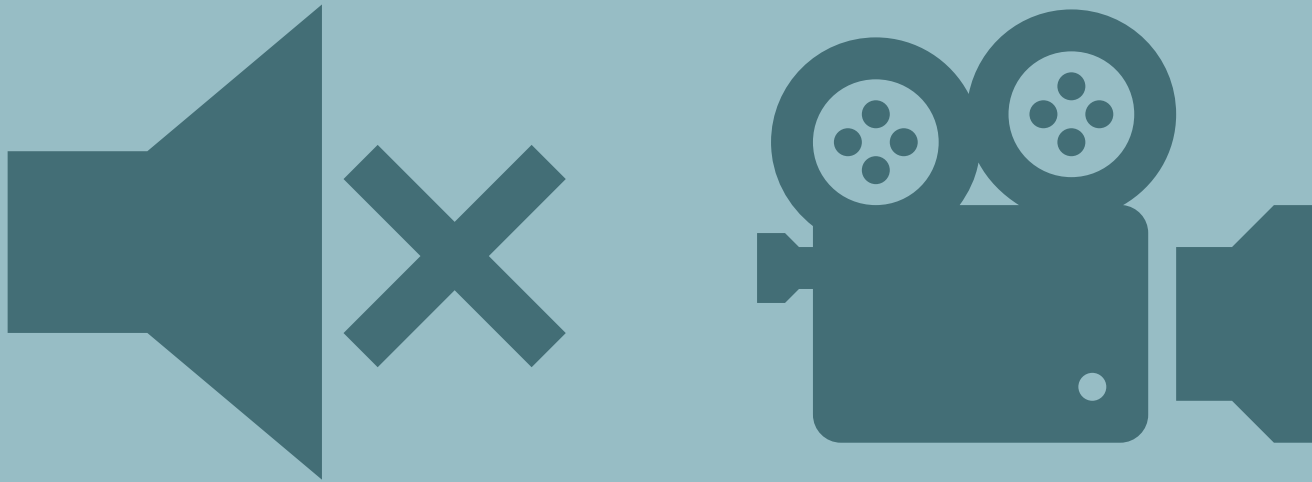




BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN

DRAFT EXISTING CONDITIONS REPORT
PRESENTATION
September 16, 2020

Thomas Lester
Project Manager
Community Planning Division
M-NCPPC



GROUND RULES

1. Keep your microphone muted during the main presentation
2. Please save all comments and questions during for the breakout groups, reserve the chat box for technical difficulties
3. The presentation and breakout groups will be recorded



MEET THE TEAM

Bowie-
Mitchellville
& Vicinity
Master Plan



Thomas Lester,
Project Manager



Andrew McCray,
Deputy Project Manager



Sarah Benton,
Team Member



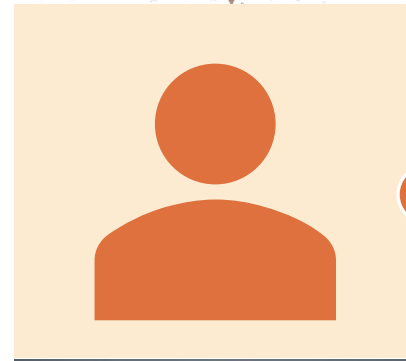
Arnaldo Ruiz,
Team Member



Brian Byrd,
Team Member



Garrett Dickerson,
Team Member



Kenny Turscak,
Team Member



Scott Rowe,
Project Facilitator



AGENDA - SEPTEMBER 16, 2020



Project overview & Draft
Existing Conditions
Report overview



Breakout groups &
discussion



Closing remarks

PROJECT **SCHEDULE** SUMMARY



February 2020 – September 2020



February 18, 2020



Planning Board
Initiation

COMPLETE



June 13, 2020



Public Kickoff

COMPLETE



August 27, 2020



Draft Existing
Conditions
Report

COMPLETE



September 16, 2020



Draft Existing
Conditions Report
Presentation

HERE

PROJECT **SCHEDULE** SUMMARY CONT.



October 2020 – Fall 2021



October 2020

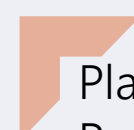


Playbook of
Strategies

UPCOMING



November 2020



Playbook of Strategies
Presentation

UPCOMING



Summer 2021



Permission to Print
Draft Master Plan



Fall 2021



Joint Public Hearing

PROJECT **SCHEDULE** SUMMARY CONT.



December 2021 – May 2022



December 2021



Planning Board
Adoption



January 2022



Council Work Session



February 2022



Council Approval



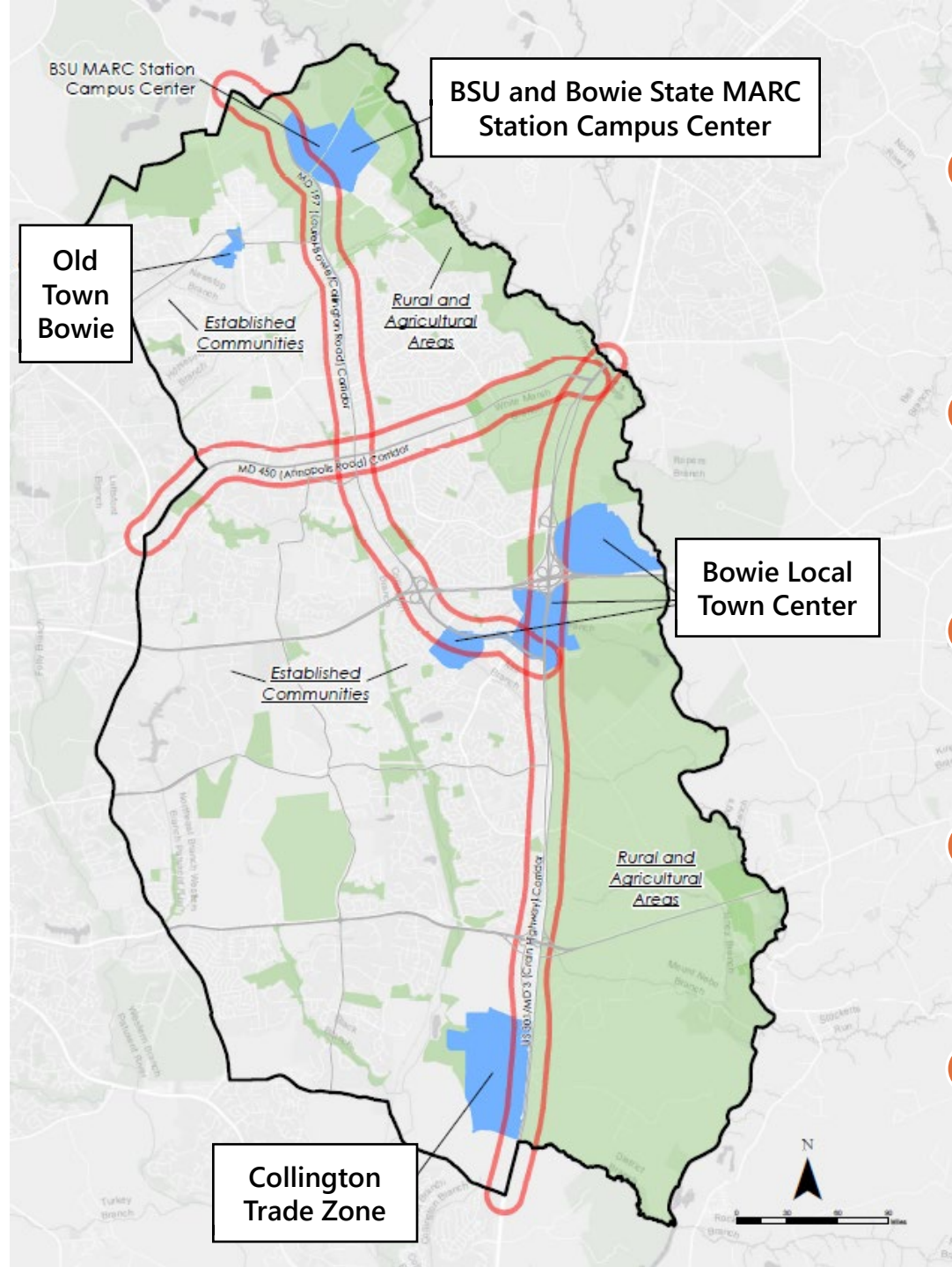
May 2022



Approval with 2nd
Joint Public Hearing



FOCUS AREAS & CORRIDORS



Bowie State University and Bowie State MARC Station Campus Center

Old Town Bowie

Bowie Local Town Center

Collington Trade Zone

Corridors MD 197, MD 450, & US 301/MD 3



MASTER PLAN OVERVIEW



- Shared long-term vision with policies & strategies

- Implement Plan 2035

- Provide policies and strategies for implementation

- Replaces the 2006 master plan 2010
2010 sector plan

- Identify and analyze existing conditions



EXISTING CONDITIONS REPORT



- Capture key data for each of the plan elements

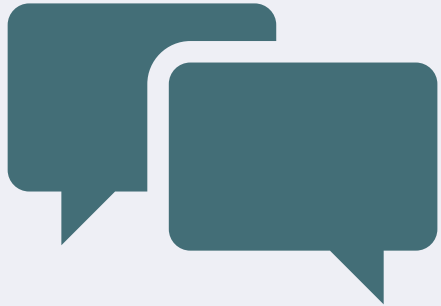
- Find answers to the most pressing questions

- Identify the opportunities and challenges

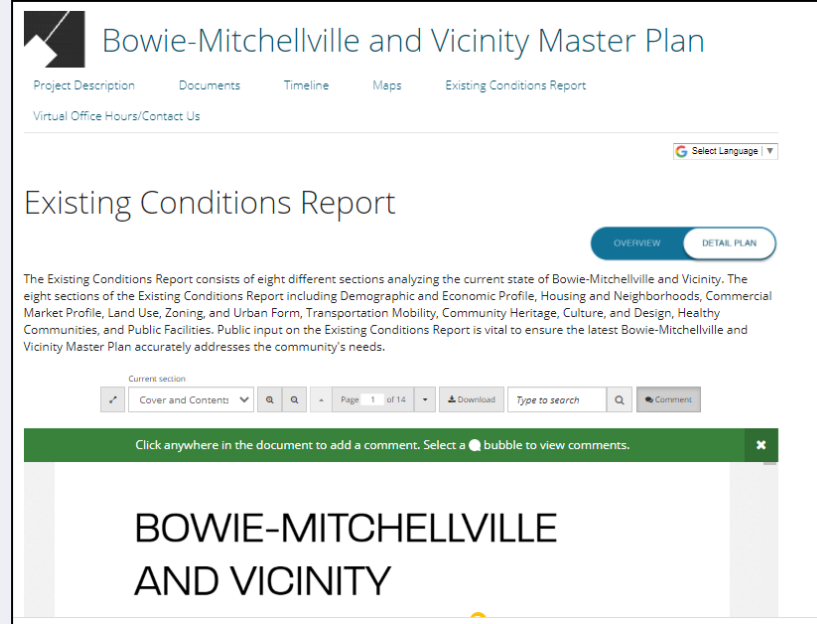
- Inform the master plan



PLEASE COMMENT ON THE REPORT



Drop comments
directly on to the
PDF file



Visit the website & download the PDF
<https://bowievicinity.konveio.com/draft-existing-conditions-report>

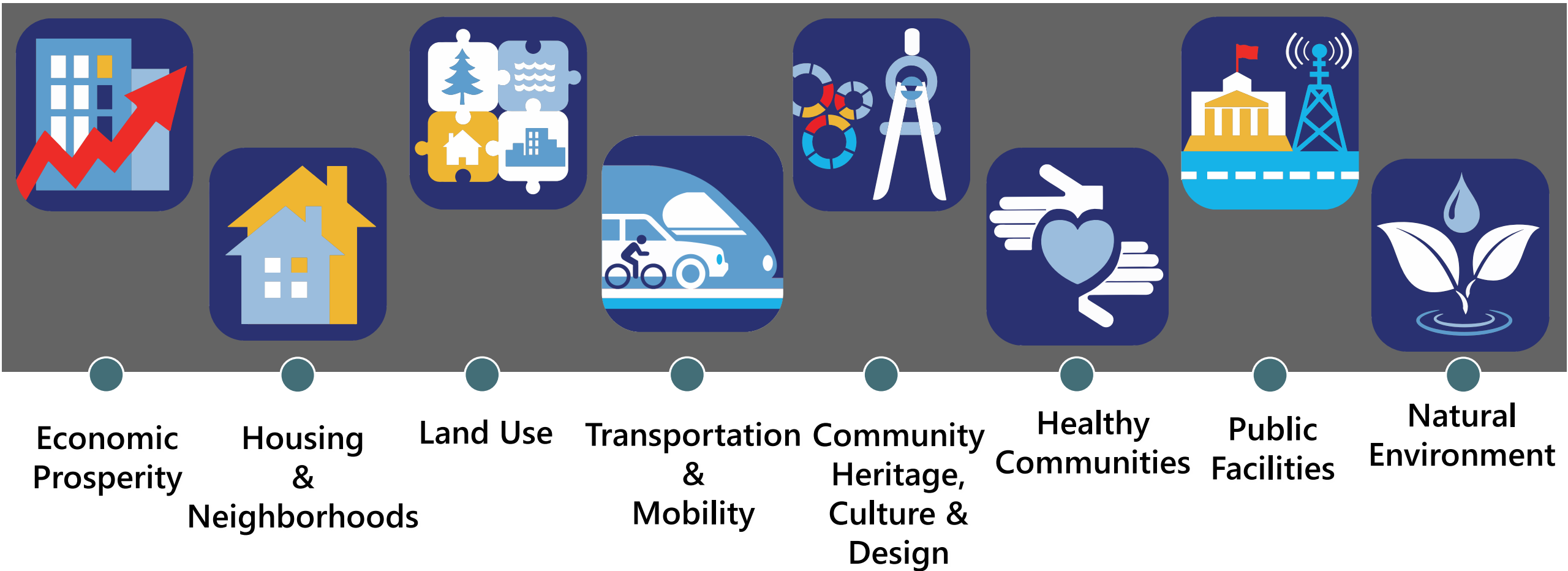
Email Comments: BVMP@ppd.mncppc.org



Use our online
tool called
Konveio



MASTER PLAN ELEMENTS





DEMOGRAPHIC & ECONOMIC PROFILE



- Population = 85,000 people
- Median household income = \$120,000
- Seniors 55+ fastest growing population
- High homeownership



DEMOGRAPHIC & ECONOMIC PROFILE

OPPORTUNITIES & CHALLENGES



Planning for an
aging
population



Preparing for
changing
generational
demand



Weak Class A
office market



High housing
cost burden



COMMERCIAL MARKET PROFILE



- Concentrated Class B/C office
- High vacancy of Class A office
- Collington Trade Zone remains competitive
- Closure of national retail chains



COMMERCIAL MARKET PROFILE

OPPORTUNITIES & CHALLENGES



Increase
residential base to
attract retail and
commercial uses



Focus on the corridors
(MD 197, MD 450, US
301/ MD 3)



Free State & Bowie
Marketplace
successful



HOUSING & NEIGHBORHOODS

- Healthy housing market
- Predominantly SFD (71%)
- Minimal growth for diverse housing types
- Projected 362 households net gain by 2024





HOUSING & NEIGHBORHOODS

OPPORTUNITIES & CHALLENGES



Challenges
attracting certain
employers or
retailers



Potential for new
student housing



New
development in
Old Town Bowie?



LAND USE, ZONING, & URBAN FORM



- Low-density residential makes 62% of area
- City of Bowie owns many small, vacant parcels
- Low connectivity



LAND USE, ZONING & URBAN FORM

OPPORTUNITIES & CHALLENGES



Limited greenfield
development



Car dependency with
current land use pattern



Potential to redevelop of
aging shopping centers



NATURAL ENVIRONMENT



66% of plan area is within the Green Infrastructure Network as identified in 2017 Resource Conservation Plan

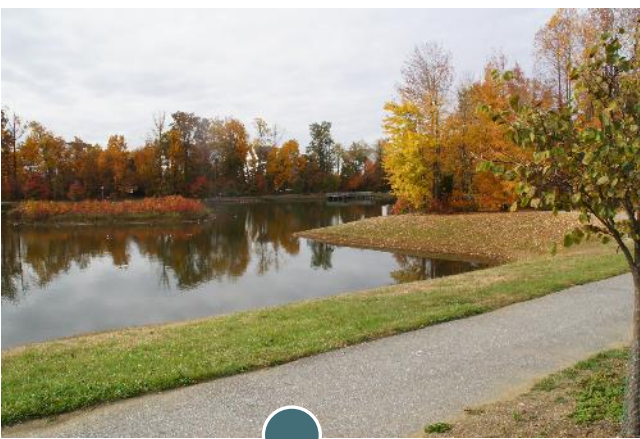
Tree canopy coverage in the master plan area is relatively high, 38%

20% of planning area is impervious surface





NATURAL ENVIRONMENT OPPORTUNITIES & CHALLENGES



Improve tree canopy through greening areas of impervious surface



Contribute to the regions goal to improve air quality



Continue to improve low soil erosion



Build upon the City of Bowie's Sustainability Plan



TRANSPORTATION & MOBILITY

- Majority out-commute, with long commute times
- 75% drive to work alone with long commutes
- City of Bowie – Housing and Transportation Score of 43



TRANSPORTATION & MOBILITY OPPORTUNITIES & CHALLENGES



Opportunities to
provide for alternatives
to driving through
infrastructure

Potential to grow
the bus transit
system

Reduce the
amount of parking

Expand on the
City's bike and trail
plan



COMMUNITY HERITAGE, CULTURE & DESIGN



Significant African American history



Anacostia Trail Heritage area



32 County-designated historic sites

Bid for Arts & Entertainment
(State designation)



COMMUNITY HERITAGE, CULTURE & DESIGN OPPORTUNITIES & CHALLENGES



- Provide historic interpretation for City/County owned sites and new developments

- State analysis determined Old Town Bowie ineligible for Historic District designation



- Challenges for an Arts & Entertainment District
 - Lack of potential artist housing
 - Lack of art related assets
 - No anchor institution



HEALTHY COMMUNITIES

- Abundant greenspace and farm areas
- High driving accessibility to supermarkets
- Low walking accessibility to supermarkets





HEALTHY COMMUNITIES

OPPORTUNITIES & CHALLENGES



Multiple locations that could accommodate multi-generational spaces and senior housing/services



Improve supermarket access in northern portion of plan area



Install pedestrian/biking facilities to improve access to parks



Opportunities to preserve existing farmland



PUBLIC FACILITIES



- Facilities concentrated in older communities



- Easy access to community centers and libraries for current population

- Within thresholds for hospital access



- Most schools are at target utilization – three elementary schools are over target

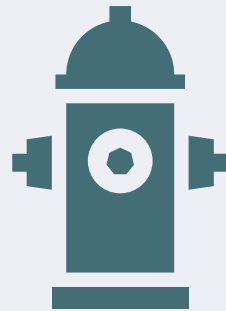


PUBLIC FACILITIES

OPPORTUNITIES & CHALLENGES



Growing disparity in access to libraries & community centers for developing communities



Increasing response times (fire/EMS) for developing communities



Future demand is predictable with current planned development – allows for better planning



BREAKOUT GROUPS

Link to Breakout Session (7:30 p.m.)

Bowie-Mitchellville and Vicinity Master Plan: Draft Existing Conditions Report Virtual Presentation - Breakout Group 1
Click here: [Join Microsoft Teams Meeting](#)

You can also dial in using your phone.

United States: [+1 443-961-1463](#) United States, Baltimore (Toll)
Conference ID: 578 579 763#

We look forward to seeing you virtually!

The Bowie-Mitchellville & Vicinity Master Plan Project Team

INSTRUCTIONS: All of you will now join Breakout Groups of several community members where we will discuss Opportunities & Challenges within the Master Plan Area for one hour. We will conclude at 8:30 p.m. Please join the second Microsoft Teams meeting using the **second Link** you were sent in the invitation.