



BOWIE-MITCHELLVILLE
AND VICINITY
MASTER PLAN

HOUSING & NEIGHBORHOODS
COMMUNITY CHAT
September 30, 2020

Thomas Lester
Project Manager
Community Planning Division
M-NCPPC





HOW TO PARTICPATE - TEAMS

- This meeting will be recorded and shared on the website
- Please MUTE yourself and turn OFF your video, until called upon
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TURN ON/TURN OFF CAMERA

MUTE/UNMUTE

RAISE/LOWER HAND

OPEN MEETING CHAT





MEET THE TEAM

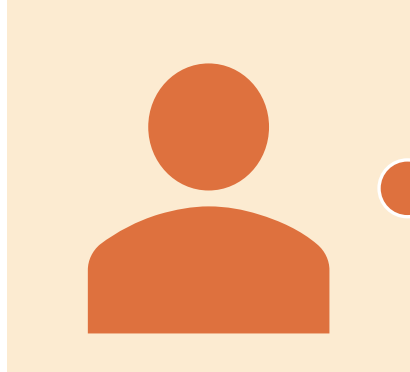
Bowie-
Mitchellville
& Vicinity
Master Plan



Thomas Lester,
Project Manager



Andrew McCray,
Deputy Project
Manager



Ted Kowaluk
Team Member



Garrett Dickerson
Team Member



AGENDA - SEPTEMBER 30, 2020



Project and Housing &
Neighborhoods 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

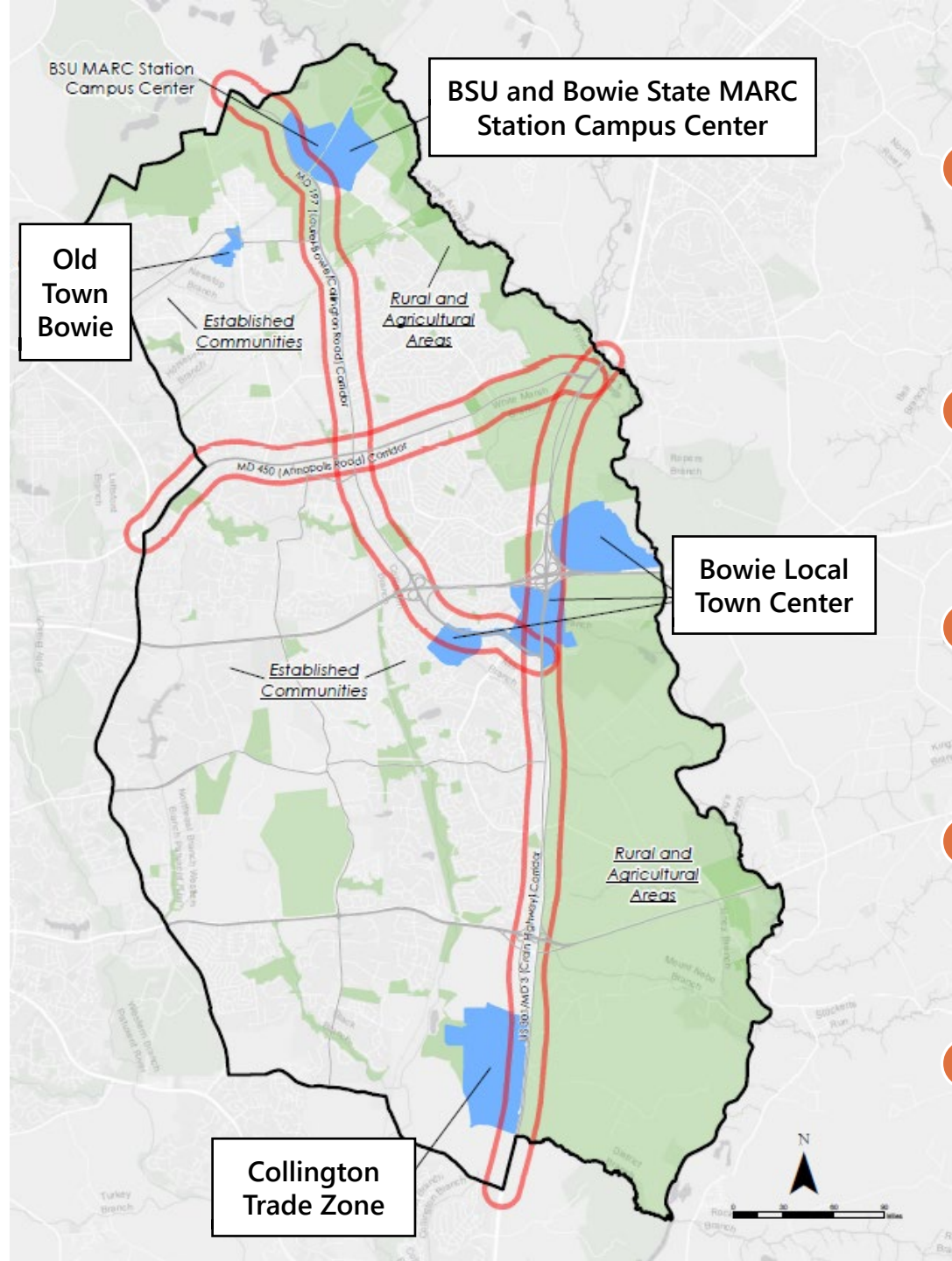
 Council Approval

 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

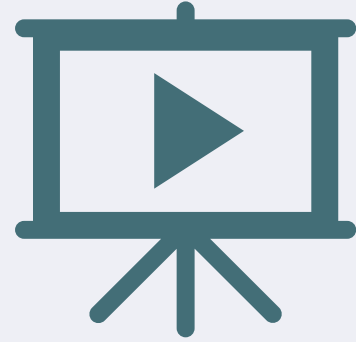
- Provide policies and strategies for implementation

- Replaces the 2006 master plan and 2010 sector plan

- Identify and analyze existing conditions



DRAFT EXISTING CONDITIONS REPORT & PRESENTATION



- Watch the presentation on our website

- Read the breakout group summary

- Visit the website & download the PDF

Visit our website

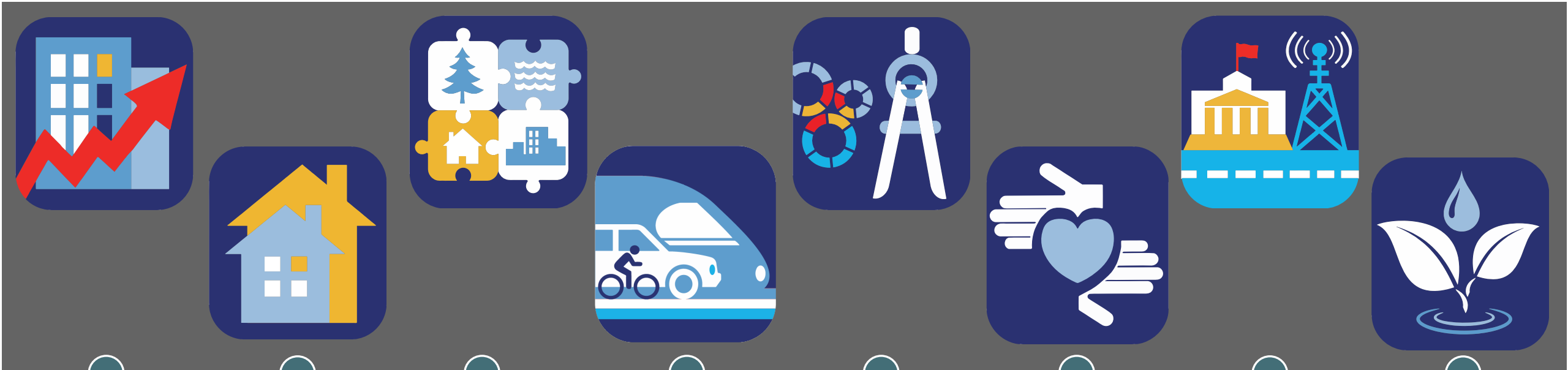
<https://www.mncppc.org/3390/Bowie-Mitchellville-Master-Plan>

Download Existing Conditions Report

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



MASTER PLAN ELEMENTS



Economic
Prosperity

Housing
&
Neighborhoods

Land Use

Transportation
&
Mobility

Community
Heritage,
Culture &
Design

Healthy
Communities

Public
Facilities

Natural
Environment



HOUSING & NEIGHBORHOODS

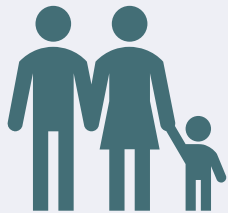
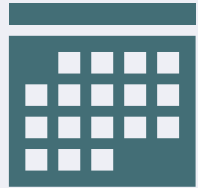


- Housing stock
- Housing demand
- Housing market product type
- Multifamily market performance
- Housing affordability





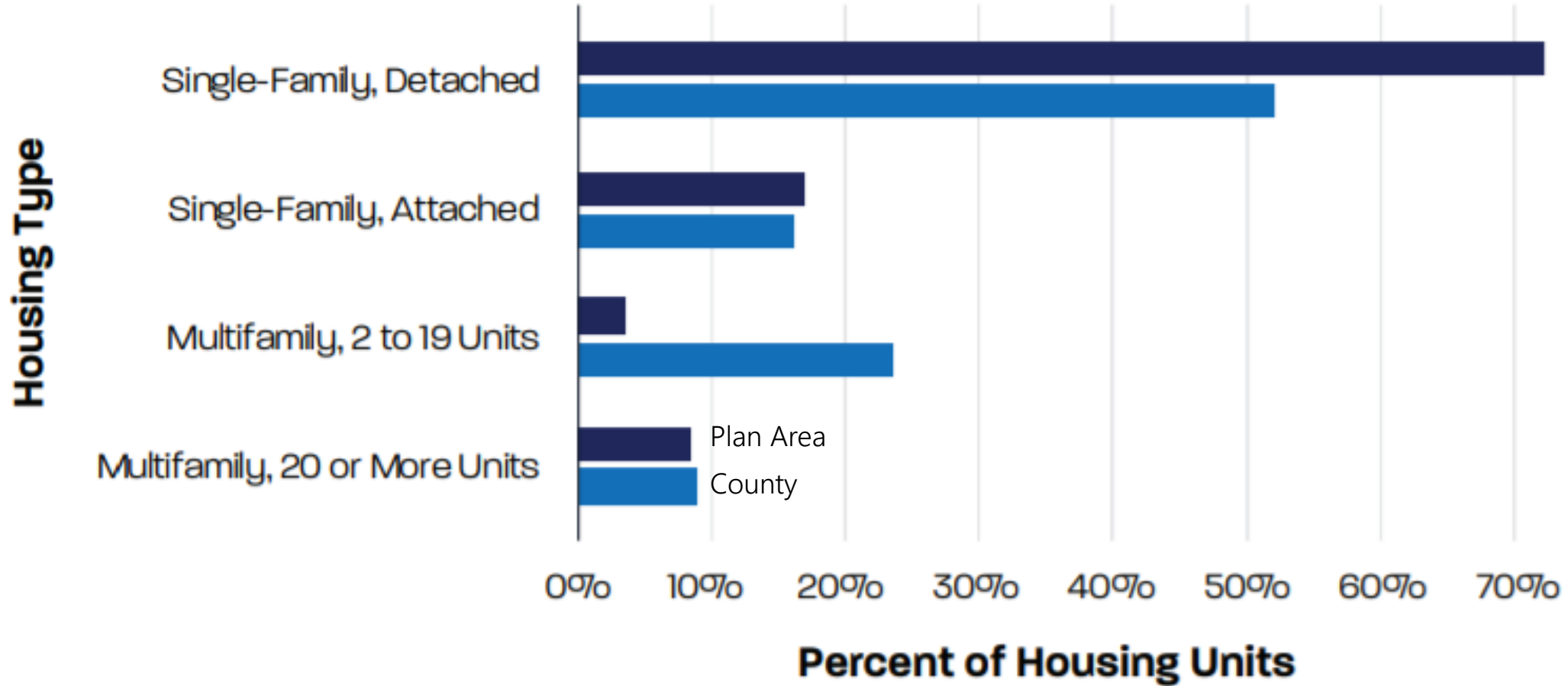
HOUSING STOCK



- Predominantly single-family detached houses (71%)
- Majority of residential units were built over 20 years ago (75%)
- Residents are more likely to own homes and have larger families



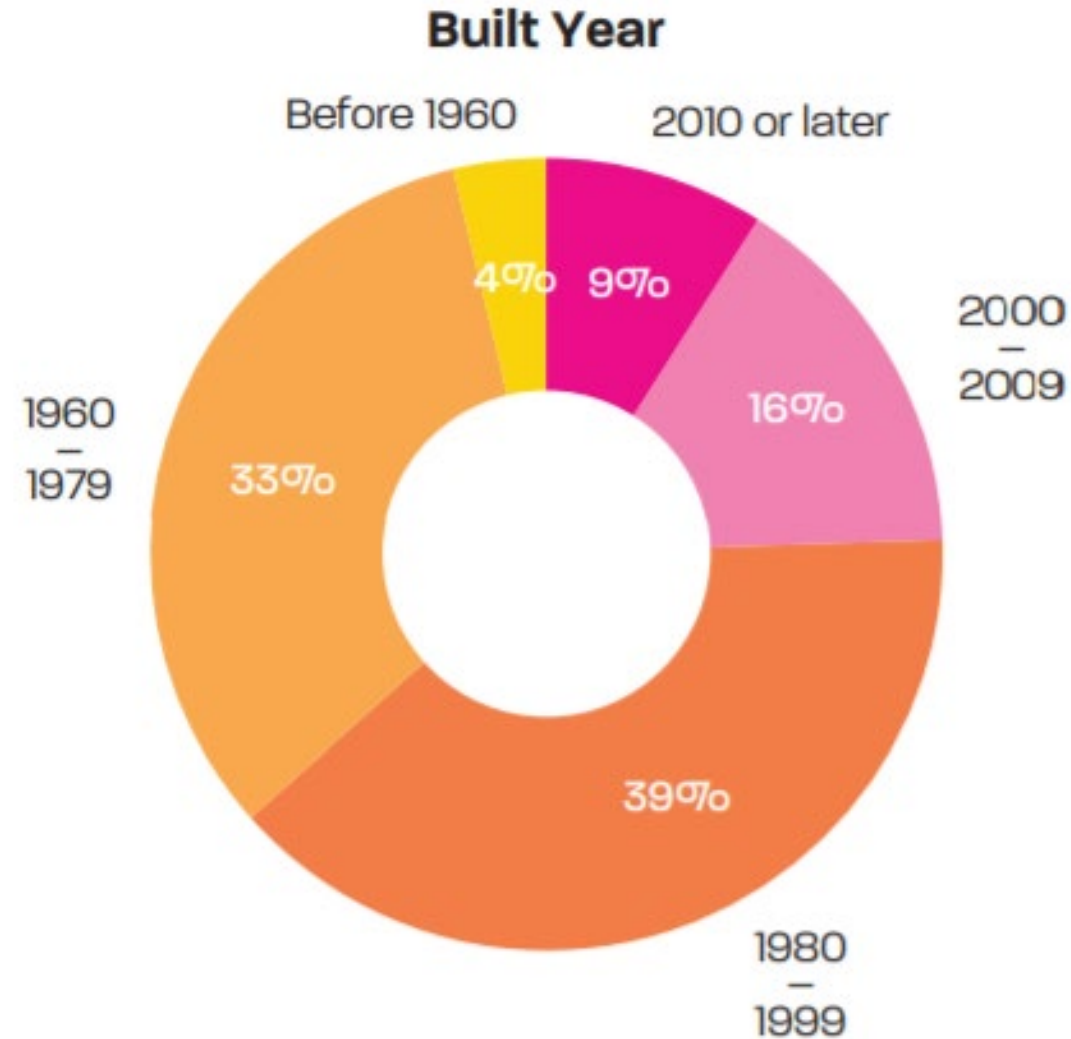
HOUSING STOCK BY UNIT TYPE



Source: ESRI Business Analyst, 2019.



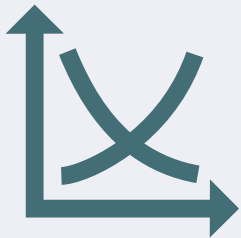
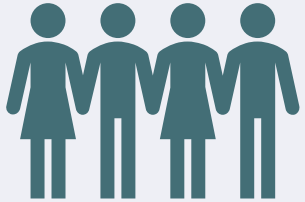
HOUSING BY YEAR BUILT



Source: Neustar, 2019.



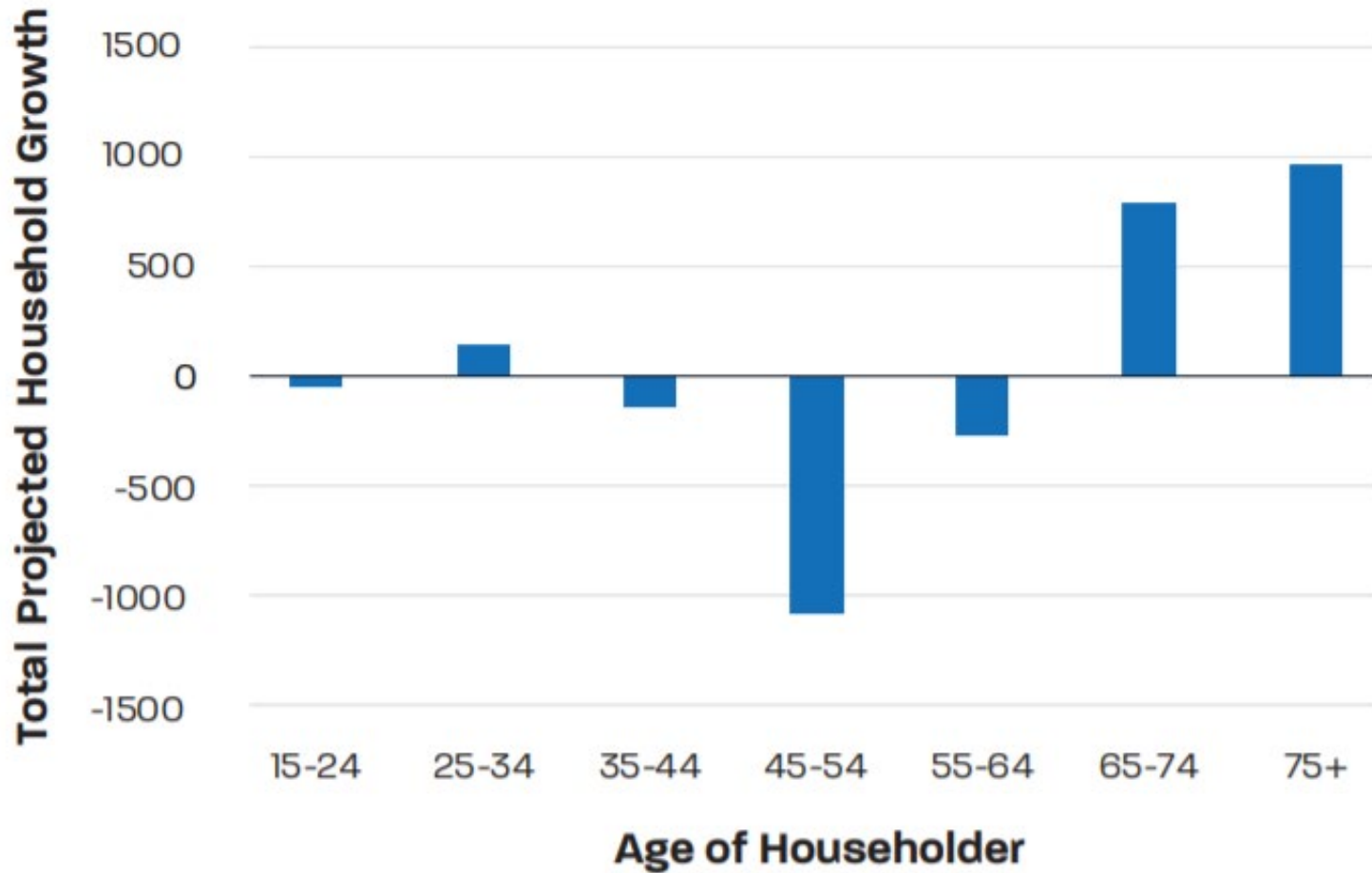
HOUSING DEMAND



- Almost all growth in master plan area households 65 and older (1.7k)
- 1,000+ households ages 45-54 years old expected to leave plan area in next 5 years
- Growth of older residents & loss of larger households may create housing gaps, surpluses in different housing types



FIVE-YEAR PROJECTION FOR HOUSEHOLDS BY AGE



Source: MetroStudy, Redfin, CoStar.

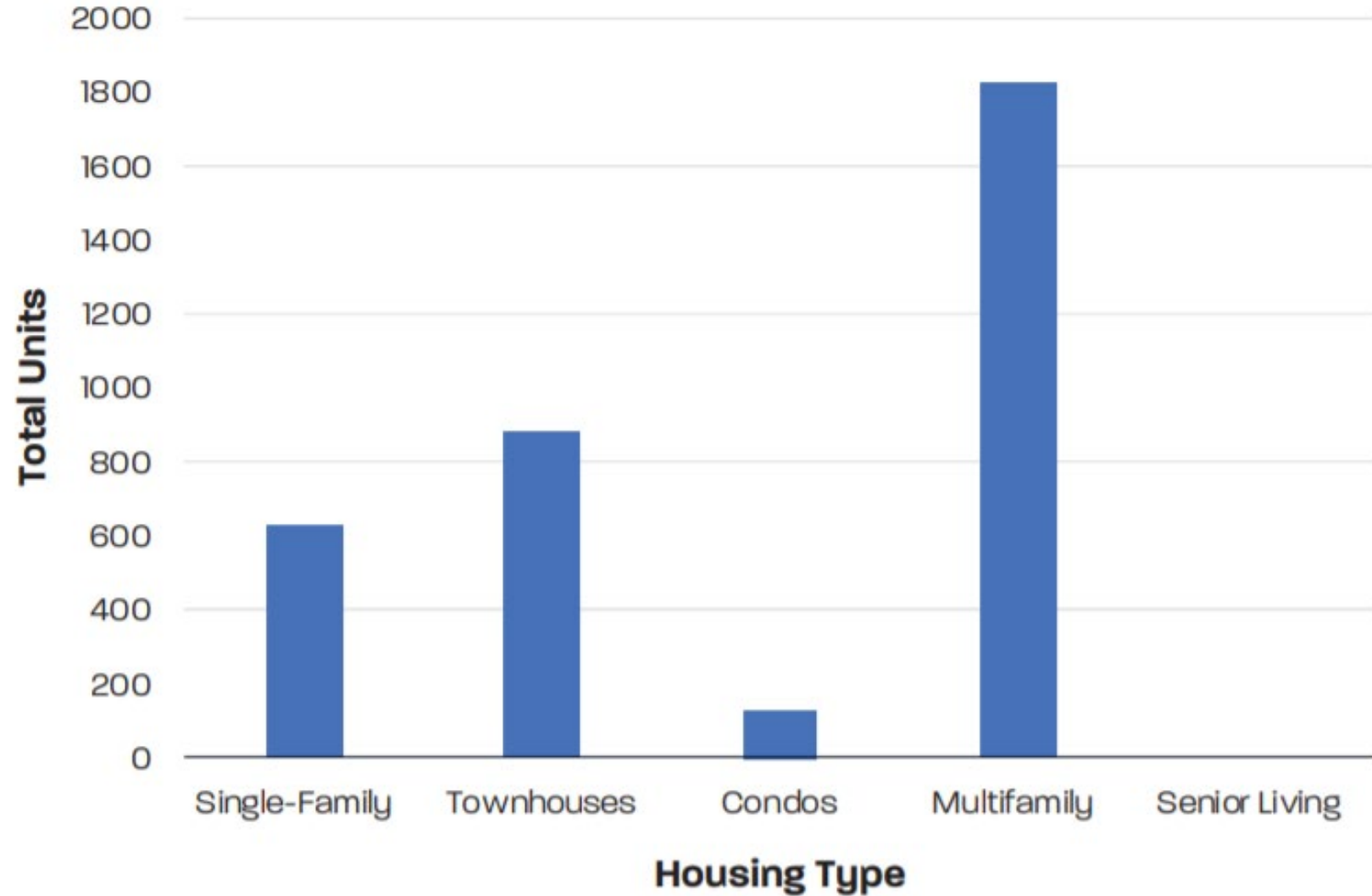
HOUSING MARKET BY PRODUCT TYPE



- Single family: 22.7k existing units, 630 in pipeline
- Townhouse: 5.3k existing units, 883 in pipeline
- Condominium: 1.9k existing units, 128 in pipeline
- Multifamily: 1.8k existing units, 1,825 in pipeline

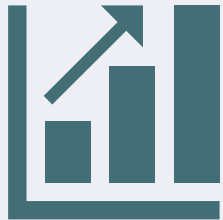
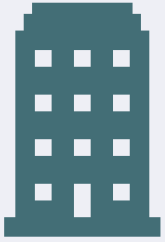


RESIDENTIAL DEVELOPMENT PIPELINE



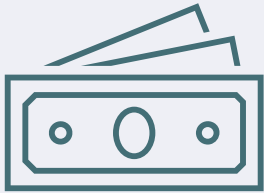


MULTIFAMILY MARKET PERFORMANCE



- Low vacancy for market rate (5-6%), senior-living communities (2.1%)
- Market-rate multifamily stock expected to grow substantially over next 10 years
- Increasing demand for senior-living communities

HOUSING AFFORDABILITY



- Residents earning less than \$20,000 annually are the most cost burdened
- Housing cost burden tends to be greater in the City of Bowie
- Opportunities to increase affordable rental and homeownership



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OPEN MEETING CHAT





Question #1

What attracted you to the Bowie-Mitchellville and Vicinity area?



Question #2

People often need different types of housing for different stages of their lives. In the future, do you feel like there is a sufficient range of housing types in the Bowie-Mitchellville area that will be able to meet your needs?



Question #3

Have you or your neighbors experienced housing affordability issues?

Do you believe there is a growing issue with housing affordability in the Bowie-Mitchellville and Vicinity?

How would you make housing more affordable?



Question #4

What neighborhood amenities matter most to you in your neighborhood?

What amenities are missing from your neighborhood that, if present, would increase your quality of life?

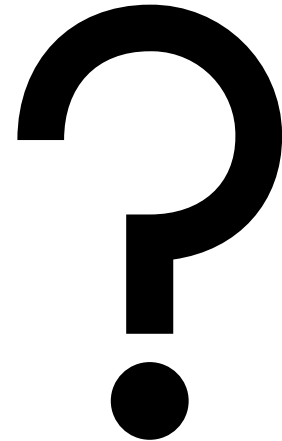


Question #5

It is projected that a significant number of households ages 45-54 years old are expected to leave plan area in the next 5 years. Do you know why this might be?

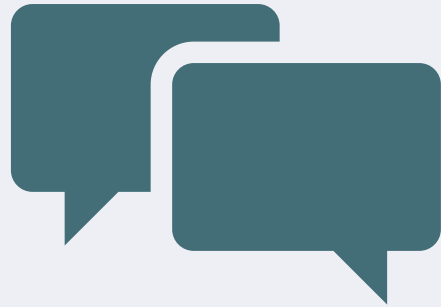


QUESTIONS?

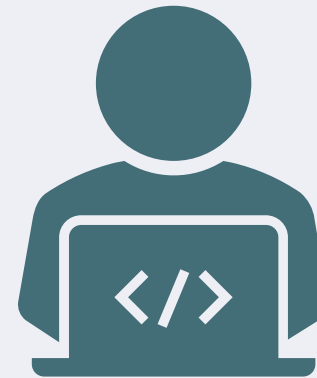




UPCOMING EVENTS



Virtual
Community Chats
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 nodes

Addresses challenges
within each of the plan
elements



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THANK YOU

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