



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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June 30, 2020

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director Andree Green
Derick Berlage, AICP, Acting Deputy Planning Director Digitally signed by Andree Green Checkley
Date: 2020.07.06 09:24:54
Kipling Reynolds, AICP, Chief, Community Planning Division DR *KRE*

FROM: Andrew McCray, Senior Planner, Long-Range Planning Section, Community Planning Division *Andrew McCray*
Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community Planning Division *BSR*
Arnaldo Ruiz-Rivera, Principal Planning Technician, Long-Range Planning Section, Community Planning Division *ARR*

SUBJECT: Request for Priority Funding Area (PFA) Designation of 29 Parcels within the Bowie MARC Campus Center

PROPOSAL

Staff recommends the Prince George's County Council and the County Executive request that the Maryland Department of Planning (MDP) add selected properties within the Bowie MARC Campus Center, the Bowie State University main campus, and portions of MD 197 and the Amtrak Northeast Corridor, including the Bowie State MARC Station, to the Prince George's County Priority Funding Area (PFA).

The subject properties are not currently located within the State of Maryland's PFA and could benefit greatly by their inclusion by allowing access to a variety of state funding programs that can be used to implement the County's vision of a transit-oriented development at this location.

Prince George's County is submitting an application to the Maryland Department of Transportation (MDOT) to obtain a state Transit-Oriented Development designation for the Bowie State MARC Station and the Plan Prince George's 2035 (Plan 2035)-designated Bowie MARC Campus Center. As part of this process, MDOT and the Maryland Department of Planning (MDP) recommend the County add the Bowie State MARC Campus Center and the Bowie State University main campus to the existing PFA. While evaluating this recommendation, staff identified additional areas to be incorporated into the PFA. (see attached Map 1)

BACKGROUND

The Smart Growth Priority Funding Area Act of 1997 was originally passed as Senate Bill 389. It may now be found in the Md. Code Ann., State Finance and Procurement & 5-7B-01, et seq. (Subtitle 7B “Priority Funding Areas”). It was enacted to influence state expenditures on economic growth and development by directing state funding to designated Priority Funding Areas.

The legislation permits counties to include areas beyond the pre-defined areas as “County Designated Smart Growth Areas.” Any request to change the PFA boundaries under these requirements is made in a joint signature letter from the Chair of the County Council and the County Executive to the Maryland Department of Planning (MDP).

The original request to establish the county designated Priority Funding Area was incorporated into an October 5, 1998 letter to Ronald M. Kreitner, Director of the Maryland Office of Planning, from Ronald V. Russell, Chairman of the County Council, and Wayne K. Curry, County Executive. The MDP accepted this PFA designation in March 1999. There have been several changes to the original boundary to date. Staff recommends the following four additions to the PFA:

1. BOWIE MARC CAMPUS CENTER

The 2010 *Approved Bowie State MARC Station Sector Plan* (Sector Plan) designated an area northwest of and adjacent to the Bowie State MARC Station as a Community Center pursuant to the center classifications in the 2002 Approved General Plan. The Sector Plan recommends that the County and state “[p]lace the community center in the State of Maryland’s Priority Funding Area (PFA), allowing eligibility for funding items such as transportation facilities, state leases and new office facilities, as well as economic development assistance.”¹ Plan 2035 amended the boundaries of this Center and re-designated it as a “Campus Center”, but the recommendation of the Sector Plan to designate the Center into the PFA remains applicable.

The subject parcels within the Bowie MARC Campus Center were rezoned to the Mixed-Use Transportation-Oriented (M-X-T) Zone by the 2010 *Approved Bowie State MARC Station Sectional Map Amendment*. The M-X-T Zone is one of the highest-intensity zones for mixed-use development in the current County Zoning Ordinance, and the Bowie MARC Campus Center is within the Established Communities growth policy area of Plan Prince George’s 2035 Approved General Plan (May 2014), the County’s General Plan. The parcels are currently classified in Category 5, Future Community Service and Category 6, Individual Systems, for both water and sewer.

The Maryland Department of Transportation (MDOT) is considering the Bowie State MARC Station Area for Transit-Oriented Development designation. According to the MDOT website²,

The intent of designation is to facilitate MDOT’s more direct involvement in the above activities, by clarifying that in specific project areas (which must be within a half mile of a transit station), TOD is to be considered as a transportation purpose. By statute, TODs are to be automatically included in the interagency Sustainable Community designation, which implies eligibility/prioritization for several state discretionary programs and expanded scope for local use of Tax Increment Finance (TIF) for related projects.

¹ 2010 *Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment*, p. 65.

² <https://maryland.maps.arcgis.com/apps/Cascade/index.html?appid=e4e81f4f629e4bed914b66cb6c15ad38>

On June 27, 2020, MDOT advised staff that an area has to be in a County's designated Priority Funding Area to be designated as an MDOT TOD location. It is staff's recommendation that this area be added to the Priority Funding Area per the recommendation of the Sector Plan.

2. NORTHEAST CORRIDOR AND THE BOWIE STATE MARC STATION

Amtrak's Northeast Corridor separates the Bowie MARC Campus Center from the main campus of Bowie State University. The Bowie State MARC Station lies within Amtrak's right-of-way. Because the station lies within an approximately one-mile long parcel that is within the Plan 2035 Rural and Agricultural Area, it was previously omitted from the Priority Funding Area. As the Sector Plan recommends improvements to the station, which lies between two areas (the BSU main campus and the Bowie MARC Campus Center) designated for growth and within the Plan 2035 Established Communities, staff recommends inclusion of the portion of this parcel north of MD 197 in the PFA.

3. MD 197

Staff recommends inclusion of the MD 197 right-of-way between the western boundary of the Bowie MARC Campus Center and the City of Bowie in the PFA to increase the potential to secure state funding for bicycle, pedestrian, and other improvements recommended in the Sector Plan to connect the Bowie MARC Campus Center to neighboring communities.

4. BOWIE STATE UNIVERSITY CAMPUS

On the east side of the Northeast Corridor from the Bowie MARC Campus Center lies the main campus of Bowie State University (BSU). BSU is a major County employer and, in addition to being a major regional university, possesses great potential to increase research and development activities in the coming years.

When the Priority Funding Area map was last drawn for the BSU campus, portions of several parcels were omitted. These contiguous areas of the main campus should be included with the rest of the main campus.

These parcels are in the Open Space (O-S) Zone. Tax Account 1682962 is partially within the County's Growth Boundary and its Sewer Envelope; the remaining parcels are completely within the Sewer Envelope. The 2018 County Water and Sewer Plan categorizes these parcels as Category 3, Community System, Category 5, Future Community Service and Category 6, Individual Systems, for both water and sewer.

AFFECTED PARCELS

The following parcels are recommended for inclusion in the PFA:

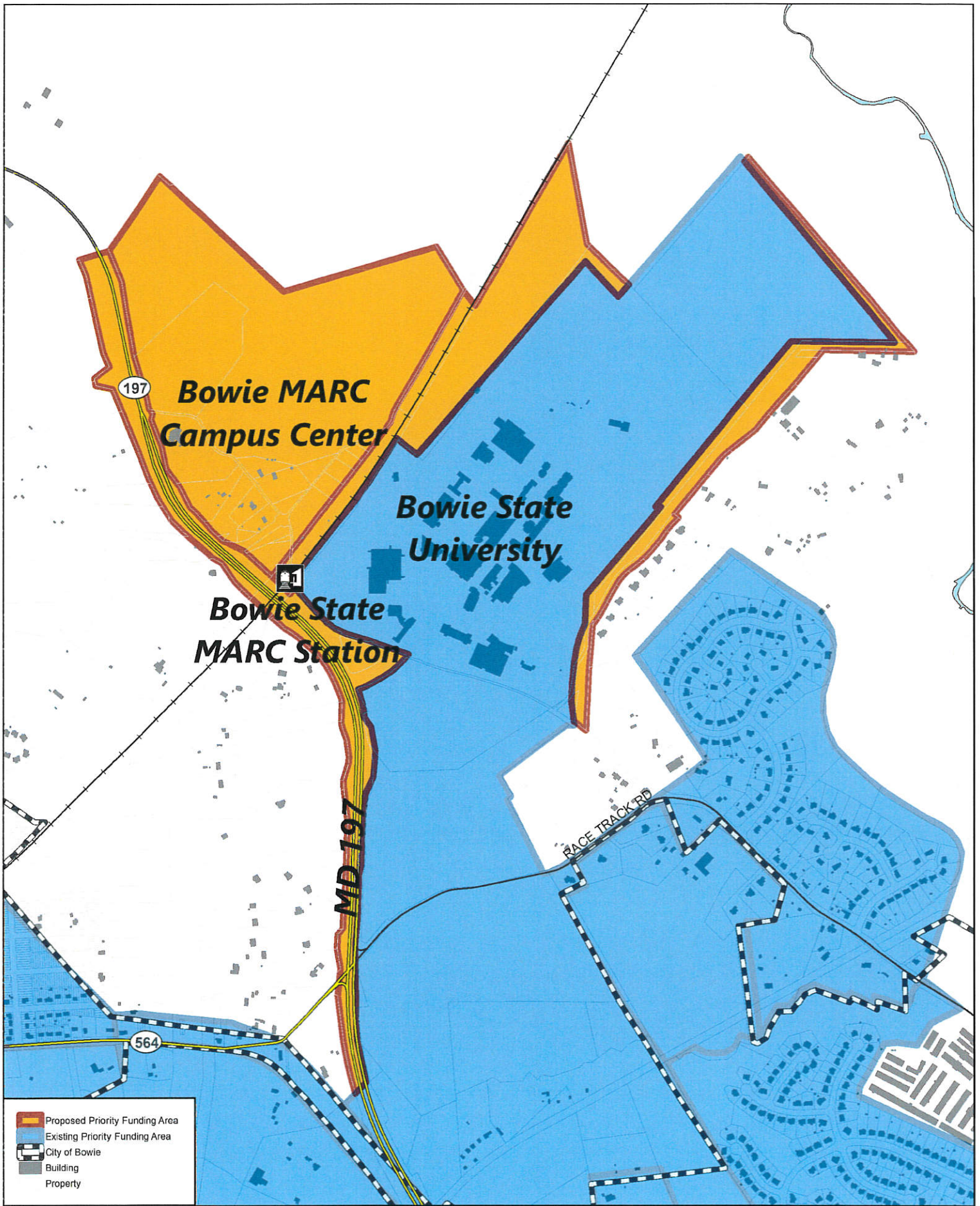
Address	Tax Account
9801 Laurel Bowie Road, Bowie, Maryland 20720	2789972
Old Jericho Park Road, Bowie, MD 20720	1660430
13701 Old Jericho Park Road, Bowie, MD 20720	1580745
13733 Old Jericho Park Road, Bowie, MD 20720	1701564
13803 Old Jericho Park Road, Bowie, MD 20720	1617299
13801 Old Jericho Park Road, Bowie, MD 20720	1700079
Lemons Bridge Road, Bowie, MD 20715	1573914
13805 Old Jericho Park Road, Bowie, MD 20720	1661180
Lemons Bridge Road, Bowie, MD 20715	1573864
Lemons Bridge Road, Bowie, MD 20715	1573963
Jericho Park Road, Bowie, MD 20715	1657071
9501 Lemons Bridge Road, Bowie, MD 20720	1573732
13802 Old Jericho Park Road, Bowie, MD 20720	1705029
Old Jericho Park Road, Bowie, MD 20720	1623719
9506 Lemons Bridge Road, Bowie, MD 20720	1633122
Lemons Bridge Road, Bowie, MD 20715	1574052
Lemons Bridge Road, Bowie, MD 20720	1574599
9440 Lemons Bridge Road, Bowie, MD 20720	1590843
9448 Lemons Bridge Road, Bowie, MD 20720	1666833
Lemons Bridge Road, Bowie, MD 20715	1574052
Flemming Road, Bowie, MD 20715	1615558
Lemons Bridge Road, Bowie, MD 20715	1658194
9801 Laurel Bowie Road, Bowie, MD 20720 (Portion of the property located in Sewer Category 5)	2789972
9501 Lemons Bridge Road, Bowie, MD	1573732
13800 Old Jericho Park Road, Bowie, MD 20720	1642230
13850 Old Jericho Park Road, Bowie, MD (Portion of the property located north of MD 197)	1658186
14000 Jericho Park Road, Bowie, MD 20715	1646090
0 Jericho Park Road, Bowie, MD 20715	1682962
0 Race Track Road, Bowie, MD 20715	1682913

RECOMMENDATION

Staff recommends the Planning Board transmit the proposed Priority Funding Area amendment correspondence to the County Council and the County Executive.

Attachments:

1. Draft Letter from Planning Board Chairman to County Council Chairman
2. Draft Letter from Planning Board Chairman to County Executive



Bowie State University PFA Designation



All maps, imagery, and associated data are intended to provide general information and are not to be used as a recognized reference or for official purposes. M-NCPPC assumes no responsibility for the use, implementation or derivation of information or graphics from the GIS web site or as otherwise stated.

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