

SUSTAINABLE COMMUNITY DESIGNATION APPLICATION

Eligible Applicants:

Local Government

Local Government Consortium

Sustainable Communities Application Rounds

Maryland Department of Housing and Community Development

Division of Neighborhood Revitalization

2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

<http://dhcd.maryland.gov/>

WES MOORE
Governor

ARUNA MILLER
Lt. Governor

JACOB R. DAY
Secretary

JULIA GLANZ
Deputy Secretary

OVERVIEW OF SUSTAINABLE COMMUNITIES

The Sustainable Communities Program was established by the Sustainable Communities Act of 2010 (House Bill 475, Chapter number 487) for the purpose of targeting of State revitalization resources into a single focus area called “Sustainable Community Areas.” In the Act, Sustainable Community Areas are defined as places where public and private investments and partnerships achieve:

- Development of a healthy local economy;
- Protection and appreciation of historical and cultural resources;
- A mix of land uses;
- Affordable and sustainable housing, and employment options;
- Growth and development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit.

The aim of this new focus area was to promote an interdisciplinary approach to community planning and investment, and to provide a framework for local Sustainable Community Action Plans.

The Sustainable Community designation application is a vehicle for implementation of the 2010 Act. *Through this application, eligible applicants will propose two things:*

- (1) Define a geographic area within the existing built environment in need of revitalization or additional state investment to strengthen the local market**
- (2) Submit a Sustainable Community Action Plan, a summary of initiatives and projects that support the revitalization of the targeted Sustainable Community Area**

Sustainable Community Action Plan

Sustainable Community Action Plans should include a range of revitalization strategies and projects that prevent or reverse the decline of or disinvestment in a Sustainable Community Areas through improvements in residential, commercial, or other public or private properties.

Complete applications will be reviewed by State inter-agency teams, and recommendations will be presented to the Secretary of the Maryland Department of Housing and Community Development and then to the Smart Growth Subcabinet within approximately three months.

Application Eligibility

Local governments (municipal or county) are eligible to apply. Eligible applicants must form a local **Sustainable Communities Workgroup** that will develop and guide implementation of the local Sustainable Community Action Plan. The purpose of this workgroup is to facilitate collaboration among local government agencies and private stakeholders to support community development planning and implementation. For example, the **Sustainable Communities Workgroup** should include representatives of key public and private stakeholders, such as local government agencies, community associations, community development organizations, and employer/business representatives.

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be indicative of a targeted approach. Applicants can verify Priority Funding Area boundaries by visiting the Maryland Department of Planning website at: <http://mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html>;
- 2) A local government resolution in support of the boundary designation and plan should accompany the application or must be in process (all Sustainable Community Area designations will be contingent upon an executed local resolution);
- 3) Entities in the community must have pledged financial and/or in-kind resources to implement the Plan as indicated by letters of support;
- 4) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 5) The proposed plan must be consistent with other existing community or comprehensive plans;
- 6) A Sustainable Communities Workgroup is formed and a roster of members is provided.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application

To: Tynan Stevenson

tynan.stevenson@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Tynan Stevenson at 410-209-5811 or by email at tynan.stevenson@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

Approval

Approval of applications will be made by the Governor's Smart Growth Subcabinet on the recommendation of the Secretary of Housing and Community Development. A State inter-agency team will review applications and make recommendations to the Department of Housing and Community Development Secretary.

All questions related to the application, please contact Tynan Stevenson at 410-209-5811 or by email at tynan.stevenson@maryland.gov

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:		Bowie State University and MARC Station Sustainable Community	
Name of Applicant:		Prince George's County	
Applicant's Federal Identification Number:		52-6000998	
Applicant's Street Address:		1301 McCormick Drive	
City: Largo	County: Prince George's County	State: MD	Zip Code: 20774
Phone Number: 301-952-5867	Fax Number: 301-952-3784	Web Address: https://www.princegeorgescountymd.gov/	

Sustainable Community Application Local Contact:

Name: Elizabeth Mekonnen		Title: Planner II	
Address: 1616 McCormick Drive	City: Largo	State: MD	Zip Code: 20774
Phone Number: 301-952-4363	Fax Number:	E-mail Address: Elizabeth.Mekonnen@ppd.mnccppc.org	

Sustainable Community Contact for Application Status:

Name: James Hunt		Title: Acting Deputy Planning Director	
Address: 1616 McCormick Drive	City: Largo	State: Maryland	Zip Code: 20774
Phone Number: 301-952-3951	Fax Number:	E-mail Address: James.Hunt@ppd.mnccppc.org	

II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

- (1) Provide a description of Sustainable Community Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The proposed sustainable community boundary encompasses the area around the Bowie State MARC Station (13900 Jericho Park Road) and Bowie State University (BSU), a public HBCU (Historically Black Colleges and Universities). The proposed boundary begins on 93.5 acres of County-owned land adjacent to the Bowie MARC Station and 13900 Jericho Park Road in Bowie, Maryland. The boundary proceeds southward to Jericho Park

General Information – SC

Road, which it traverses until it meets Laurel Bowie Road/MD 197, where it intersects Lemons Bridge Road. The boundary then proceeds east across the Bowie MARC Station to BSU, which is bordered by Jericho Park Road to the south, East Loop Road to the east and West Loop Road to the west.

The targeted area was selected to help drive transit-oriented development around the Bowie State MARC Station, which will serve as a catalyst for additional investment and expansion of Bowie State University. In addition, this target area encompasses and support existing revitalization projects of local, County, and state partners including Prince George's County Revenue Authority's plans to develop a mixed-use transit-oriented village.

- (2) Include the following as attachments: 1) PDF or JPEG of proposed Sustainable Communities boundary map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) representative photos of proposed Sustainable Community area.
- (3) Approximate number of acres within the SCA: 356.075 acres
- (4) Existing federal, state or local designations:
- ☐ Main Street ☐ National Register Historic District ☐ Local Historic District
- ☐ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District ☐ BRAC
- ☒ State Designated TOD ☐ Opportunity Zone ☐ Other(s): *Tree Campus Higher Education designation by the Arbor Day Foundation (Bowie State University); Anacostia Trails Heritage Area*
- (5) Prior Revitalization Investments & Smart Growth:
- a. *List and describe any significant State and local smart growth or revitalization related program investments that have been made in the area during the past five years.*

Funding Program/Investment Name	Year Awarded/Implemented	Amount
1. Bowie State University Martin Luther King Jr. Center	2024	\$159 million
2. Habitat Restoration Grant	2024	\$600,000
3. Prince George's County Stormwater Management Grant	2023	\$25,000
4. Maryland Economic Development Corporation	2021	\$42 million
5. Maryland Energy Administration FY 22 Resilient Maryland Program	2022	\$100,000 (Phase 1 Study)
		\$1.05 million (Phase 2)
6. Fruit Tree Orchard Planting	2020	N/A
7. Goodloe Alumni House	2022	\$50,000

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8. BSU Sustainability Fee	2021-2024	
9. MD 197 Guardrail Installation	2026	\$36,000
10. MD 197 Pavement Marking	2026	\$59,000
11. MD 197 Microsurface/Rehabilitate	2026	\$9,000
12. WB&A Trail Bridge	2024	\$4.7 million
13. MARC Penn Line TOD Strategy	2024	N/A
14. MHEC Nursing Ph.D. Faculty Development	2025	\$2.2 million
15. NIH AIM-AHEAD Subaward for AI & Health Equity	2025	\$99,999
16. Resilient Maryland Program – Microgrids: Maryland Energy Administration – FY24 Resilient Maryland Program: Area of Interest 2 – Capital Support	2024	\$1,050,000
17. Maryland Technology Development Corporation (TEDCO)	2024	\$50,000
18. U.S. Fish and Wildlife Service – Youth Engagement, Education, and Employment	2024	\$10,000
19. Maryland Department of Human Services	2024 and 2025	\$401,617
20. Maryland Higher Education Commission – FY25 Inmate Training and Job Pilot Program	2025	\$25,000

b. Describe the investment. What impact have these investments had on the community?

1. Martin Luther King Jr. Center: *The Martin Luther King Jr. Center opened in August 2024, providing a technologically advanced 21st century learning experience for students. The facility houses the Department of Communications; History and Government; Language, Literature and Cultural Studies; and Military Science. The center also includes a 1500-seat auditorium, which is accessible to the campus and the community. The Center will enhance the Bowie State experience by connecting students across different fields of study in the arts and humanities. The facility is sustainably designed and is an inclusive space that fosters collaboration and interaction. The center includes specialty learning environments that will support student's education and growth including recording studios, professional radio and TV broadcast studios, video editing rooms, a GIS lab, a resource library, event space, outdoor amphitheater and more. Artwork and graphic elements are found throughout the space to spark inspiration and celebrate the power of ideas and one's voice in creating change. Partners: Perkins & Will; Whiting-Turner; Bowie State University*

2. Habitat Restoration Grant: *This grant funded the creation of a management plan to restore the natural habitat on the BSU/Uhler Tract Trails for recreation and research. Partners: Bowie State University; Alliance for the Chesapeake Bay*

3. Prince George’s County Stormwater Management Grant: *BSU received a stormwater management grant from the Prince George’s County Department of the Environment and the Chesapeake Bay Trust for natural restoration to Peace Park. The Peace Park restoration was completed in 2024 and included the planting of over 120 native plants and flowers, a solar street light, a park swing beach, and interpretative signage.*

Partners: *Prince George’s County Department of the Environment; Chesapeake Bay Trust; BSU*

4. The Entrepreneurship Living and Learning Community (ELLC): *The Entrepreneurship Living and Learning Community is a six-story mixed use innovation hub that opened in 2021. The ELLC is designed to inspire and make entrepreneurship accessible to BSU students across all disciplines. The Center includes residential space for 557 students and a co-working environment for BSU’s early stage startups with training and mentors on site to enable students and faculty to scale up their business. The Center also houses the Entrepreneurship Academy and the Bowie Business Innovation Center, which together have assisted 132 local and student businesses. In 2022, the ELLC received LEED Gold designation. In 2024, the center won the 2024 Global Consortium Entrepreneurship Centers Highly Commended Outstanding Award, highlighting the center’s ambitious goals, dedicated teams, sustainable operating plans and strong relationships with stakeholders.*

Partners: *Economic Development Corporation; Bowie State University*

5. Microgrid Feasibility Study: *BSU received Resilient Maryland planning funds from the Maryland Energy Administration to conduct a feasibility analysis and preconstruction planning for a resilient microgrid to bolster the resilience of critical university loads throughout various buildings and enhance its sustainability goal set out in its 2020–2030 Facilities Master Plan and Climate Action Plan. The study included: identification of critical loads, monitoring current energy usage, and making recommendations and preparing BSU for the next phase. Technologies under consideration include solar PV, wind turbines, battery energy storage, electric vehicle charging, CHP, anaerobic digestion, a heat recovery steam generator (“HRSG”), and absorption chilling. BSU also seeks to integrate the microgrid analysis into its academic offerings, providing students with the opportunity to receive hands-on training for careers in the clean energy economy. BSU completed the feasibility study in 2023. The second phase will provide paid student internships with Optimize Renewables. The use of microgrids can help institutions like BSU maximize the use of clean, renewable energy which can help reduce electricity bills and help drive decarbonization.*

Partners: *Maryland Energy Administration; BSU; Optimize Renewables*

6. Fruit Tree Orchard Planting: *Fifty BSU volunteers planted a campus fruit tree orchard of 25 apple and pear trees on the tract of land between Lot L and Loop Road (near the Student Center) in 2020 in collaboration with VitaFusion as part of a goal to plant 200k fruit trees worldwide by 2020. Donations funded the planting and equipment needed for the planting.*

Partners: *BSU; Fruit Tree Planting Foundation; VitaFusion*

7. Goodloe Alumni House: *Bowie State University Foundation received funding from the Maryland Department of General Services Capital Grant Program for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Goodloe Alumni House. Although the Goodloe House lies just outside the proposed sustainable community area (SCA), the Goodloe House hosts programs and activities that support the BSU community.*

Partners: *Bowie State University Foundation; Maryland Department of General Services*

8. BSU Sustainability Fee: *In 2021, BSU purchased and installed two new additional BigBelly solar trash compactors. BSU also purchased 3 stand up solar charging stations. The solar charging stations provide power*

for smartphones, tablets, and other handheld devices. In 2022, BSU purchased 10 new small solar charging units to sit next to outdoor benches. BSU installed electric vehicle charging stations as well. In addition, BSU also purchased educational/informational ground signs for two stormwater management facilities. In 2023, BSU purchased a park swing bench for Peace Park. In 2024, the university purchased its first electric passenger vehicle. BSU's sustainability initiatives contribute to reduce the worst impacts of climate change by increasing energy efficiency and reducing greenhouse gas emissions.

9. MD 197 Guardrail Installation: *The Maryland Department of Transportation (MDOT) has begun the design to install a guardrail from Old Laurel-Bowie Road to Snowden Pond Road. Guardrail installation will contribute to enhancing road safety on MD197 by reducing crash severity.*

10. MD197 Pavement Marking: *MDOT completed the pavement marking installation from Galant Fox Lane to Old Laurel-Bowie Road. Pavement marking will enhance road safety by contributing to reduced collisions and improved traffic flow for all road users.*

11. MD 197 Microsurface/Rehabilitate: *MDOT is in the planning phase for pavement preservation along Rustic Hill Drive to Jericho Park Road. Pavement perseveration involves applying a thin layer of specialized asphalt emulsion and aggregate to the existing road surface to seal cracks, enhance skid resistance, and prolong the pavement's lifespan.*

12. WB&A Trail Bridge: *In 2024, MDOT completed the construction of a bicycle/pedestrian bridge spanning the Patuxent River to connect the WB&A Trail in Anne Arundel County with Prince George's County. The bridge is located along the WB&A Trail over the Patuxent River, which is also the boundary between Anne Arundel and Prince George's counties. While the project is outside the TOD area, this project expands the low-traffic stress bikeshed into Anne Arundel County.*

13. MARC Penn Line TOD Strategy: *In 2024, MDOT completed a 10-month long study analyzing existing conditions, market dynamics, and regulatory environment to evaluate the TOD potential for a total of ten MARC stations along the Penn Line between New Carrollton and Penn Station. The six phase 1 stations included the proposed sustainable community area of Bowie State, along with Odenton, Seabrook, West Baltimore, BWI, and Halethorpe. A lower-intensity, Phase 2 analysis was conducted on 4 stations north of Penn Station envisioned as longer-term opportunities. The study was performed through a contract with the Maryland Economic Development Corporation (MEDCO) and HR&A Advisors.*

Partners: *MDOT; Maryland Economic Development Corporation (MEDCO); HR&A Advisors*

14. Maryland Higher Education Commission (MHEC) Nursing Ph.D. Faculty Development: *Faculty pipeline funding with the goal of increasing the number of nurse educators by 2029, thereby strengthening healthcare capacity building.*

15. National Institute of Health (NIH) AIM-AHEAD Subaward for AI & Health Equity: *This subaward supports the development of an AI & Machine Learning Health Research Laboratory, focusing initially on mental health outcomes in Prince George's County. The project advances environmental health, public health innovation, and equitable access.*

16. Resilient Maryland Program – Microgrids: Maryland Energy Administration – FY24 Resilient Maryland Program: Area of Interest 2 – Capital Support: *(see Funding Investment #5)*

17. Maryland Technology Development Corporation (TEDCO): *The project embodies the innovative Hydroponics Technology for Food Production and offers a sustainable solution to the pressing issue of food security in the face of a growing global population. By harnessing the power of nature and technology, this method of growing plants presents a pathway to increased productivity, improved water efficiency, and year-round cultivation. The proposal from Bowie State University represents a pioneering effort to develop a cutting-edge, clean energy-based and environmentally controlled mobile hydroponics system growth module, designed specifically for fodder and leafy greens, with a small aquaponics capability.*

18. U.S. Fish and Wildlife Service – Youth Engagement, Education, and Employment: *Bowie State University will hire two undergraduate students or recent graduates to work as Outreach and Engagement Interns at the Patuxent Research Refuge. The interns will help connect local communities (around Bowie and Laurel, MD) with nature and help refuge management improve their programming for community engagement and specifically focus on increasing nature exposure for and programming relevant to historically excluded and under-resourced groups.*

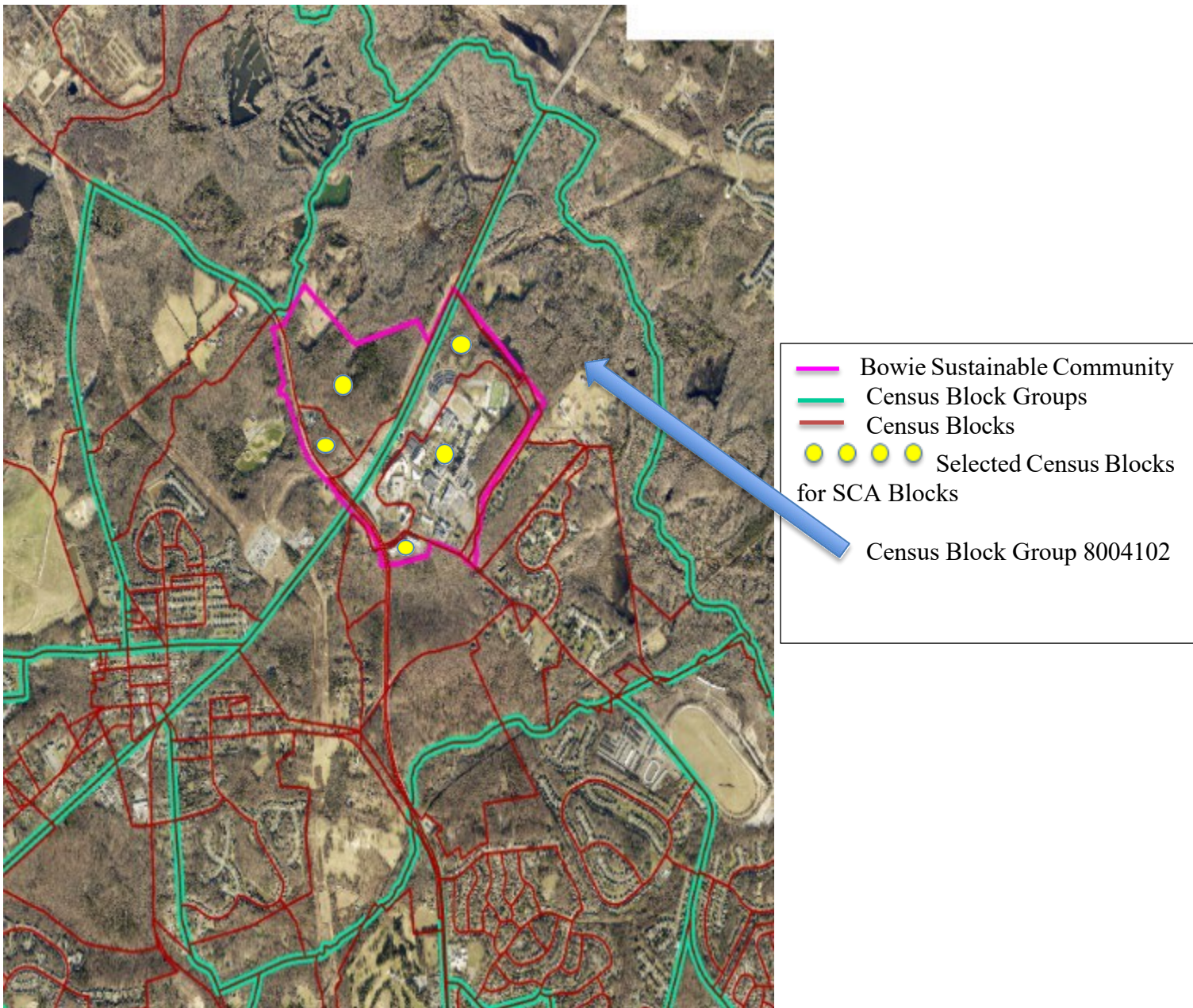
19. Maryland Department of Human Services: *The Institute for Innovation and Implementation (The Institute) at the University of Maryland, Baltimore School of Social Work has partnered with Bowie State University's Department of Social Work to support workforce development activities related to helping social work students receive training, skills, and knowledge that prepares them for employment in a wide variety of settings serving clients with diverse needs. The program is designed to improve employable skills to pave the way to a lifelong career in social services, specifically working in child welfare settings and familiarity with evidence-based practices. The program will integrate workforce development activities into Bowie's BSW program and leverage collaboration with undergraduate Maryland social work programs at nearby institutions that articulate values, principles, and core practices on how to work with children, youth, families, and vulnerable populations.*

20. Maryland Higher Education Commission – FY25 Inmate Training and Job Pilot Program: *Bowie State University's Inmate Training and Job Pilot Program is a targeted initiative designed to support incarcerated women at the Maryland Correctional Institution for Women (MCIW). In partnership with MCIW, the program combines academic instruction, peer mentoring, job readiness training, restorative justice and practices to prepare participants within 12 months of release for successful reintegration into the workforce and the broader community. Core components include college-credit courses, skills development, individualized plans, and mentorship. The program also emphasizes stakeholder collaboration and continuous assessment to ensure program quality and impact.*

- (6) Describe the Sustainable Community Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

Since the SCA is quite small, very little socioeconomic data is available besides total population, age, race/ethnicity, commercial vacancy rates, and certain housing characteristics. Thus, a census block group (aqua green outline on map below), the smallest geography where a more comprehensive socioeconomic data is available was used for context comparison. See narrative below demographic charts.

General Information – SC



		Bowie SCA	Block Group	County
Total Population		1464	2484	955,584
AGE				
	Under 5 years	7	13	59,434
	5 to 9 years	6	37	59,242
	10 to 14 years	5	71	58,895
	15 to 19 years	696	524	61,608
	20 to 24 years	706	717	59,930
	25 to 34 years	22	174	133,672

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	35 to 44 years	9	104	130,172
	45 to 54 years	7	290	126,835
	55 to 59 years	1	114	64,193
	60 to 64 years	2	136	63,549
	65 to 74 years	1	254	87,219
	75 to 84 years	2	50	36,792
	85 years and over	0	0	14,043
	Median age (years)	26.8	22.1	38.5
RACE/ETHNICITY				
	White	11	706	125,734
	Black or African American	1,383	1436	571,024
	American Indian and Alaska Native	1	0	5,378
	Asian	3	16	37,870
	Native Hawaiian and Other Pacific Islander	3	0	439
	Some Other Race	25	142	149,499
	Two or More Races	38	184	65,640
	Hispanic or Latino* (can be of any race)	55	96	207,694
HOUSING CHARACTERISTICS				
	Occupied units	12	505	344,586
	Owner-occupied units	12	503	214,809
	Renter-occupied units	0	2	129,777
	Vacant units	3	17	17,854
	Homeowner vacancy rate	20.20%	3.30%	0.80%
	Rental vacancy rate	-	-	4.40%
	Foreclosure rate	N/A	5.20%	9.20%
	Total Housing Units	15	522	362,440
COMMERCIAL VACANCY				
	Commercial Vacancy Rate	0	0.37%	8.70%

Block Group v. County Demographics

		Block Group	County
HOME VALUES			
	Owner-occupied units	503	214,809
	Less than \$50,000	0	5,680
	\$50,000 to \$99,999	0	2,594
	\$100,000 to \$149,999	27	3,544
	\$150,000 to \$199,999	4	5,134
	\$200,000 to \$299,999	6	29,213
	\$300,000 to \$499,999	150	111,017
	\$500,000 to \$999,999	316	54,597
	\$1,000,000 or more	0	3,030
	Median (dollars)	\$565,800	\$404,300
UNITS IN STRUCTURE BY TENURE			
	1-unit, detached	498	181,564
	1-unit, attached	7	58,442
	2 units	0	2,739
	3 or 4 units	0	6,219
	5 to 9 units	0	28,144
	10 to 19 units	0	42,011
	20 or more units	0	41,175
	Mobile home	0	2,037
	Boat, RV, van, etc.	0	109
	Total Housing Units	505	362,440
HOUSEHOLD INCOME			
	Total households	505	344,586
	Less than \$10,000	0	14,958
	\$10,000 to \$14,999	0	7,206
	\$15,000 to \$24,999	4	12,984
	\$25,000 to \$34,999	17	14,597
	\$35,000 to \$49,999	37	26,262
	\$50,000 to \$74,999	35	48,857
	\$75,000 to \$99,999	17	46,131
	\$100,000 to \$149,999	68	73,625
	\$150,000 to \$199,999	135	44,543
	\$200,000 or more	192	55,423
	Median household income (dollars)	\$173,843	\$100,708
EDUCATIONAL ATTAINMENT			

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	Population 25 years and over	1,122	656,475
	Less than 9th grade	38	50,929
	9th to 12th grade, no diploma	13	36,129
	High school graduate (includes equivalency)	155	166,011
	Some college, no degree	198	124,537
	Associate's degree	23	42,021
	Bachelor's degree	404	133,084
	Graduate or professional degree	245	91,028
	Doctorate degree	46	12,736
<i>Percent population 25 years old and over</i>	High school graduate or higher	1071 (95.5%)	569,417 (86.7%)
	Bachelor's degree or higher	695 (61.90%)	236,848 (36.1%)
LABOR FORCE AND EMPLOYMENT			
	Population 16 years and over	2,349	766,427
	In labor force	1,170	536,255
	Civilian labor force	1,168	532,203
	Employed	1,063	498,220
	Unemployed	105	33,983
	Armed Forces	2	4,052
	Not in labor force	1,179	230,172
MEANS OF TRANSPORTATION TO WORK			
	Workers 16 years and over	1,036	490,621
	Car, truck, or van -- drove alone	597	300,039
	Car, truck, or van -- carpooled	72	49,941
	Public transportation (excluding taxicab)	28	42,184
	Walked	117	8,487
	Other means	15	14,249
	Worked from home	207	75,721
POVERTY STATUS			
	Total persons whose poverty level is determined	1,379	924,563
	Income in the past 12 months below poverty level	21	101,664

General Information – SC

	Poverty rate	1.50%	11.00%
	Income in the past 12 months at or above poverty level	1,358	822,899

Bowie State University						
YEAR		2020	2021	2022	2023	2024
ENROLLMENT						
	Undergraduate students	5354	5381	5378	5288	5,136
	First-time, full-time freshman	--	--	--	--	950
	Graduate students	896	927	897	1120	1,217
	Total Enrollment	6250	6308	6275	6408	6,353

Source: Data for the SCA is from the U.S. Census Bureau, Census 2020 by census block. The American Community Survey (ACS) data are not available at the census block level due to the federal Confidentiality Agreement. Data for the Block Group and the County are from the U.S. Census Bureau, 2023 American Community Survey 5-year estimates. Commercial vacancy rates are from CoStar. Foreclosure data is from the Maryland Department of Housing and Community Development, 2021-2023. Bowie State University enrollment data is from IRIS.

NARRATIVE:

The sustainable community area is populated by Bowie State University which is reflected in the relatively young median age of 26.8. BSU has a relatively large undergraduate population, with its undergraduate students making up about 80% of its total enrollment. Undergraduate enrollment at Bowie State University has remained steadily around an average of 5,307 students in the past five years, while graduate enrollment has steadily grown from 896 graduate students in 2020 to 1,217 students in 2024. This could be attributed to several factors, including the number of post-bachelor certificates and graduate programs that have been recently added including Applied Biotechnology and Molecular Biology and Internet of Things & Internet Technologies in 2023. The BSU population is majority African American, making up 94% of the sustainable community area. The SCA has a total of 15 housing units and in recent years has been working to expand its on-campus housing options for students. This is evident with the development of the Entrepreneurship Living and Learning Center and the Gateway Apartments, which combined will provide housing for an additional 1,100 students.

The median home values in the block group is \$565,800, significantly higher than the County's median of \$404,300. The block group has a limited, and non-diverse housing stock with no multifamily units. Approximately 98% of the housing consists of single-family detached units, while about 1.3% are single-family attached units. The median household income in the block group is \$173,843, which is substantially higher than the County's median of \$100,708. The block group has relatively high educational attainment levels, with 95% holding a high school diploma or higher and 62% holding a bachelor's degree or higher. The majority of residents in the block group commute by car, with only about 2.7% using public transportation and slightly more than half driving alone.

B. Organizational Structure, Experience and Public Input:

- (1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the Sustainable Community Area Plan?

The Prince George's County Planning Department and its respective staff in the Community Planning Division prepared the Sustainable Community Application and Action Plan. The Planning Department has received ongoing support from various stakeholders who are part of the Sustainable Community Workgroup to develop the action plan. The Sustainable Community Workgroup is composed of representatives from key stakeholders and organizations in the sustainable community area including:

- *Bowie State University (BSU)*
- *Margrave Strategies*
- *Prince George's County Revenue Authority (RA)*
- *Maryland Department of Transportation (MDOT)*
- *Prince George's County Department of Parks and Recreation*
- *Prince George's County Council District 4 Office*

The sustainable community action plan will be managed in collaboration between the Revenue Authority, MDOT, and BSU, with support from the County Council District 4 office and other nonprofit, County agencies, and stakeholders in the area.

- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the Sustainable Community Plan?

Prince George's County Revenue Authority: *The Revenue Authority is a quasi-governmental entity that serves as a real estate development and development finance agency, an operator of programs and facilities, and a manager of programs and facilities in partnership with County agencies. The Revenue Authority generates trade, industry, and economic growth for the public good through the acquisition, development and financing of real estate projects. The Revenue Authority owns 93.35 acres of undeveloped land in the sustainable community area. The Revenue Authority has put out an RFP for a joint development partner to develop a mixed-use transit-oriented village, which may encompass housing, commercial/retail, recreational/institutional uses. The Revenue Authority and its joint development partner will be a major player in implementing the action plan which calls for expanding housing options and increasing economic development opportunities.*

Maryland Department of Transportation (MDOT): *MDOT is made up of five model administrations: the Maryland Aviation Administration (MAA); the Maryland Port Administration (MPA); the Motor Vehicle Administration (MVA); the State Highway Administration (SHA); the Maryland Transit Administration (MTA). MDOT provides transportation options to Marylanders across the state. MDOT owns approximately 4.63 acres of the sustainable community area. MDOT has put out an RFP to solicit a joint development partner to lead the*

master planning efforts and redevelopment of 4.63 acres of underutilized state owned land at the Bowie State MARC Station for transit-oriented development (TOD) that will complement the growth of Bowie State University and surrounding areas. The vision for Phase 1 of the MDOT-owned land is affordable or mixed-income housing. MDOT and its joint development partner will be a major player in implementing the action plan which calls for expanding multifamily housing options in the area.

Bowie State University (BSU): *Bowie State University was founded in 1865 and is Maryland's oldest HBCU. BSU is part of the University System of Maryland. BSU provides high quality and affordable educational opportunities for students with 30+ undergraduate majors, 21+ master's degree programs, 18+ specialty certificates and three doctoral programs with specific focus on science, technology, business, education and related disciplines. The BSU campus makes up the majority of the sustainability community area. Bowie State University has extensive experience managing strategic plans. In 2020, BSU published a Climate Action Plan; In 2021, BSU developed a Facilities Master Plan to guide the physical growth of campus. In 2024, BSU published Boldly Forward FY26-29 Strategic Plan, which sets the goals and priorities of the university for the next five years.*

Margrave Strategies: *Margrave Strategies is an innovative consulting firm that provides a comprehensive array of economic development, planning and visioning services. In 2020, Bowie State University awarded a contract to Margrave Strategies to develop an economic development strategy. The strategy outlines a variety of goals, actions, and implementation strategies to guide sustainable and measurable economic growth. The sustainable community action plan incorporated strategies from the economic development strategy.*

As displayed in Section II, Question 5 (Prior Revitalization Investments & Smart Growth), organizations represented in the workgroup including MDOT and BSU have managed funding for several community revitalization projects in the proposed sustainable community area. A strength of the workgroup is the existing commitment and collaboration to coordinate development and create a unified vision of centering mixed-use TOD at the MARC station, increasing ridership for MDOT/MTA, supporting the additional investment and expansion of BSU, and stimulating economic growth within Prince George's County. MDOT, BSU and the Revenue Authority formalized their collaborative partnership through an MOU.

- (3) How did residents and other stakeholders in the community provide input on the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based? Understanding that there are special circumstances related to the Covid-19 pandemic, what adjustments have or will need to be made regarding public input? Please inform Sustainable Communities staff and/or your regional project manager if assistance or special consideration is required.

Two workgroup meetings were held in preparation of the designation application with the sustainable community workgroup. The first meeting focused on developing priorities and strategies for the Community Health and Quality of Life, Environment, and Transportation sections. The second meeting focused on developing priorities and strategies for the Local Planning and Staffing Capacity, Economic Development, and Housing sections. The action plan is based on the following plans, all of which were developed with a stakeholder and community input:

- *2024 Unlocking the TOD Potential of the MARC Penn Line Corridor Study*
- *2022 Bowie-Mitchellville and Vicinity Master Plan*
- *Bowie State University Facilities Master Plan 2020-2030*

- 2020 *Bowie State University Climate Action Plan*
- *Honoring the Past While Racing to the Future: A Comprehensive Economic Development Strategy for Bowie State University* (2021)

COVID-19 did not have an impact on the planning process for the action plan.

III. SUSTAINABLE COMMUNITIES ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy. The Plan should be flexible enough to be updated regularly and must be renewed every five years to reflect new goals and conditions. The priority initiatives and projects identified in the action plan are local priorities for improving properties and opportunities for residents. The Plan should address the strategies that will guide investment in the geographic area targeted for revitalization. The Plan will guide local stakeholders and State agencies as they work together to achieve revitalization objectives.

Action Plan Guidance

- 1) For each element, identify the essential strengths and weaknesses of your community.**

Example:

Strength - Good sidewalk connectivity

Weakness - Insufficient bicycle infrastructure

- 2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest opportunities. Identify a way to measure the success of that outcome.**

Example:

Outcome - Expand fiber optic broadband Internet connections in Town

Progress Measure - Linear measurement of broadband fiber laid

- 3) After defining the outcomes, list detailed strategies and discrete actions that will serve as the means to achieve those goals.**

Example:

Strategy A - Increase number of Town sponsored events

Action A - Organize a workgroup tasked with planning weekend events

Action B - Develop, with community input, a series of weekend events that the Town could host

- 4) List potential partners that can support the successful implementation of these strategies through different types of resources.**

Example:

Partner 1 - DHCD (Community Legacy program)

Partner 2 - Small Business Administration (Services and financial assistance)

Sustainable Communities Application

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; green infrastructure; habitat improvement; climate change mitigation and adaptation; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

HOUSING: Describes projects involving the homes people in your community live or making it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include physical improvements to indoor spaces and outdoor environments and services such as programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Sustainable Communities Action Plan

For the **Bowie State University (BSU) and MARC Station Sustainable
Community Area**

Prepared on **[September 2025]**

Sustainable Communities Application

<u>Sample Section</u>	
<u>Strengths</u>	<u>Weaknesses</u>
Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)	Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u> Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address. Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?	<u>Strategies and Action Items</u> Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.	<u>Implementation Partners</u> Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.
Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas. Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas	Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations. Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent. Example Action 2: Conduct outreach program to determine barriers to code compliance. Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement. Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.	Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association

Sustainable Communities Application

Environment

This section focuses on the natural environment, our use of natural resources, and our relationships to the natural environment.

Strengths and weaknesses might focus on the following: quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; climate change mitigation and adaptation; energy conservation; green infrastructure; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation.

<u>Strengths</u>	<u>Weaknesses</u>
● Fran Uhler Natural Area in northwestern portion of SCA ● Patuxent Research Refuge is north of the SCA, but connects to the Fran Uhler Natural Area ● Tree canopy covers 43% of the SCA ● High Green Infrastructure Network (196 acres or 55% of the SCA ○ 9.45 acres of wetlands ● In 2018, the Maryland Energy Administration funded a large-scale solar project on the BSU campus ● In 2024, BSU completed the restoration of Peace Park and planted over 120 native plants and flowers and installed a solar street light, park swing beach, and interpretative signage. ● BSU Green Ambassador Program: Cultivates student leaders who help make decisions regarding environmental sustainability for the entire campus and motivate other students/faculty to become more energy efficient, less wasteful, and adopt environmentally friendly lifestyles. ● BSU Climate Commitment Coordinating Committee (C4): Works to enhance sustainability awareness as a way of life for all campus members and is composed of student representatives, faculty, staff, and community partners. ● BSU has cultivated relationships with several external agencies, like the Maryland Department of the Environment, Alliance for the Chesapeake Bay, the Fruit Tree Planting Foundation, and the Prince George's County Department of the Environment ● BSU has hosted several external and public events focused on climate resilience and environmental sustainability including an Environmental Literacy Summit and Prince George's County Student Environmental Alliance Summit	● Patuxent River Upper is impaired, with high amounts of chlorides, sulfates, bacteria, and total suspended solids (TSS). ● Some trail areas around campus are not well-maintained and flood easily ● Increased campus enrollment could mean more cars on campus and more greenhouse gas emissions ● 87 acres of impervious surface area (or 24% of the SCA)

Sustainable Communities Application

- BSU hosts a Climate Career Fair and Expo which introduces students to various careers with national, state, local and non-profit agencies
- BSU has been awarded the Tree Campus Higher Education designation offered by the Arbor Day Foundation for three years in a row
- BSU has started a food composting program, helping cut down on greenhouse gases and waste.
- BSU has made significant solar installations around campus:
 - Outdoor solar charging units
 - Large scale solar panel system, which is expected to generate 2 million kWh of electricity per year or roughly 10% of the campus needs
 - Parking Lot I includes a large-scale solar canopy that will account for about 7% of the campus energy needs.
 - A solar heating system was installed in the school's swimming pool.
 - Four Big Belly solar trash compactors & recycling units operating from 100% solar energy
- BSU has installed EV charging stations and purchased three electric vehicles further expanding its energy efficiency.
- The Student Center has a green roof, water gardens, a trayless cafeteria and other energy saving measures
- BSU hosts the installation of the world's first solar charging bus station called the SolGreen® Casini™ Power Hub located on campus between MLK and CBGS buildings
- Between June 2022- June 2024, BSU had a total of 31.11 tons of paper shredded for recycling from the campus
- BSU has over 60 bioretention facilities across its campus to help manage stormwater, reduce water pollution and flooding
- BSU established an Earth Week Program with various green and sustainable events held throughout the week
- Prince George's County has adopted a county-wide Climate Action Plan.
- BSU developed its own Climate Action Plan in 2020
- Growing Green with Pride is a countywide event that engages youth and the wider community to clean up streets and local parks

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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
Outcome 1: Increase recycling and/or reusing Progress Measures: Pounds (lbs) of recycling collected on-campus	Strategy A: Collaborate with Follet to increase sustainability practices in campus bookstore Strategy B: Create a recycling task force Strategy C: Place more recycling bins in residence halls Strategy D: Expand book recycling Strategy E: Expand ink recycling program	Bowie State University; BSU Climate Commitment Coordinating Committee (C4); BSU Green Ambassadors
Outcome 2: Increase renewable energy and energy efficiency and conservation Progress Measures: Kilowatt hours (kWh) expended by campus facilities	Strategy A: Continue to retrofit building common areas with LED lighting Strategy B: Initiate program for installation of lighting sensors in common areas and hallways of residence halls Strategy C: Add submetering to track and monitor energy and water usage in a portfolio manager Strategy D: Upgrade building systems with more efficient lighting to save energy, as well as hardware and security control systems to provide uniformity among all buildings Strategy E: Install gas and electric meters at each building to assess the efficiency of energy use for each building, facilitating energy savings	Bowie State University; Bowie Office of Facilities Management
Outcome 3: Continue sustainable environmental and landscaping actions Progress Measures: % of SCA with tree cover and/or pervious surfaces	Strategy A: Create a compost heap to produce organic fertilizer Strategy B: Plant additional trees on campus	Bowie State University; Prince George's County; Bowie Climate Commitment Coordinating Committee; BSU Green Ambassadors
Outcome 4: Improve water quality Progress Measures: Better stormwater quality controls on campus; increase in permeable surfaces; reduced pollution; improved local river and stream quality; number of stormwater projects	Strategy A: Limit development north of Loop Road as its collects stormwater into an extensive ecosystem. Strategy B: Continue to support environmental clean-ups around the BSU Campus Strategy C: Identify flood prone areas to target flood-control measures	Bowie State University; Bowie Climate Commitment Coordinating Committee; BSU Green Ambassadors; Prince George's County; Prince George's County Department of the Environment

Sustainable Communities Application

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

<u>Strengths</u>	<u>Weaknesses</u>
● Bowie State University (BSU) is the economic hub and major employer of the SCA ○ BSU generates 2,524 jobs for its local and regional economies ○ BSU generates \$351.3 million in total economic impact for its local and regional economies ● BSU's Entrepreneurship Living Learning Community (ELLC) is an innovation hub that makes entrepreneurship accessible to BSU students across all disciplines, providing training and mentors on site for faculty and students. ○ The ELLC houses the Entrepreneurship Academy as a resource for developing student entrepreneurship ○ The ELLC houses the Bowie Business Innovation Center, an accelerator for local startup businesses in Prince George's County. ● BSU has an entrepreneurial mindset and curriculum. Classes are taken by all students starting freshmen year focused on entrepreneurship through the Entrepreneurship Academy ● New buildings on campus (Performing Arts Center, Natural Sciences, etc.) have created unique spaces for innovation to occur ● BSU's Career Development Center offers several resources for students searching for employment and internship opportunities and support for career planning. ○ BSU's Career Development Center provides free professional outfits for students for interviews, career fairs, or job opportunities	● Little commercial activity ● Limited food options in close proximity, causing students and faculty to seek places off campus ● Nearest area with entertainment options (Bowie Town Center) requires driving, which may limit access for students with no personal vehicle on campus

Sustainable Communities Application

● BSU's proximity to major metropolitan areas like Baltimore and Washington DC give students easy access to high value internships and career opportunities ● Vacant land in the western portion of the SCA near Old Jericho Road and Lemons Bridge Road is zoned NAC, which allows medium to high density residential and certain commercial uses ● MDOT intends to solicit joint development of state-owned land to implement the Penn Line TOD Strategy's recommendations for near-term development opportunities of State-owned land along the MARC Penn Line ● The Stadium and Chesapeake Baysox are major regional attractions that bring visitors to the area and help support the surrounding businesses. ● Proximity to the Bowie Town Center provides convenient access to diverse entertainment and retail options ● BSU has a strong connection to the city of Bowie	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Boost economic activity around the university by capitalizing on nearby underutilized land Progress Measures: Acreage of vacant land around BSU; Acreage of land developed as residential and commercial use	Strategy A: Review proposals and select a joint development partner for the MDOT-owned site submitted in response to MDOT's RFP Strategy B: Collaborate with regional employers to establish satellite offices at sites owned by MDOT and the Prince George's County Revenue Authority once development is complete Strategy C: Examine the necessary utility investments to meet the needs of a potential makerspace at the MDOT-owned site Strategy D: Explore the feasibility of incorporating outdoor recreation into economic development around the university through facilities like breweries, distilleries, wineries, drive-in theaters, ropes courses, and athletic fields Strategy E: Assess the feasibility of incorporating facilities to support nursing and cybersecurity curricula into the MDOT-owned site, like a sensitive compartmented information facility (SCIF)	MDOT; Prince George's County Economic Development Corporation (EDC); Prince George's County Revenue Authority; joint development partners; Prince George's County Department of Permitting Inspections, and Enforcement (DPIE)

Sustainable Communities Application

Outcome 2: Promote neighborhood-serving retail to meet BSU students' and employees needs and encourage locally owned business development Progress Measures: Number of new businesses serving the BSU student and faculty population; Consumer spending on neighborhood serving retail in the SCA	Strategy A: Support the creation of a vibrant mixed-use, transit-oriented center at the County-owned property located west of BSU - Incorporate mixed-use spaces including retail, commerce, and dining. Strategy B: Identify appropriate retail options that could be developed on the MDOT-owned site - Potential options include a brewery, fast casual dining, and/or a grocery store anchor to serve students, faculty and nearby residents.	Joint development partners of the Prince George's County Revenue Authority and MDOT
Outcome 3: Promote a diverse, innovative regionally competitive economy Progress Measures: # of new jobs and companies in the SCA	Strategy A: Leverage the Bowie Business Innovation Center to accelerate businesses and create collaborative workspace for technology companies and government contractors. Strategy B: Collaborate with employers to create high quality jobs by forming partnerships with the Prince George's County Economic Development Corporation (EDC), Prince George's County Community Colleges, vocational schools, and BSU	City of Bowie Office of Grant Development and Administration; Bowie Youth and Family Services; Bowie Business Innovation Center; BSU

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
- The Bowie MARC Station opened in 1989 on the MARC Penn Line. The Bowie State MARC Station provides the SCA with transit access to Baltimore and Washington, D.C. - Campuswide wayfinding - Fran Uhler Trail connects to WB&A Trail, making it possible to follow trails from the SCA to Annapolis and Glen Burnie - Bus service to BSU campus - MD 197 Corridor serves as an important local connector for residents with BSU and the Bowie State MARC Station.	- No pedestrian infrastructure on Route 197, limiting accessibility to outdoor recreation at Jericho Park - Not enough lighting along Route 197 - Although the BSU MARC Campus Center is connected to regional destinations by rail, it has low connectivity by foot, bicycle, and public transit to the broader community. - Most students and faculty commute to campus by car - MARC Station feels disconnected from the university

Sustainable Communities Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Improve pedestrian connectivity to the MARC station, BSU, and the County-owned land Progress Measures: On-campus vehicle traffic; # of pedestrian improvements and safety amenities	Strategy A: Site improvements on-campus to pedestrian routes, lighting, landscaping, and special features, including benches and trash/recycling receptacles Strategy B: Improve east-west pedestrian connectivity by improving facilities on the MD 197 bridge Consider constructing a pedestrian bridge that allows people to easily access BSU, MARC Station, and the soon-to-be mixed-use transit-oriented development on the County-owned land.	Maryland Department of Transportation (MDOT); Bowie State University; Prince George's County Revenue Authority
Outcome 2: Lower dependency on single-occupancy vehicles on campus Progress Measures: % of students, faculty and staff who commute to campus using transportation options other than single-occupant vehicles	Strategy A: Explore the possibility of re-establishing a bikeshare program, with a hub either on campus or at the MARC station Strategy B: Expand bike facilities (bike racks or lockers) at MARC station Strategy C: Establish baseline metric and target goal for % increase in biking and alternative transportation usage, as well as % decrease in parking permits and traffic Strategy D: Integrate local bus service into future joint development planning to facilitate vibrant new development where public transit is a first choice for users	Capital Bikeshare; MDOT; Prince George's County Department of Transportation (DPW&T)
Outcome 3: Coordinate transportation infrastructure with new development to facilitate multi-modal accessibility Progress Measures: Length of uninterrupted sidewalks, # of bike racks, # of shade trees, # of pedestrian lights in SCA	Strategy A: Develop a parking management plan to assess the amount of parking accommodations that is needed at the MARC station and keep them on-site Strategy B: Incorporate pedestrian and bike facilities (sidewalks, bike racks, crosswalks, pedestrian-scale lighting, shade trees) into new development and ensure connectivity to the corresponding infrastructure on-campus	MDOT; MDOT's joint development partner; Prince George's County Revenue Authority; Revenue Authority's joint development partner
Outcome 4: Cohesive and strategic branding at the Bowie State MARC station Progress Measures: Number of new branding elements or wayfinding signage added around the MARC station	Strategy A: Identify improvements and activities to increase BSU branding at the Bowie MARC Station: - Collaborate with MDOT and BSU art students to paint murals in the pedestrian underpass - Update light post banners in the parking lot - Incorporate wayfinding to integrate the MARC station to the broader BSU campus	MDOT; Bowie State University
Outcome 5: Enhance non-vehicular paths and trails among new development Progress Measures: # of new trails; # of new pedestrian and bicyclist amenities	Strategy A: Leverage natural topography of county-owned parcels undergoing new development for walking trails Strategy B: Continue Phase 2 to rehabilitate the trails north of campus to be used for recreational and research purposes.	Prince George's County Revenue Authority; MDOT; Alliance for the Chesapeake Bay; Bowie State University, Climate Commitment Coordinating Committee

Sustainable Communities Application

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Housing

This section focuses on the homes in which people in your community live or making it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
● NAC zoning designation of vacant properties near Old Jericho Road and Lemons Bridge Road allows medium to high density residential uses ● New student apartments at Entrepreneurship Living and Learning Center (opened in 2021) and The Gateway Apartments (under development since 2023) will provide over 1,100 student apartments in the SCA ● The median home values in the block group are \$565,800, significantly higher than the County's median of \$404,300 ● Prince George's County DHCD has established a sustainable source to support the Housing Investment Trust Fund that serves as a vehicle to provide Workforce Housing Gap Financing. ● Prince George's County DHCD has a Pathways to Purchase Program, a 0% interest, deferred payment loan that provides up to \$25,000 in down payment and closing costs for first time homebuyers. ● Housing Initiative Partnership (HIP) is a non-profit and community housing and development organization that develops innovative affordable housing and revitalizes neighborhoods in Maryland. ○ HIP provides first time homebuyer education, counseling, and workshops ● Land around BSU that is planned for development is owned by MDOT ○ MDOT-owned site will introduce more housing	● Housing outside the BSU campus is limited to single-family homes ● Not enough housing on campus for students ○ No on-campus housing prioritized for graduate student population, whose enrollment has been increasing in the past couple of years ● Many faculty and staff cannot afford to live near campus in Bowie due to the expensive housing market.

Sustainable Communities Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Expand residential uses around campus beyond traditional dormitories Progress Measures: # of non-dormitory residential units in the SCA	Strategy A: Develop multifamily housing at MDOT-owned site, which can be occupied by graduate students, faculty, staff, as well as residents not associated with the university Strategy B: Assess the feasibility of incorporating amenities for older residents and families with children Strategy C: Construct multifamily housing and townhouses on County-owned site accompanied by community amenities and access to trails	Joint development partners of Prince George's County Revenue Authority and MDOT; Maryland Department of Housing and Community Development (DHCD)
Outcome 2: Increase the proportion of students that reside on-campus Progress Measures: % of students that live on campus	Strategy A: Complete construction of the Gateway, a mixed-use development at BSU that will include housing for 600 students Strategy B: Explore the feasibility of reserving a certain number of new housing units on campus for graduate students	Mosaic Development Partners, JV; Bowie State University

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
- Jericho Park adjacent to SCA provides opportunities for outdoor recreation - There are several trails surrounding the SCA, providing opportunities for hiking and recreation	- No grocery stores in or within walking or biking distance of the SCA - More signage to inform pedestrians of ADA accommodations is needed

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| <ul style="list-style-type: none"> ● BSU, Maryland's oldest HBCU offers more than 65 bachelor's, master's, doctoral, and certificate programs. ● BSU enrollment is increasing ● BSU's Fine and Performing Arts Center provides a variety of performance and cultural entertainment options ● BSU athletics offers sports entertainment options ● BSU students have access to a range of intramural sports programs including flag football, softball, soccer, and dodgeball. ● BSU's fitness program is open to all members of the BSU community and includes martial arts, pickleball, boxing, soccer, etc. ● BSU recently renovated their Aquatics Center, which contains an Olympic-size pool. The pool is open to the BSU community and the public with open swim times and pool rentals for local teams. ● The Prince George's Stadium is a multipurpose sports venue located just outside the SCA and is home to the Chesapeake Baysox, the Baltimore Orioles' Double-A affiliate in the Eastern League, providing affordable and fun entertainment for families and the broader community. ● The BSU Henry Wise Wellness Center offers primary care services to students, treating routine illnesses and minor injuries ● The Henry Wise Wellness Center teaches students how to advocate for their own health and wellbeing within the healthcare system ● The UM Bowie Health Center is a 15-minute drive from the SCA and offers a range of medical services to the public, including dental, pediatric, pharmaceutical, diagnostic, and emergency. ● BSU has an on-campus police department and a Department of Public Safety, which operates 24 hours, providing support in emergency and non-emergency situations. ● BSU holds an annual Wellness Day to bring together students, faculty, and staff to emphasize mental and physical well-being by providing a variety of activities. ● Many outdoor quads and open spaces for students to naturally congregate ● New academic buildings and improvements to campus quads have created gathering spaces unique to BSU ● Strong facilities, janitorial, and landscaping teams keep campus bright, clean, and inviting | <ul style="list-style-type: none"> ● Campus expansion and new development around campus could lead to greater noise pollution ● New development and campus expansion may have security implications |
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Sustainable Communities Application

- Eternal flame is a unique attraction and tradition on campus that ties back to the history and mission of the university
- All campus buildings are ADA compliant
- BSU has a Nutrition Lounge that provides canned goods in partnership with the Capital Area Food Bank.
- BSU is constructing a new library that will be located close to the MARC Station and the Martin Luther King Jr. Center

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Increase physical activity among university students, faculty, and staff Progress Measures: # of gym and trails users	Strategy A: Ensure connectivity between Fran Uhler Trails, the pedestrian/bike infrastructure on campus, and future infrastructure associated with MDOT's joint development opportunity. Strategy B: Renovate McKeldin Gym, including a 32,000 SF addition Strategy C: Complete construction of Public Safety and Communications Complex at the current site of Goodloe Apartments Strategy D: Create a partnership between Prince George's County and public and private stakeholders to envision a new model of health, wellness, and recreation that includes temporary and permanent infrastructure installments at the BSU MARC Campus Center	Bowie State University Office of Facilities Management; Prince George's County; MDOT; Alliance for the Chesapeake Bay; Prince George's County Revenue Authority; joint development partners of Revenue Authority and MDOT
Outcome 2: Expand access to healthy, fresh food for the BSU community Progress Measures: Establishment of gardens/food forest; Number of community members served by mobile market	Strategy A: Schedule the Capital Area Food Bank mobile market to offer fresh produce on-campus Strategy B: Locate a grocery store at the BSU MARC Campus Center to serve the university community and future residents ● Coordinate with joint development partners to identify locations for a grocery store Strategy C: Build partnerships with food assistance providers, farmers, and nonprofits to coordinate delivery of fresh, healthy food to the area. Strategy D: Explore the feasibility of establishing a community garden and/or food forest on campus	Capital Area Food Bank; Bowie State University; joint development partners; BSU Climate Commitment Coordinating Committee (C4); Prince George's County Food Equity Council; local churches (Trinity Lutheran Church); food pantries; Bowie Interfaith Pantry and Emergency Aid Fund

Sustainable Communities Application

Outcome 3: Centralized community engagement efforts at Bowie State University Progress Measures: increased awareness among university users of BSU relationships and partners	Strategy A: Explore options to centralize community engagement at Bowie State: - Consider creating an Office of Community Engagement - Create a list of community and neighborhood partners for each college and office at BSU	Bowie State University
Outcome 4: Enhance public safety with new development Progress Measures: lower crime rate; number of community policing programs added	Strategy A: Conduct public safety review with all new development Strategy B: Consider establishing community policing programs as needed	Bowie State University; Joint development partners of Prince George's County Revenue Authority and MDOT
Outcome 5: Expand education and marketing of health and wellness programs on campus Progress Measures: # of students engaged in wellness programs and activities	Strategy A: Consider establishing a Wellness Ambassadors Program, where student representatives help educate and advocate for student physical and mental health wellness on campus Strategy B: Collaborate with the BSU Department of Communication to create short, informational videos on BSU's social media highlighting the school's health and wellness programs.	Bowie State University; Henry Wise Wellness Center; BSU Department of Communications

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
- The <i>Bowie-Mitchellville and Vicinity Master Plan</i> was recently published in 2022, guided by a public participation plan and details the community's vision for the area - In 2024, the District Council approved the <i>Bowie-Mitchellville and Vicinity Sectional Map Amendment</i>, a comprehensive rezoning of the plan area that ensures future development will conform to County land use plans and development policies	- The prevalence of low-density, single-family detached housing creates challenges in attracting much-desired retail amenities to the area. - BSU has a student housing shortage, making it difficult to expand, accommodate, and attract students who do not want to commute to school

Sustainable Communities Application

• The master plan defines a portion of the SCA as the BSU MARC Campus Center, an activity center supporting mixed-use transit-oriented development ◦ This area has ample land adjacent to the commuter rails station and a regional university that can be developed with a mix of uses that could support retail, university-related uses, and housing for commuters and university employees and students. • New design standards in the 2018 Zoning Ordinance, help ensure design consistency and excellence throughout the plan area	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1 Ensure utility planning is sustainable and efficient and supports future population growth and development density through effective regulatory coordination and stakeholder collaboration Progress Measures: # of stakeholders engaged in the development process	Strategy A: Collaborate with developers, utility providers, and regulatory agencies to assess infrastructure capacity needs (i.e. gas, water supply, electricity, telecommunications) – based on projected density of new development Strategy B: Incorporate sustainability measures into utility infrastructure planning by coordinating with environmental groups and community members in the area • Facilitate discussions with environmental groups and community members on new development and its impact on infrastructure and adjacent critical environmental resources like the Patuxent Wildlife Refuge.	Washington Suburban Sanitary Commission (WSSC); Pepco; utility companies serving the SCA; DPIE; Prince George’s County Planning Department; Patuxent Wildlife Refuge; Sierra Club Maryland Chapter; joint development partners of MDOT and Prince George’s County Revenue Authority

Bowie State University and MARC Station Sustainable Community Workgroup Roster

Name	Title/Affiliation
Darron Cooper	Project Manager, Development Services, Office of Real Estate and Economic Development, Maryland Department of Transportation
Jessica Jones	Senior Development Manager, Margrave Strategies
Michael Harrison	Director of Government and Community Relations, Bowie State University
Lauren M. Scott	Director of Strategic Initiatives, Bowie State University
Michael Harris	Assistant Director, Planning, Design, and Construction, Office of Plant Administration, Bowie State University
Yvonne Harris, Ph.D.	Vice President, Division of Research and Innovation, Bowie State University
Gail Bassette	Director, Office of Economic Development and Strategic Engagement, Bowie State University
Michele F. Richardson	Director, Henry Wise Wellness Center, Bowie State University
Jabari Walker	Sustainability and Energy Coordinator, Bowie State University Chair, Climate Commitment Coordinating Committee (C4)
Shubha Punase	Northern Area Planner, Prince George's County Department of Parks and Recreation
Nicole Hall	Chief Real Estate Officer, Prince George's County Revenue Authority
William Johnson	Assistant Professor of Education Studies and Leadership, College of Education Parliamentarian for The Faculty Senate Executive Committee
Councilmember Ingrid S. Watson	Prince George's County Council, District 4
Denise Mitchell	Director of Constituent Services and Municipal Outreach, Prince George's County Council District 4 Office

Bowie State University and MARC Station Sustainable Community Photos

All photos were taken by Elizabeth Mekonnen on
September 30, 2025



West Parking Lot of the Bowie State MARC Station.

A portion of the west parking lot is the location of MDOT's Phase I Joint Development Opportunity. MDOT has put out an RFP for a joint development partner to deliver high quality TOD focused on affordable or mixed-income housing on this site.



*West Parking Lot of Bowie State MARC Station
Location of MDOT Phase 1 Joint Development Opportunity Site*



View of Bowie State MARC Station tracks



Bowie State MARC Station Tunnel

Tunnel provides pedestrian access to both sides of the train platform



East parking lot (BSU side) of Bowie State MARC Station

This parking lot is more frequently used with a more active Kiss & Ride station



Construction of BSU's new library is underway, adjacent to the MARC Station.



Martin Luther King Jr. Center, adjacent to the MARC Station



Martin Luther King Jr. Center interior



Martin Luther King Jr. Center interior



Artwork and graphics at the Martin Luther King Jr. Center



1500-seat auditorium inside the Martin Luther King Jr. Center



View of EV Charging Station



Solar-powered charging station



View of BSU solar panel canopy above the parking lot



Dwight Oliver Holmes Hall, an all-male traditional three-story residence hall with double rooms, community bathrooms and showers



Towers Hall, a six-story high rise residence hall for females with double rooms and community bathrooms



Alex Haley Residential Complex, a six-story suite style co-ed dorm



BSU Track and Field



Campus wayfinding



BSU Tennis Courts and Basketball Courts



BSU's Peace Park





BSU Bulldog Stadium



BSU Student Center



Fine and Performing Arts Center



Fine and Performing Arts Center theater



BSU Entrepreneurship Living and Learning Community (ELLC)



View of Entrepreneurship Living and Learning Community (ELLC)



View of the Entrepreneurship Innovation Center entrance at the ELLC



Fran Uhler Natural Area