

MEMORANDUM

TO: City Council

FROM: John L. Fitzwater
Acting City Manager

SUBJECT: *Status Report*

DATE: August 11, 2016

1. Second Bowie Solar Co-op Starting in January 2017

The Metropolitan Washington Council of Governments will provide \$8,000 to cover the cost of a MD SUN Bowie Solar Co-op that will start around January 2017. MD SUN is a project of the Community Power Network (CPN), a national nonprofit that helps communities build and promote local renewable energy projects. The City will assist the organization by promoting the co-op and by providing space at City facilities for information sessions about the co-op. Based on the same principle as buying in bulk, members select a contractor and purchase solar systems together to save 20 - 30% in cost. They also have the support of the group throughout the process instead of having to go it alone. This will be the second solar co-op hosted in Bowie. In 2015, the City was able to partner with CPN, who had grant money to cover their costs, for a first Bowie Solar Co-op. It resulted in 227 local residents signing up to join the group. Of those, 160 had homes that would benefit from solar, and 53 people ultimately ended up installing solar on their homes.

2. Whitemarsh Property Rezoning Application (A-10039)

Attached are copies of two letters sent out this week by Elm Street Developers to adjacent residents informing them of the intent to file a rezoning application for the 150-acre Whitemarsh property. City staff are in the process of scheduling a Stakeholders Meeting for this proposal. Elm Street indicated they would prefer to have the Stakeholders Meeting on Monday, September 26th, at a location within the community. We are inquiring with the principal of Yorktown to see if we can hold the meeting there. Other options might include one of the churches on Race Track Road or Sacred Heart Church. If a meeting location can't be found within the community, staff will hold the meeting at City Hall. Staff is preparing the public notice for the meeting and the mailing includes over 600 properties that fall within 500 feet of any part of the Whitemarsh property. If Councilmembers have other constituents who would like to have their name and address added to staff's mailing list, please encourage them to contact the Planning Department with their information.

Attachments

RWL RIFKIN WEINER LIVINGSTON LLC

ATTORNEYS AT LAW

Alan M. Rifkin
Richard K. Reed
Charles S. Fax (MD, DC, NY)
Michael D. Berman (MD, DC)
Alan B. Sternstein (MD, DC)
Edgar P. Silver (1923-2014)
Of Counsel

Arnold M. Weiner
M. Celeste Bruce (MD, DC)
Barry L. Gogel
Michael S. Nagy
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Michael A. Miller

Scott A. Livingston (MD, DC)
Joyce E. Smithey (MD, DC, NH)
Aron U. Raskas (MD, DC)
Liesel J. Schopler (MD, DC)
Brad I. Rifkin
Michael G. Anderson (NH)
Lance W. Billingsley

Michael V. Johansen
Jamie Eisenberg Katz (MD, DC, NY)
Patrick H. Roddy
Christopher L. Hatcher
Isabella C. Demougeot (MD, DC)
Elizabeth K. Miller

Joel D. Rozner (MD, DC)
Laurence Levitan
Eric L. Bryant
Russell Gray (MD, DC)
Reuben W. Wolfson (MD, DC)
John C. Reith (Nonlawyer/Consultant)

August 8, 2016

Re: Name of Project: **Whitemarsh Property**
Application Number: **A- 10039**

Dear adjoining property owner, municipality, previous party of record and/or registered association:

A Basic Plan application for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission (M-NCPPC).

The subject property is made up of three parcels totaling approximately 154.6 acres in size and is located on the north and south sides of Maryland Route 450 east of Race Track Road and west of Maryland Route 3. The nature of the review is a Basic Plan application to change the zoning from the R-E (Residential Estate) and R-A (Residential-Agricultural) Zone to the R-S (Residential-Suburban) a Comprehensive Design Zone (CDZ) for development of single-family detached and single-family attached dwelling units.

*If you wish to become a Person of Record to this application, you may submit your request online at www.pgplanning.org or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please reference the Pre-Application Number and the Name of Project in your request. At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.*

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Jude Burke of Elm Street Development at (703) 734-9730 or jburke@elmstreetdev.com



Date: August 5, 2016

Re: Name of Project: **Whitemarsh Property**
Application Number: **A- 10039**

Dear adjoining property owner and/or registered civic association:

Elm Street Development, (“Elm Street”)¹ has entered into a contract to purchase a portion of the property commonly known as the “Whitemarsh Property” just west of the city limits of the City of Bowie. The property under contract is approximately 154.6 acres in size and is located on the north and south sides of Maryland Route 450 east of Race Track Road and west of Maryland Route 3 (“Property”).

A Basic Plan application (Application Number A-10039) for the Property will be submitted by Elm Street for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission (“M-NCPPC”). The nature of the review is to change the zoning from the R-E (Residential Estate) and R-A (Residential-Agricultural) Zone to the R-S (Residential-Suburban) a Comprehensive Design Zone (CDZ) for development of single-family detached and single-family attached dwelling units.

In order to present information regarding the proposed development, to identify means by which this development can act as a catalyst to address common issues, and to address concerns raised at the August 1, 2016 Informational Briefing to the Bowie City Council, Elm Street has requested that the City of Bowie Planning and Economic Development Department schedule an initial stakeholder’s meeting in late September of 2016. The time and location of this meeting will be posted on the City of Bowie website www.cityofbowie.org and signs containing the same information will be posted on the Property.

Elm Street thanks you in advance for your interest in this project and looks forward to working collaboratively with the citizens, city staff and elected officials of the City of Bowie in order to resolve issues.

Sincerely,



Jude Burke, Vice President

¹ Elm Street was founded in 1977. Please visit our website at www.elmstreetdev.com to learn more about the firm’s philosophy and history.