner@cityofbowie.org
Subject: Melford--keep the covenants

Dear Bowie City Council representatives,

I feel we don't need the high density housing at Melford that is currently proposed. Please keep the plan that is currently in place or at least limit the housing to single family homes and green space in additon to commercial businesses. Melford is a beautiful area. I live in the Buckingham section and feel the added traffic, resulting in congestion, is not in the best interest of this lovely city and in particular this section. What would be the benefit besides added tax money? Vote no for this new plan by St. John. Also St. John could have a more upscale looking sign on Route 50. Thank you for doing a great job for our City. Ruth Miller, 2803 Bosworth Lane, Bowie, 20715.

Councilman Brady

From: Ingrid Springer <ingridspringer@verizon.net>
Sent: Monday, March 04, 2013 10:02 AM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Melford Development

Dear Mayor and City Councilmen,

I feel compelled to express my displeasure about the plan to add 2,500 living units to the Melford property. I have lived in Bowie now for 34 years and raised my children here. Before moving here, we were told about the wonderful place that Bowie is; close to Washington DC, but overall still a great bedroom community where one could get away from the pains of major traffic and development. Unfortunately, this is not the case anymore. It started with all the apartments that were being built along Rt. 301, which increased the crime rate. Just look at Governor Bridge with the car thefts and muggings and serious attacks. Then, there is the Bowie Town Center, which has turned into another Landover Mall - purse snatchings and car jackings! And all of the housing behind Walmart that gets frequent mention in the crime blotter. What makes you think that the proposed housing units at Melford would make things any better? This will add another 5,000 to 7,000 cars to the traffic in the Belair area. Now, I still feel fairly safe walking my dog after dark. However, it won't remain that way. I might get held up just for my doggie poop bag and cell phone. What are you people thinking? The same goes to (as you stress on the Bowie Web site) all of the empty office space already there. This area has obviously been overbuilt already. If the demand for office space is not there, why build it? Also, there are hundreds of empty houses in Bowie, partially because people walked away from them or are trying to sell them. And you want to add more housing? I am just asking you to take a second look at this expansion proposal and consider the residents' wishes. And, finally, I have a question: What are those builders offering in exchange for approval of their proposal? Will it be worth it and really benefit me and my fellow Bowieites? I doubt that this will make living in Bowie any better!

Sincerely,
Ingrid Springer
ingridspringer@verizon.net
Kernwood Lane, Bowie, MD

P.S.: I realize that one of you did have the wisdom to vote against the proposal, and I apologize to that person for having to read my complaint.

Councilman Brady

From: mtmc29@juno.com
Sent: Sunday, March 03, 2013 7:26 PM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmtturner@cityofbowie.org; jmarcose@cityofbowie.org; dpolangin@cityofbowie.org; hagardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: NO to residential at Melford!

Dear Mayor and City of Bowie Representatives,

We live on Kembridge Drive and have done so for the last 30 years. We love Bowie and all it has to offer, but are very concerned about all the high density building occurring. A large apartment complex is being built near the Health Center. That is already going to add many vehicles to an already congested section of highway at 197 and Rt. 50. Adding another 2500 apartments and townhomes in the Melford area will make commuting an absolute nightmare. Our street has already become a cut through with cars speeding by at all hours. 2500 or more individuals and cars will only make this worse. That area was never intended to become residential and we do not wish to see the covenants that were agreed upon changed. Please represent your constituents and vote NO.

Sincerely,

William and Marianne McGucken
12318 Kembridge Drive.

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...
ConsumerLifestyleMag.com

Councilman Brady

From: michaelbmartin@gmail.com on behalf of Mike Martin <michaelbmartin@mdsierra.org>
Sent: Sunday, February 10, 2013 10:40 PM
To: mayor@cityofbowie.org; tmturner@cityofbowie.org; councilman.brady@verizon.net; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itruth@cityofbowie.org
Cc: jmeinert@cityofbowie.org; jhking@cityofbowie.org; ddeutsch@cityofbowie.org
Subject: Sierra Club Opposes change of covenants at Melford
Attachments: Sierra Club Melford Letter Feb 8 2013.pdf

Dear Mayor Robinson and members of the Bowie City Council,

Please find attached a letter from the Prince George's Sierra Club concerning the proposal to change the covenants at Melford (formerly the Maryland Science and Technology Center) to allow residential uses. The original letter was mailed to you on Saturday.

We would be grateful if staff could ensure that the letter be distributed to the committees on the cc line at the end of the letter, as we do not have their contact addresses and understand that they will be discussing this matter in the coming week.

Sincerely,

Michael Martin
Vice-Chair
Prince George's Sierra Club



SIERRA
CLUB
FOUNDED 1892

Prince George's County, Maryland

February 8, 2013

Mayor Frederick Robinson
City of Bowie
15901 Excalibur Road
Bowie, MD 20716

Dear Mayor Robinson,

RE: Amendment of Bowie's Covenants at Melford/Science and Tech Center to allow Residential Development

The Prince George's Sierra Club respectfully requests that the City Council deny the request of St. John Properties to change Bowie's covenants to allow a residential component to the employment center at Melford.

The proposed dense residential component will displace employment/office uses with residential uses, contributing to more traffic congestion, CO₂ emissions, and warming. Data from the US Census Bureau and the recently released *2012 Urban Mobility Report* produced by the Texas A&M Transportation Institute indicate that:

- More than half of workers in Prince George's County (61%) work outside of the county, compared with only 41% of workers in Montgomery and 47% in Fairfax Counties.
- Maryland has the highest average one-way commuting time of any state (32 minutes), and in Prince George's County and Bowie it is even longer (35 minutes). Nineteen percent of commuters in Prince George's County have one-way commutes of over an hour.
- The Washington DC metro area is rated #1 in the nation for traffic congestion, with the average driver burning 67 hours and 32 gallons of gas each year sitting in traffic. *This amounts to 631 pounds of CO₂ greenhouse gas emissions per driver attributable to traffic congestion in the DC metro area* – above and beyond what is burnt in the normal commute. The total extra CO₂ emissions for the Washington DC metro area due to congestion alone comes to 1.7 billion pounds. (*2012 Urban Mobility Report, p. 36*)

The congestion and long commutes relative to other counties are due largely to the relatively low ratio of jobs to workers in Prince George's County. The George Mason University Center for Regional Analysis has estimated that in 2005 there were fewer jobs for every 10 workers in Prince Georges County (5), compared with Montgomery (7) and Fairfax (8) Counties. While the jobs-to-worker ratio has risen in other counties, it has been flat in Prince

George's County. This has produced a large east-to-west migration of morning commuters from Prince George's County, and in the reverse direction in the evening.

The key to reducing commuting time and congestion, as well as their environmental impacts, is to generate more employment within the County. The Master Plan wisely insists that "The primary emphasis of the overall development at Melford is on employment. Site development should *maximize* employment opportunities so Melford becomes a major employment and mixed-use venue in the county." (PGCPB No. 05-169, p.15). The property is already surrounded by residential uses to the north, south, and west. A mix of office/supporting retail/hotel would complement the uses on surrounding properties.

Converting 90 acres of Melford to multifamily housing will reduce the number of jobs generated by the center and match new jobs with even more commuters. From the local commuting perspective, it creates a dense urban settlement in a cul de sac, with the only exit onto a road whose level of service is already failing. The site does not have, nor is it ever likely to have, mass transit. The residents will be completely dependent on their cars.

A dense, 24-hour urban community next to the Patuxent wetlands poses a major threat to the preservation of flora and fauna. This is an environmentally rich area, with abundant wildlife – deer, foxes, opossums, raccoons, skunks, snakes, waterfowl and hundreds of species of birds. Policy 1, Strategy 2 of the Master Plan, "Environmental Infrastructure", advocates that the primary corridors, including the Patuxent River, be protected during the development review process "to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements". The 24-hour a day, 7-day-a week presence of humans, their pets, noise, light, invasive plants, and litter, will be highly detrimental to the flora and fauna of the Patuxent wetlands.

In summary, dense residential elements next to the wetlands will have a substantial negative environmental impact on the Patuxent River, a Primary Corridor. Because of the large residential element in a county with a shortage of employment relative to the resident workforce, allowing housing at Melford will contribute to congestion, long commutes, excessive use of fossil fuels, and air pollution, rather than mitigate them. For these reasons, Prince George's Sierra Club urges the Council not to add residential uses to the covenants.

Sincerely,



Michael Martin

Vice-Chair, Prince George's County Group
Sierra Club

cc: Environmental Advisory Committee
Economic Development Committee
Bowie Advisory Planning Committee
Patuxent Riverkeeper

Suite 101A, 7338 Baltimore Ave. College Park, Maryland 20740
Telephone (301) 277-0600; Fax (301) 277-6699.

Councilman Brady

From: Teresa Ficaretta <jtficaretta@gmail.com>
Sent: Monday, February 11, 2013 9:07 PM
To: councilman.brady@verizon.net
Subject: Melford Covenants

I am writing to urge you to retain the restrictions on residential housing in the Melford section of Bowie. I live near Melford, off Beechtree Lane, and I believe that high-density housing will destroy the character of our neighborhood and adversely affect property values. Moreover, our roads are congested, our schools are overcrowded, and many of our city and county facilities, including parks and libraries, are over-utilized. Approval of high-density housing will bring in renters who contribute little to the tax base but who will be entitled to all the services the city and county offer. Please maintain the existing covenants and do not approve a type of housing that will benefit only the developers. Thank you.

Teresa G. Ficaretta

Councilman Brady

From: hataloski <hataloski@verizon.net>
Sent: Monday, February 18, 2013 7:53 AM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofboiw.org; hrdner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Please say NO to residential development at Melford

Dear Mayor and Council Members:

What do apartments and townhouse developments bring to a community? Crime and traffic are two of the answers.

Is there any plus side for the current residents? We certainly don't see any.

We live in a quiet residential neighborhood and we want it to stay that way. Having entrances to major highways at our doorstep is enough – there has already been at least one fatal accident. Please visit the Belair Drive entrance to 50/301 around 5 pm on a week night so you can see the mayhem for yourself. The last thing Bowie needs is residential development at Melford.

It is unfortunate for the developer that the economy is poor. However, the City of Bowie does not need further residential development. The developer's plan must be declined in the interest of current Bowie residents.

If crime and traffic were what we wanted, we'd move to Laurel.

Linda and Donald Hataloski
12911 Kendale Lane
Bowie 20715

Councilman Brady

From: A Thomas <at31@verizon.net>
Sent: Monday, February 18, 2013 8:48 AM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgarner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Preserve the Covenants at Melford

As a voting citizen of Bowie I urge you not to support more housing in Bowie. It is crowed enough just to get in and out of my home and to go shopping. Also the crime level will increase. But I'm sure these are not good enough reasons to stop it and since it has been planned now for years, it is already a done deal. All I can do is keep this list of names for the next voting session and vote opposite. I will encourage all my neighbors to do the same.

Alvin Thomas
Russet Community
Bowie MD.

Councilman Brady

From: Jamie Vavra <jamiejvavra@aol.com>
Sent: Monday, February 18, 2013 4:29 PM
To: major@cityofbowie.org; councilman.brady@verizon.net; tmtturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Proposed Melford Residential Development

Dear Major and City Council Members,

I am very opposed to the proposed change to allow residential development at the Melford land.

- Based on the real estate available in my Bowie neighborhood, there are plenty of vacant homes available so more residential development is not necessary
- A barrier of trees in Melford now helps cut back on the impact of noise and pollution from the Highway 50 traffic which would affect the Bowie City neighborhoods if removed
- Bowie is attempting to increase the number of trees within the city limits rather than reducing the coverage of trees
- Native wildlife and birds depend upon the presence of forested land, and do not thrive in treeless areas with lawns
- An increase of population in Bowie will negatively impact the quality of life for Bowie residents, by increasing traffic, noise, and road congestion in neighborhoods
- If the population of Bowie is increased dramatically, there will be a need for more City services
- This increased population will require additional schools during a time of diminished budgets, since existing schools have reached or exceeded capacity
- Commercial development is not needed in all areas of Bowie, we need to preserve land in Bowie to maintain a healthy environment for the citizens to live in

Please consider allowing the undeveloped land around the former mansion at Melford to be used for a nature preserve, to enable our native wildlife and birds to have a home in Bowie. Please reconsider the proposal for residential development in Melford, and instead make a decision that focuses on the value of the native environment rather than on the commercial value. Citizens of Bowie have a vision for a healthy city environment that depends upon land preservation.

Thank you for considering these points as you make a decision about Melford development.

Jamie Vavra
Kenilworth Neighborhood Resident

Councilman Brady

From: Matthew Redabaugh <mredabaugh@baclocal1.org>
Sent: Monday, February 18, 2013 4:59 PM
To: councilman.brady@verizon.net
Subject: Melford

Councilman Brady,
Truth is we need jobs not housing.. what happened to the original zoning of the Science Tech Center?
This undermines the efforts to move forward with job creation and will run off a number of businesses now struggling to remain in the area.
Reconsideration is in order.

M. Stokes Redabaugh
Director of Apprenticeship & Training
Bricklayers & Allied Craftworkers
Local #1 MD, VA & DC,
17101 Science Drive,
Bowie, MD 20715
Tel: 240.281.8596 cell
Bowie 301/291.2100 ext 2160
Fax: 240.695.9467



Councilman Brady

From: Samantha Pruitt <s.m.pruitt86@gmail.com>
Sent: Monday, February 18, 2013 5:17 PM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: PLEASE BUILD HOUSING!!!

I was once told that Bowie was originally going to be the end of the orange line for the metro trains. But that the city decided against it. Whether or not that is a true story is not the point. The point is, deciding against Bowie being the end of the orange line was or would have been a stupid idea. Every morning and every evening as I go to and from DC for work, my bus is over crowded with people getting on or getting off at the Bowie Park and Ride. Ninety percent of the passengers on the B22 or the C28 use those line for that stop alone. The city of Bowie screwed up when they decided against building a train station in town. Especially when you think about the number of federal workers that ride the trains that live here in Bowie.

Another problem with Bowie is that there isn't much housing. Unless you want to live in an actual house. And honestly, a lot of these houses are so old to live in one you'd have to invest in rebuilding it. Which in this economy no one can do right now. Unless you're rich.

Which most people aren't. Some people aren't for suburbia. I like the city life. However living in DC is out of the question because the price is outrageous. If it comes down to it, building affordable apartments here in Bowie is the right thing to do. There are too many people here and not enough places for everyone to live. Please do what is right, please vote yes to allow more apartments to be in Bowie.

This is what we need it is the right path!!

Councilman Brady

From: Mary Beth Blocker <blockermb@yahoo.com>
Sent: Tuesday, February 19, 2013 10:12 PM
To: councilman.brady@verizon.net
Subject: melford property

Dear Councilman Brady,

I am sending this email regarding the proposed change of covenant for the Melford property. I am asking you to uphold the current covenant and not allow another housing development. Adding 2,500 housing units in that area is not acceptable and will create an incredible amount of traffic and congestion to that area as well as placing a burden on the infrastructure of the city. As a 45 year resident of the city as well as a homeowner in Belair/Bowie, I feel this will have a very negative impact on the quality of life for our city and ask you to make a decision that will benefit the citizens rather than a developer. Thank you.

Respectfully,
Mary Beth Blocker

Councilman Brady

From: FLeahy@aol.com
Sent: Wednesday, February 20, 2013 3:29 PM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org;
jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org;
itrouth@cityofbowie.org
Subject: melford covenants

For the love of Mike or Pete or God or present residents of Bowie, don't let St John Properties turn us into Crofton. The turf farm is gone; Church Road is gone; Allen Pond environs are gone. Enough development; enough congestion. And while you're at it, PLEASE do what is necessary to redo Marketplace. Jack Johnson is gone; do people still need to "pay to play"? The new city hall is an ugly, empty boondoggle. Do this one right.

Faith Leahy-Thielke 12401 Sussex Lane Bowie, Md. 20715 301-262-5657

Councilman Brady

From: Johnrthielke@aol.com
Sent: Wednesday, February 20, 2013 3:45 PM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: development at melford

Do not be so hasty to do St. John Properties' bidding and change the covenants for their sake. Preferably, as most Bowie residents want, St. John's overtures should be rejected. However, if the city council ignores its constituents, it should at least limit St. John to a third of what it wants exact a major public and up-front contribution from St. John to defray the public expenses that Bowie City and Prince Georges County will incur as a result of development.

Thank you for your consideration of this matter.

John R. Thielke
12401 Sussex Ln
Bowie, MD 20715

Councilman Brady

From: Barbara Reilly <jjbleilly@verizon.net>
Sent: Wednesday, February 20, 2013 4:52 PM
To: Mayor@cityofbowie.org; dpolangin@cityofbowie.org; councilman.brady@verizon.net
Subject: Vote Re Changing Covenants at Melford

Mr. Mayor,

We oppose changing the covenants to permit building of apartments and townhomes on the so-called "Melford" property.

We urge you and other City representatives to vote against these covenant changes because more incoming and outgoing traffic would create further traffic congestion than what has been increasing noticeably between the two large office and other buildings in "Melford" and close-by Buckingham, Kenilworth and other City sections along Belair Drive.

The traffic presently coming out of the "Melford" area is frequently speedy, aggressive and disrespectful of posted Bowie speed limits. We shudder to think what would happen to our increasing traffic congestion and our community safety as a result of adding a large number of apartments and townhomes.

The bold and intrusive "Melford" tower visible on Route 50/301 appears indicative of the developer's attempt to influence Upper Marlboro in utter disregard of the concerns of many of our City Representatives and the concerns of the taxpaying citizens of Bowie.

These proposed covenant changes need to be opposed.

James and Barbara Reilly

Councilman Brady

From: secousins@juno.com
Sent: Thursday, February 21, 2013 1:57 PM
To: councilman.brady@verizon.net
Subject: Plans for Melford

I am opposed to the plan for residential development of Melford. Bowie needs to use its resources to recruit and develop more industry, **NOT MORE PEOPLE!!!**

Carol Cousins

How to Sleep Like a Rock

Obey this one natural trick to fall asleep and stay asleep all night.

<http://thirdpartyoffers.juno.com/TGL3141/51266e7c3b79a6e7c4a16st04duc>

Councilman Brady

From: msierco@verizon.net
Sent: Thursday, February 21, 2013 10:30 PM
To: councilman.brady@verizon.net
Subject: Vote NO on Melford

As a Forest Drive, Bowie resident & tax paying citizen for many, many years, I vote NO to changing the covenants regarding Melford, & I entreat you to do the same. We DO NOT need more housing development, increased traffic & congestion, & further decrease in the serenity of the area. I urge you to vote NO on Melford further development for additional housing. The present covenants regarding Melford should be preserved. Thank you. Mrs. Mary Jo Sierco.

Councilman Brady

From: Yuri <yuridmi@verizon.net>
Sent: Sunday, February 24, 2013 5:25 PM
To: councilman.brady@verizon.net; hgardner@cityofbowie.org; dpolangin@cityofbowie.org; jmarcos@cityofbowie.org; tmturner@cityofbowie.org; itrouth@cityofbowie.org; mayor@cityofbowie.org
Subject: I am opposed to plans for St. John's Properties to build hi-density urban village at the Melford employment center

I am opposed to plans for St. John's Properties to build hi-density urban village at the Melford employment center.

The failed Science and Technology Center is bad enough. Cramming in thousands of new "units" is unacceptable.

Sneaky developers and compliant political "representatives" nearly destroyed my B-section neighborhood with the "Nash Woods" debacle of ten years ago. I knew it wouldn't be long before you all tried again.

So you're going to "change the covenants", eh? Doesn't sound like much of a covenant, does it?

Thank you.

Respectfully,
William G. Popovich

B-section

Councilman Brady

From: Stephen Wehrenberg <stephen.wehrenberg@verizon.net>
Sent: Monday, February 25, 2013 8:49 AM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; dpolangin@cityofbowie.org
Subject: Melford Covenants

Dear Mayor and City Council Representatives,

I entreat you to reject the effort by Melford's developers to amend the covenants to allow mixed-use development. Bowie does not need more housing, nor more people living here. Bowie needs jobs. The original plan for a Science and Tech magnet seems moot, but there are many opportunities to bring federal agencies, or even light industrial, jobs to the Melford property; I submit the developer has not tried hard enough, and is trying to take an easy way out.

Please preserve the covenants and continue to look for better opportunities for the Melford development.

Sincerely,

--

Stephen Wehrenberg, Ph.D.

US Coast Guard

The George Washington University

Association of Change Management Professionals

301-259-1144 stephen.wehrenberg@verizon.net

Councilman Brady

From: Linda Followell <lfollow@yahoo.com>
Sent: Tuesday, February 26, 2013 1:58 PM
To: Mayor Fred Robinson; Dennis Brady; tmturner@cityofbowie.org;
jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org;
itrouth@cityofbowie.org
Subject: Melford

I would ask that you say NO to Residential at Melford. I live in Buckingham and travel the Belair Drive and the intersection which comes out of Melford. This is very busy now with commuters especially at times when people are coming from work.

With the economy changing rapidly, we need to keep Melford (by the way what happened to the Science & Technology Center???) as an employment center and not give way to their request for high density housing. This can only cause the living conditions in Bowie to go down.

I was confused when coming home from Annapolis some months ago to find that my exit to Bowie/Crofton had letters and a central place on the sign for MELFORD. It looks as if Melford is the predominant place. Will we become Bowie at Melford or Melford at Bowie. Right now it looks as if Melford is winning.

Again I ask that St. Johns properties request for change to high density apartments and townhouses be denied.

Linda Followell
12820 Belhurst Lane
Bowie, MD 20715

Councilman Brady

From: djstewie@comcast.net
Sent: Wednesday, February 27, 2013 11:51 AM
To: councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: NO NO NO to Melford

To city Representatives,

I have been a resident in Bowie for 34 years and have seen alot of changes..Traffic is crazy, schools are overcrowded, more apartments being built near Bowie Town Center, and the STILL EMPTY eyesore of the Marketplace on Main street.

There are too many foreclosed/short sale homes in Bowie...If this developer wants to build more houses MAYBE they could purchase these homes and "Flip" them.

Bowie could then provide jobs by flipping those homes...

We do NOT NEED MORE housing in Bowie.

I'm saying NO NO NO..

Councilman Brady

From: Deborah Rice <deborahrice20715@yahoo.com>
Sent: Thursday, February 28, 2013 6:20 PM
To: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Preserve the Covenants at Melford

As a resident of Belair Drive and Bowie business owner, I am very disturbed to learn that our City Council is even considering changing the covenants at Melford. Bowie does not need more housing, commuters or congestion, we need more professional businesses. There already is an apartment complex being developed at the Bowie Town Center! We do not need another housing development. This decision by the Council will force our hands in determining whether we sell our home and business here.

Please say NO to residential development at Melford!

Regards,

Deborah & John Rice
3127 Belair Drive

Councilman Brady

From: 1avalonlady@comcast.net
Sent: Friday, March 01, 2013 10:11 AM
Subject: March 4 Council Meeting

As long-time Bowie residents living in close proximity to Belair Drive, please take into consideration the following concerning any changes at Melford:

NO apartment buildings, especially like those being built adjacent to the Bowie Towne Center

YES to single family homes

CONFIGURE road access so that Belair Drive does not become a major highway through our existing community.

Donna Rodney Corbin and Robert N. Corbin, Jr.

Councilman Brady

From: Margaret Ross <margaretannross@gmail.com>
Sent: Sunday, March 03, 2013 7:08 AM
Cc: mayor@cityofbowie.org; councilman.brady@verizon.net; tmturner@cityofbowie.org; jmarcos@cityofbowie.org; dpolangin@cityofbowie.org; hgardner@cityofbowie.org; itrouth@cityofbowie.org
Subject: Opposition to expanding housing at Melford

I live on Forest Drive and have direct, daily knowledge of the traffic density on Rt 3. You must know that it is already very highly traveled and that there are no real plans in place to correct this situation anytime soon.. In reading the Melford Development Impact memo and other documents made available on the city's website it appears pretty obvious that the developer has already gotten many if not all of the council on-board to permit the change to the covenants to allow residential units. The developer has proposed 2500 housing units, of which only 98 would be owned. I read that the city will not be providing services for the roads - and trash collection for only 98 brownstones!! And you are not concerned about the impact on the schools?

Are we that money hungry that we'll ignore the needs of new residents for city services with the 'promise' that the developer will take care of these. These residents are going to want city services - why would they not!!!

Ever since the area was planned as a Science and Technology Center we have had hopes for some good businesses in our community - with job opportunities. This has not yet happened - is this because the County has not done it's work in marketing the area? I would contend that the County and the City would be better served with the development of business in this area not with the addition of rental housing. I sincerely hope that the decision has not already been made. I will be attending on March 4 to listen.

MELFORD POSITION STATEMENT, Diane Polangin

SUBSTANTIATION FOR ADOPTION OF RESOLUTION TO AMEND THE COVENANTS

The Council and Staff has spent a considerable amount of time and effort to examine the issue of whether or not to amend the Covenants for the Melford property to include residential uses as a component of the development. A number of presentations by the developer have been made to the Council and the public to clarify the intent and purpose for this change. In this process we have come to realize the circumstances that have fostered the need for a change and the rational for integrating residential uses to this project.

This property has languished in the development process for thirty years. The initial zoning change in 1984 was not proven to be a viable instrument for development. Over the years, only one of the more than half-dozen initial projects zoned EIA was ever developed. This lack of performance was instrumental in convincing the County to promote the M-X-T zone as a more viable approach in that there are opportunities to include a broader range of uses. In point of fact, throughout this country and elsewhere, virtually all of the most successful projects are multi-use projects. The value of the sum of the uses is more than can be generated by the individual uses standing alone.

Why at Melford? The current developer has developed the infrastructure and has speculated on the development of the property. He has produced high quality various configurations of employment uses including office and flex space, and even the Brick Institute. The property is meticulously kept and the historic Melford Mansion has been renovated and sustained. But obtaining and keeping tenants is a challenge. There is little amenity available on the site, so getting a lunch, going to a gym, picking up incidentals at a store or walking to work are not options. These kinds of amenities are associated with and supported by residential uses because they require activities continuing long after businesses close for the day. No retailer will open knowing his prospective customers are hard at work at their place of employment and will disappear when the business day ends and they must travel a distance to their home.

Why should we care? Because Melford has an opportunity to serve Bowie better. By developing a residential component integrated into the employment fabric, more business owners will be interested in coming to Melford because it will present a rounded 24-hour a day environment of activity. Commercial retail uses, hotels, medical facilities and business and technical innovation uses will be enticed to come to a vibrant community instead of one that operates for 8 hours and then shuts down for 16 hours.

Levitt Bowie is now over 50 years old. It is a dynamic and friendly community and proud of its reputation as a good place to live. BUT, our infrastructure is 50 years old and will need substantial repair and replacement over the next decades. We cannot rely on help from the State or Federal government because they have their own difficulties. Although we have consistently been able to maintain the City at a reasonably low tax rate, increased revenues will be necessary to meet these demands.

.....

The development of Melford into a viable part of our community would be of significant and substantial benefit to the City. This opportunity cannot be overlooked or delayed. It is an important step forward for our city. We must act now to promote and secure our future and I therefore whole-heartedly support and welcome this change.

I move we uphold Bowie's Motto: **"Growth, Unity, Progress"** by Approving Resolution R-16-13 – Amendment to Annexation Agreements and City Covenants.