



BOWIE-MITCHELLVILLE
AND VICINITY
MASTER PLAN

LAND USE, ZONING & URBAN
FORM
COMMUNITY CHAT
September 24, 2020

Thomas Lester
Project Manager
Community Planning Division
M-NCPPC





HOW TO PARTICIPATE - TEAMS

- This meeting will be recorded and shared on the website
- Please MUTE yourself and turn OFF your video, until called upon
- If you have a comment or question, raise your hand or type it in the chat
- Unmute yourself if called upon.

TURN ON/TURN OFF CAMERA

MUTE/UNMUTE

RAISE/LOWER HAND

OPEN MEETING CHAT





MEET THE TEAM

Bowie-
Mitchellville
& Vicinity
Master Plan



Thomas Lester,
Project Manager



Andrew McCray,
Deputy Project
Manager



Brian Byrd,
Team Member



Garrett Dickerson,
Team Member



Scott Rowe,
Project Facilitator



AGENDA - SEPTEMBER 24, 2020



Project & Land Use
Overview based on
Existing Conditions
Report







Q&A




Upcoming Events

PROJECT SCHEDULE SUMMARY



 February 2020 – September 2020


 February 18, 2020


 Planning Board
Initiation

COMPLETE

 June 13, 2020


 Public Kickoff


COMPLETE

 August 27, 2020

 Draft Existing
Conditions
Report

COMPLETE



 September 16, 2020

 Draft Existing
Conditions Report
Presentation

COMPLETE

PROJECT SCHEDULE SUMMARY CONT.


 **October 2020 – Fall 2021**


 **Sept. - Oct. 2020**
 Community Chats

HERE

 **November 2020**
 Playbook of Strategies
Presentation

UPCOMING

 **Summer 2021**
 Permission to Print
Draft Master Plan



 **Fall 2021**
 Joint Public Hearing

PROJECT SCHEDULE SUMMARY CONT.

 December 2021 – May 2022



 December 2021
 Planning Board Adoption

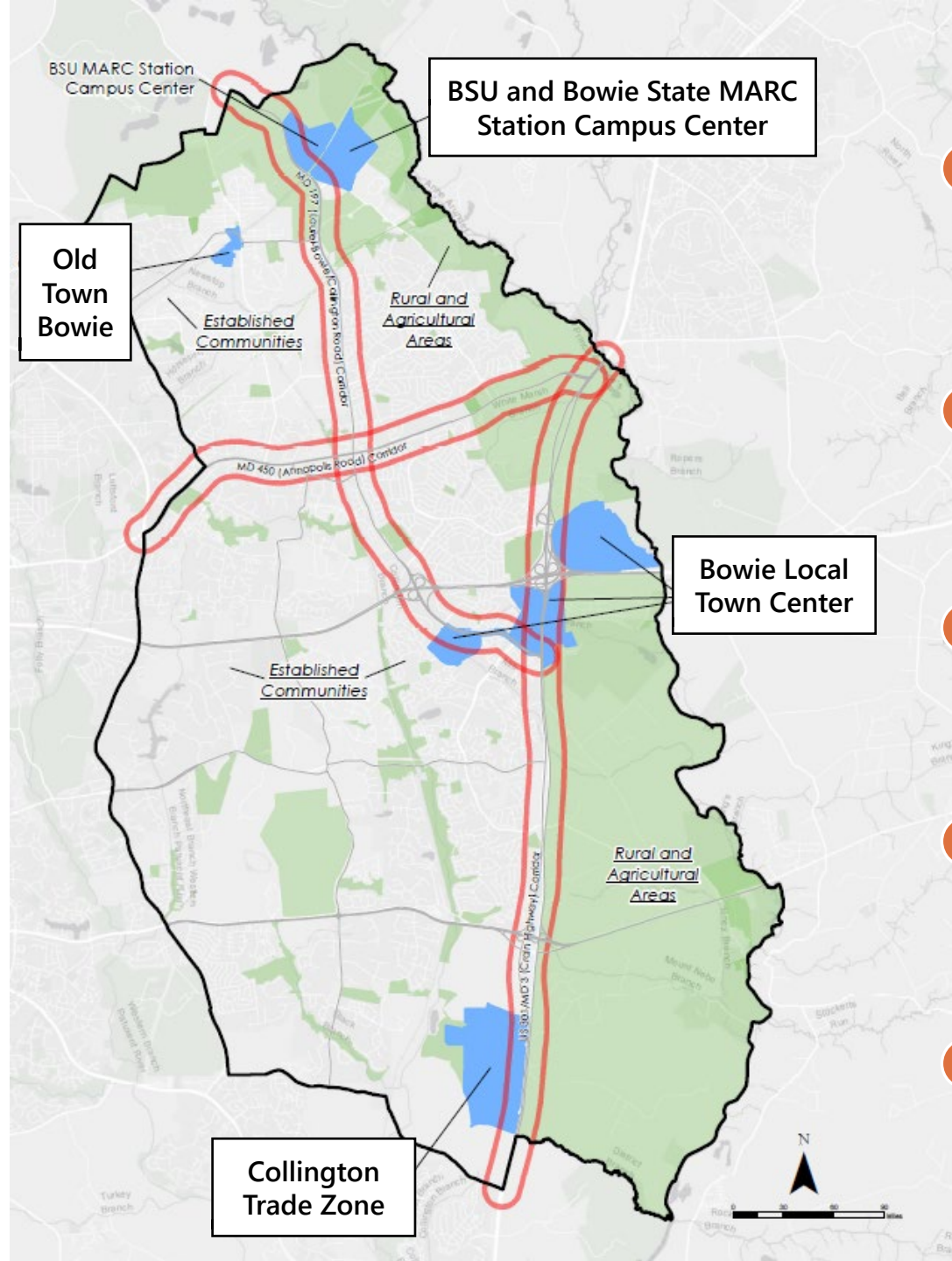
 January 2022
 Council Work Session

 February 2022
 Council Approval

 May 2022
 Approval with 2nd Joint Public Hearing



FOCUS AREAS & CORRIDORS



- Bowie State University and Bowie State MARC Station Campus Center
- Old Town Bowie
- Bowie Local Town Center
- Collington Trade Zone
- Corridors MD 197, MD 450, & US 301/MD 3



MASTER PLAN OVERVIEW



- Shared long-term vision with policies & strategies

- Implement Plan 2035

- Provide policies and strategies for implementation

- Replaces the 2006 master plan and 2010 sector plan

- Identify and analyze existing conditions



DRAFT EXISTING CONDITIONS REPORT VIRTUAL PRESENTATION



● Watch the presentation on our website



● Read the breakout group summary

Visit our website

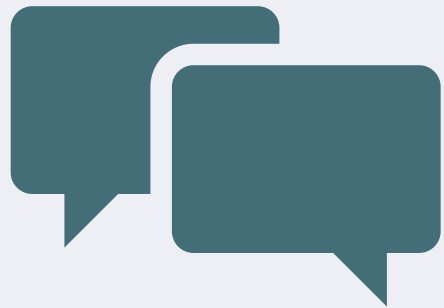
<https://www.mncppc.org/3390/Bowie-Mitchellville-Master-Plan>

Download Existing Conditions Report

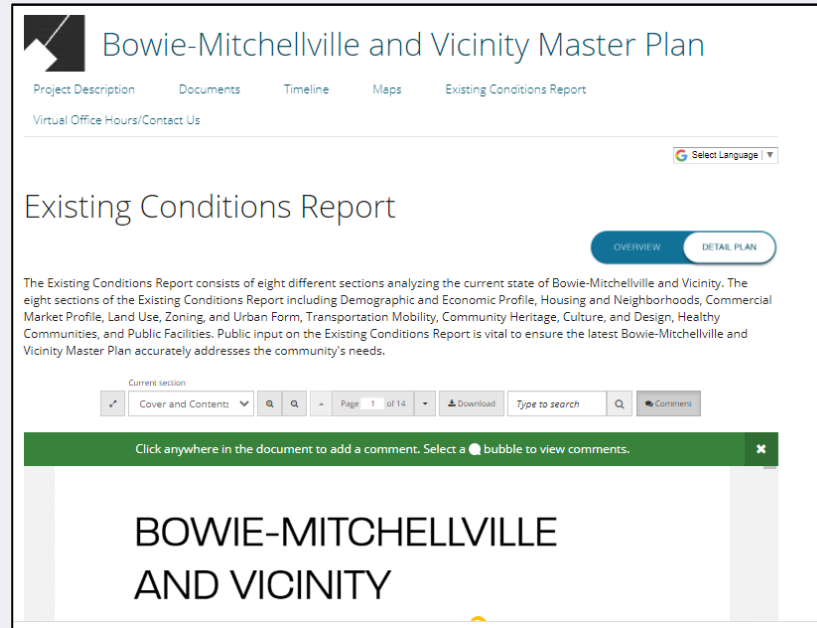
<https://bowievicinity.konveio.com/draft-existing-conditions-report>



DRAFT EXISTING CONDITIONS REPORT COMMENTING



Drop comments
directly on to the
PDF file



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

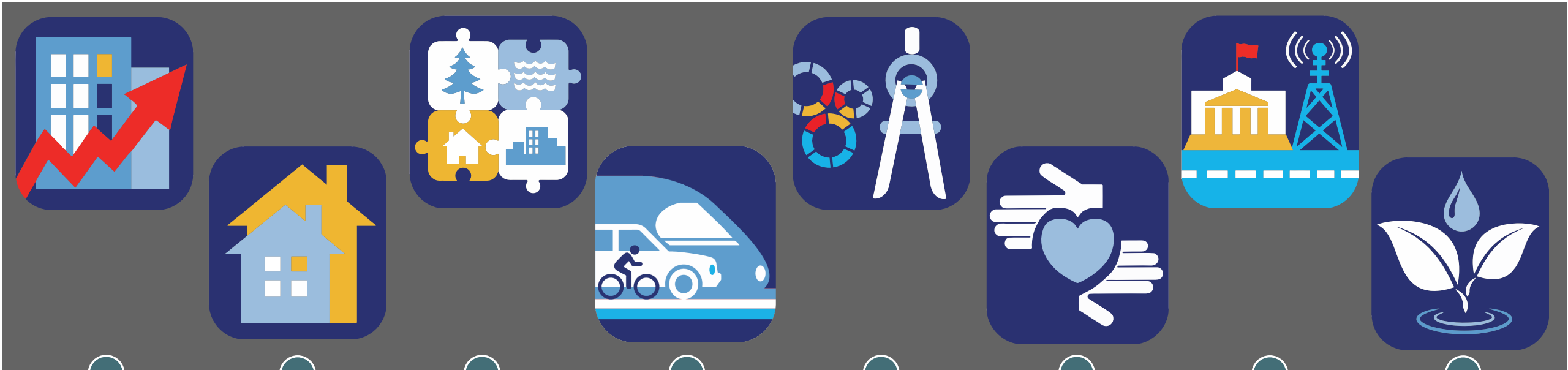
Email Comments: BVMP@ppd.mncppc.org



Use our online
tool called
Konveio



MASTER PLAN ELEMENTS



Economic
Prosperity

Housing
&
Neighborhoods

Land Use

Transportation
&
Mobility

Community
Heritage,
Culture &
Design

Healthy
Communities

Public
Facilities

Natural
Environment



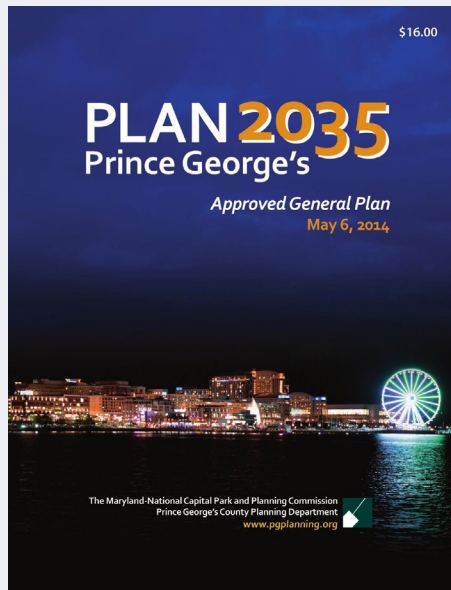
LAND USE, ZONING & URBAN FORM



- Vision
- Pattern
- Density
- Buildings
- Zoning
- Connectivity



LAND USE VISION



- Plan 2035 re-envisioned the master plan area's commercial nodes as mixed use, rather than simply commercial areas ringed by high- and medium-density residential development



LAND USE PATTERN



- 62% Low-density residential, rural/agricultural, & parks/open space
- Primarily SFD overall; rural east of US 301; higher density uses along corridors, commercial land use on large lots, institutional uses throughout



LAND USE DENSITY



- Most of Bowie's residential areas have a dwelling unit density between 1.1 and 7.9 units per acre
- Much of the residential development since 2012 in the master plan area has been of very low-density residential housing—under 3.5 dwelling units per acre



LAND USE BUILDINGS



- Majority of the master plan area is privately owned, about 71 percent of the area's total acreage. The remaining 29 percent of the master plan area's acreage is publicly owned
- Notable pattern in construction history is that commercial, office, and industrial development in the master plan area has favored large lots since the early 1980s



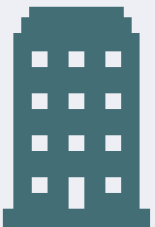
LAND USE CONNECTIVITY



- A low-density urban form, such as that seen in the master plan area, perpetuates car dependency
- In general, a personal vehicle is required for master plan area residents to live comfortably and access jobs
- Link-node ratios in the City of Bowie range between 1.5 and 2.3



ZONING



- Majority of the master plan area is zoned for low-density suburban development or open space
- Most of the master plan area is now built-out to the extent of the current zoning code
- A pattern that has emerged is lower density residential zoning classes tend to overlap significantly with other uses, especially open space
- Since 2007 there have been eleven zoning map amendments in the master plan area



Question #1

How can Bowie-Mitchellville and Vicinity balance projected growth while preserving quality of life in existing communities?



Question #2

What areas do you believe are best able to accommodate future growth? What areas should be preserved?



Question #3

What are your thoughts on more intense residential development such as multifamily and attached housing in certain areas?



Question #4

Do you feel that new commercial development would improve quality of life for existing and future residents?



Question #5

How do you feel about mixed-use development in certain areas such as Bowie State MARC Station and Bowie Local Town Center?



Question #6

How do you feel about expanding existing uses in parts of the plan area such as Collington Trade Zone and Old Town Bowie?



Question #7

How can we reinvigorate or reimagine aging and underperforming commercial centers?



Question #8

How does current zoning help or hinder the master plan area's visions for future development, and preserving existing assets?



Question #9

Where in the plan area could improvements be made to decrease reliance on a personal vehicle to reach frequent destinations?

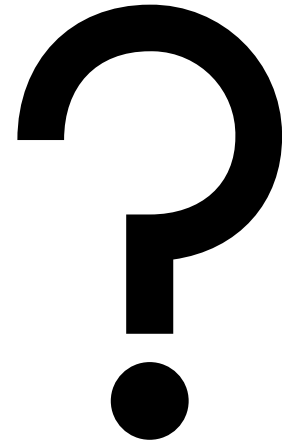


Question #10

Is there anything else that should be included in the final Bowie-Mitchellville & Vicinity Master Plan in regard to land use, zoning or urban form?

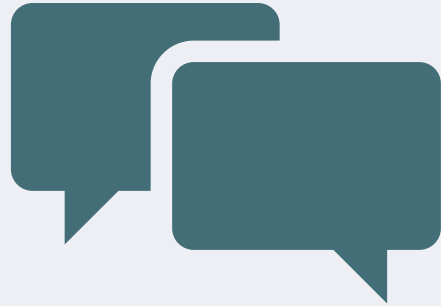


QUESTIONS?

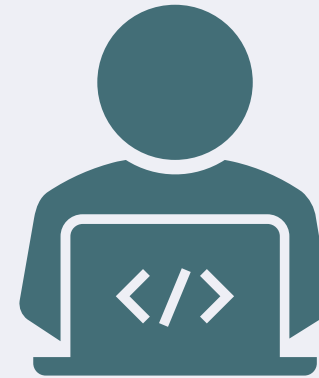




UPCOMING EVENTS



Virtual Community
Chats Cont.
September to
October



Virtual Presentation –
Playbook of Strategies
November



COMMUNITY CHATS

PLANNING ELEMENTS



Economic Prosperity



Community
Heritage, Culture
& Design



Housing &
Neighborhoods



Healthy
Communities



Land Use



Public
Facilities



Transportation
& Mobility



Natural
Environment

- Focused look at each of the planning elements
- Watch our previous chats on our website
- Register on our website for a topic that interests you

<https://www.mncppc.org/3390/Bowie-Mitchellville-Master-Plan>



COMMUNITY CHATS

SCHEDULE

| Date | Time | Topic |
|-------------------------|----------------------------------|--|
| September 22 | 7:00 p.m. – 8:00 p.m. | Public Facilities |
| September 24 | 6:00 p.m. – 7:00 p.m. | Land Use, Zoning & Urban Form |
| September 30 | 7:00 p.m. – 8:00 p.m. | Housing & Neighborhood |
| October 1 | 6:00 p.m. – 7:00 p.m. | Healthy Communities |
| October 6 | 7:00 p.m. – 8:00 p.m. | Economic Prosperity |
| October 8 | 6:00 p.m. – 7:00 p.m. | Natural Environment |
| October 12 | 7:00 p.m. – 8:00 p.m. | Community Heritage, Culture & Design |
| October 14 | 6:00 p.m. – 7:00 p.m. | Transportation & Mobility |



PLAYBOOK OF STRATEGIES



Scheduled for early November

Reviews data and feedback received

Creates urban design schemes for certain notes

Addresses challenges within each of the plan elements



census
2020 

Prince George's **MARYLAND**
county
Proud

Visit my2020census.gov or call (844)330-2020



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THANK YOU

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