

**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 \_\_\_\_\_  
Co-Sponsors \_\_\_\_\_  
Date of Introduction November 4, 2025

**RESOLUTION**

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

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

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

WHEREAS, the County Council recognizes there is a significant need for transit oriented development (TOD) as the Bowie State MARC Station area was formally designated a TOD site by the Maryland Department of Transportation (MDOT) and Prince George’s County in June 2021, pursuant to Maryland Transportation Code § 7-101. This designation established the station area as a priority for strategic, mixed-use development supported by transit access, walkability, and public private partnership. Sustainable Communities designation of the BSU and MARC Station Area will complement the TOD designation by allowing additional State resources to advance development.

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

10 WHEREAS, Prince George's County, Maryland (i) designates the BSU and MARC Station Area in  
11 Prince George's County, Maryland, as a Sustainable Community, depicted on the Sustainable  
12 Community Map as further described in the Plan and (ii) approves the Application for designation and  
13 adopts the Plan, as further described in the Application, as set forth in Attachment 2, attached hereto  
14 and incorporated as is set forth fully herein, and as further set forth as the BSU and MARC Station Map,  
15 as set forth as Attachment 3, attached hereto, and incorporated as is set forth fully herein, for the  
16 purposes of contributing to the reinvestment and revitalization in the BSU and MARC Station Area; and

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

23 WHEREAS, the County Council has approved comprehensive land use policies consistent with  
24 sustainable growth and sustainable community principles; and

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

28 WHEREAS, the State of Maryland, through the Sustainable Communities Act of 2010, has  
29 also taken "a great step forward toward reinvestment and revitalization in our State's existing  
30 communities" through the targeting of State resources and programs into focus areas called  
31 "Sustainable Communities Areas"; and

32 WHEREAS, State-designated Sustainable Community Areas will be "eligible for maximum access to  
33 State revitalizing funding" within a defined target area that demonstrates strong local leadership and 1  
34 partnerships committed to a multi-year implementation and investment strategy (*Sustainable Maryland:*

1 *Accelerating Investment in the Revitalization and Livability of Maryland Neighborhoods*

2 Report, 2010); and

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

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

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

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

19 BE IT FURTHER RESOLVED that, the County Executive is hereby requested to endorse  
20 this Resolution, indicating her approval by signature hereof; and

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

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

Adopted \_\_\_\_\_.

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

