

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-136-2025

Proposed by The Chair (by request – Planning Board)

Introduced by Council Members Watson, Ivey, Burroughs, Hawkins, Blegay and Fisher

Co-Sponsors _____

Date of Introduction November 4, 2025

RESOLUTION

1 A RESOLUTION concerning

2 The State of Maryland Sustainable Communities Program for

3 Bowie State University and MARC Station.

4 For the purpose of approving Bowie State University (“BSU”) and MARC Station as a
 5 Sustainable Community through the Application and Proposed Plan for submission to the
 6 Maryland Department of Housing and Community Development (“Department”) for
 7 participation in the Department’s Sustainable Communities Program.

8 WHEREAS, Sections 6-104, 6-201, 6-204 through 6-212 of the Housing and Community
 9 Development Article, Annotated Code of Maryland, provide for a Sustainable Community
 10 Program to promote economic vitality through growth and development that is sustainable, to
 11 enhance ridership and access to transit, and to protect valuable natural, historical and cultural
 12 resources; and

13 WHEREAS, Prince George’s County, Maryland recognizes that there is a significant need
 14 for reinvestment and revitalization in the Bowie State and MARC Station area. This need is
 15 driven by the BSU student housing shortage, limited, non-diverse housing stock that does not
 16 adequately serve the broader BSU campus community, poor pedestrian and bicycle connectivity,
 17 and a lack of neighborhood-serving retail and commercial activities. Transit-oriented
 18 development near the Bowie State and MARC Station can improve connectivity, address the
 19 housing needs of the BSU campus community and support a mix of uses that are integral to
 20 cultivating a vibrant community.

21 WHEREAS, the County Council recognizes there is a significant need for transit oriented
 22 development (TOD) as the Bowie State MARC Station area was formally designated a TOD site

1 by the Maryland Department of Transportation (MDOT) and Prince George's County in June
2 2021, pursuant to Maryland Transportation Code § 7-101. This designation established the
3 station area as a priority for strategic, mixed-use development supported by transit access,
4 walkability, and public private partnership. Sustainable Communities designation of the BSU
5 and MARC Station Area will complement the TOD designation by allowing additional State
6 resources to advance development.

7 WHEREAS, the County Council recognizes the collaborative partnership between MDOT,
8 Prince George's County, and BSU who are committed to coordinating redevelopment with the
9 unified vision of centering mixed-use, TOD at the MARC station, with the objective of
10 increasing ridership for MDOT/MTA (Maryland Transit Administration), stimulating economic
11 growth within Prince George's County and supporting expansion opportunities for BSU. This
12 vision is supported in the 2022 Bowie Mitchellville and Vicinity Master Plan, where a portion of
13 the proposed BSU and MARC Station Area is designated as the BSU MARC Campus Center.
14 The BSU MARC Campus Center is envisioned as a transit accessible, mixed-use center
15 supporting university-related office and flex development, diverse housing options, expanded
16 retail, and active pedestrian and bicycle-oriented streets and trails.

17 WHEREAS, Prince George's County, Maryland (i) designates the BSU and MARC Station
18 Area in Prince George's County, Maryland, as a Sustainable Community, depicted on the
19 Sustainable Community Map as further described in the Plan and (ii) approves the Application
20 for designation and adopts the Plan, as further described in the Application, as set forth in
21 Attachment 2, attached hereto and incorporated as is set forth fully herein, and as further set forth
22 as the BSU and MARC Station Map, as set forth as Attachment 3, attached hereto, and
23 incorporated as is set forth fully herein, for the purposes of contributing to the reinvestment and
24 revitalization in the BSU and MARC Station Area; and

25 WHEREAS, the County is committed to promoting green, growing, and sustainable
26 communities consistent with livability principles that value and support existing communities
27 and neighborhoods; coordinating and leveraging policies and investments that support
28 sustainable growth and transit-oriented development, enhance the economic competitiveness of
29 the County, promoting equitable housing choices and opportunities, and providing citizens and
30 businesses with a wide array of safe, reliable and economic transportation choices; and

31 WHEREAS, the County Council has approved comprehensive land use policies consistent with

1 sustainable growth and sustainable community principles; and

2 WHEREAS, the County Council recognizes the important role and partnership that the
3 Office of the County Executive and the State of Maryland must play to support Plan
4 implementation within the Bowie State University and MARC Station area; and

5 WHEREAS, the State of Maryland, through the Sustainable Communities Act of 2010, has
6 also taken “a great step forward toward reinvestment and revitalization in our State’s existing
7 communities” through the targeting of State resources and programs into focus areas called
8 “Sustainable Communities Areas”; and

9 WHEREAS, State-designated Sustainable Community Areas will be “eligible for maximum
10 access to State revitalizing funding” within a defined target area that demonstrates strong local
11 leadership and 1 partnerships committed to a multi-year implementation and investment strategy
12 (Sustainable Maryland: *Accelerating Investment in the Revitalization and Livability of Maryland*
13 *Neighborhoods Report, 2010*); and

14 WHEREAS, the Maryland Department of Housing and Community Development, either
15 through Community Legacy or through other programs of the Department, or in cooperation with
16 other State departments or agencies, may provide some or all of the financing for the actions (the
17 “Project Financing”) as defined by the Plan in order to assist in making it financially feasible;
18 and

19 WHEREAS, the BSU and MARC Station Area is located within a priority funding area
20 under Section 5-7B-02 of the State Finance and Procurement Article of the Maryland Code, that
21 future Project Financing will conform to the approved plans for the Area, the recommended Plan,
22 and the local zoning code; and

23 WHEREAS, the applicable law and regulations require approval of the Sustainable
24 Community designation and the associated Plan by the governing body for Prince George’s
25 County, Maryland.

26 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George’s
27 County, Maryland, hereby (i) endorses the designation of the BSU and MARC Station as a
28 Sustainable Community; and (ii) approves the Application for designation and adopts the
29 Sustainable Community Plan described in the Application, set forth in Attachment 2 and hereby
30 adopts the Sustainable Communities BSU and MARC Station Map set forth in Attachment 3.

31 BE IT FURTHER RESOLVED that, the County Executive is hereby requested to endorse

1 this Resolution, indicating her approval by signature hereof; and

2 BE IT FURTHER RESOLVED that the County Executive is hereby authorized to execute
3 documents and take any action necessary to carry out the intent of this Resolution.

4 BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of the
5 Department of Housing and Community Development of the State of Maryland for consideration
6 by the Sustainable Growth Subcabinet.

7 Adopted this 4th day of November, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
County Executive