

# Section IX

Natural Environment



# Natural Environment



Preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.

## Natural Environment Goals

1. The desired development pattern of Plan 2035 and the Bowie-Mitchellville and Vicinity Master Plan preserves, enhances, and restores the green infrastructure network and its ecological functions.
2. An interconnected network of significant environmental features that retains its ecological functions, maintains or improves water quality and habitat, and supports the desired development pattern is achieved.
3. Best management practices associated with environmental site design (ESD) are implemented to the fullest extent required and practical, in new development areas, and through stormwater management retrofits and stream restoration projects.
4. Effective stormwater management is maintained to improve water quality and environmental health.
5. An increase in tree canopy coverage continues to mitigate the urban heat island effect, decrease stormwater runoff, increase water quality, and create a conducive environment for active transportation for walking and bicycling.
6. The community is climate change conscious.
7. The City of Bowie implements sustainability practices in their planning and development.
8. The BSU MARC Campus Center integrates streams, tree canopy, and other environmental features.

## Existing Conditions Summary

The Bowie-Mitchellville and Vicinity master plan area reflects a unique natural environment. Key topics in the Natural Environment element include the preservation and protection of watersheds, streams, wetlands, green infrastructure and Special Conservation Areas, tree canopy and forest cover, stormwater and floodplain management, and impervious surfaces.

Bowie-Mitchellville and Vicinity lies within nine subwatersheds in the Patuxent River basin. The Patuxent River along the plan area's eastern boundary, is a major tributary to the Chesapeake Bay and one of three main river drainages for Central Maryland. There are about 400 miles (2,153,546 linear feet) of known streams, 2,175 acres of known wetlands, and 2,946 acres of Federal Emergency Management Agency (FEMA) floodplain within Bowie-Mitchellville and Vicinity. There are approximately 180 acres of Nontidal Wetlands of Special State Concern (NTWSSC) within the plan area.

Data reveal that the nine sub watersheds associated with the Patuxent River exhibit fair to very poor water quality.<sup>1</sup> Most of this plan area was developed by the 1970s, before the adoption of environmental regulations regarding woodland conservation, stormwater management, or stream, wetland, and floodplain protections. Without these important controls, stream buffers were removed, wetlands were filled, some streams were channelized, and multiple stream crossings were constructed using standard culverts to access more land for development. This process was also accompanied by the creation of large areas of impervious surfaces, mostly parking lots and roads.

Tree canopy coverage within Bowie-Mitchellville and Vicinity is relatively high at 38 percent, but the amount of imperviousness is also high. The plan area currently retains about 28,000 acres of tree canopy and forest cover. Bowie-Mitchellville and Vicinity showed an overall increase of 8 percent in forest cover and tree canopy coverage between 1938 and 2017, due in part to street tree plantings and reforestation programs, but mostly because of the retention of large tracts of woodland in the Patuxent River Park, the establishment of the Belt Woods Natural Environment Area, and tree canopy retained in the Rural and Agricultural Area.

<sup>1</sup> 2017 Resource Conservation Plan (p. 39); 2005 Green Infrastructure Plan (p.30).



**Table 31.** Watersheds Countywide and within the Master Plan Area

Watershed	Watershed Area within the County (acres)	% of County	Watershed Area within the Master Plan Area (acres)	% of Plan Area
Collington Branch	14,820.6	4.6	10,274.9	27.3
Folly Branch	4,091.2	1.3	0.02	<0.01
Horsepen Branch	4,318.4	1.4	3,670.4	9.7
Lottsford Branch	2,165.2	0.7	123.2	0.3
Middle Patuxent River	22,261.9	9.7	15,646.4	41.5
Northeast Branch (WB)	5,557.5	1.7	5,255.5	14
Upper Beaverdam Creek	9,047.3	2.8	4.5	0.01
Upper Patuxent River	11,370.8	3.6	2,649.4	7.03
Western Branch	19,030.6	6	12.2	0.03
<b>Total</b>	<b>92,663.4</b>	<b>30</b>	<b>37,636.5</b>	

Source: DoE Watershed Layer (last updated 2005-10-28), Technical Addendum

## Water Quality

Water quality is a multifaceted rating system that measures seven factors: temperature, acidity (pH), dissolved oxygen, dissolved solids, i.e., conductance, particulate matter, i.e., turbidity, hardness, i.e., dissolved calcium and magnesium, and suspended sediment. This is categorized into five categories: Excellent, Good, Fair, Poor, and Very Poor. Development can impact water quality by increasing the amount of impervious surface which leads to increased stormwater runoff.

## Trees

Forest cover and tree canopy coverage is especially important to protect air and water quality, as trees help trap airborne fine particulates (such as pollen, dust, and those found in smoke and haze), provide shade that helps reduce urban heat island effect, reduces the thermal impacts of stormwater runoff, and reduces the overall quantity of stormwater runoff.

## Sustainability And Climate Change

Preservation of streams, forested areas, wetlands and other habitats are imperative for protecting natural ecosystems. Protecting the natural environment not only requires protection of the water, soil, and air resources required for human survival, but also the ecosystem functions required to support the diversity of life on this planet. Preservation of native species is essential to supporting the complex food webs native to this region. Mature forest ecosystems also play an essential role in removing carbon from the atmosphere and reversing the effects of climate change.

**Table 32.** Green Infrastructure Network (2017)

Watershed	1938		2009		2017		
	Canopy Coverage (acres)	% of Plan Area	Canopy Coverage (acres)	% of Plan Area	Canopy Coverage (acres)	% of Plan Area	% Change 1938-2017
Collington Branch	3,951.6	10.5	6,520.6	17.3	8,913.9	23.7	13.2
Folly Branch	0.2	0.0	0.0	0.0	0.0	0.0	-0.2
Horsepen Branch	3,689.4	9.8	2,677.4	7.1	2,934.5	7.8	-2.0
Lottsford Branch	11.8	0.0	329.0	0.9	449.3	1.2	1.2
Middle Patuxent River	7,355.3	19.5	8,770.2	23.3	9,274.4	24.6	5.1
Northeast Branch (WB)	1,626.1	4.3	2,656.8	7.1	3,007.4	8.0	3.7
Upper Beaverdam Creek	0.0	0.0	256.9	0.7	276.1	0.7	0.7
Upper Patuxent River	2,826.6	7.5	2,219.8	5.9	2,438.8	6.5	-1.0
Western Branch	0.0	0.0	126.3	0.3	368.6	1.0	1.0
<b>Total</b>	<b>19,461.1</b>	<b>51.7</b>	<b>23,556.9</b>	<b>62.5</b>	<b>27,663.0</b>	<b>73.4</b>	<b>21.8</b>

Source: 2017 Resource Conservation Plan



Imperviousness within Bowie-Mitchellville and Vicinity is high at nearly 8,000 acres, or 20 percent of the plan area. The high level of imperviousness and associated construction-compacted soils in the central portion of the plan area result in excessive, rapid stormwater runoff into receiving streams and wetlands. Roads, buildings, and parking lots cover nearly 5,000 acres, accounting for 62 percent of the plan area's total impervious cover.

## Countywide Green Infrastructure Network

The 2017 *Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, which replaced the 2005 Green Infrastructure Plan, builds on the policies and strategies of the 2005 plan to achieve the County's long-term vision of an interconnected network of significant Countywide environmental features that retain ecological functions, maintain or improve water quality and habitat, and support the desired development pattern of Plan 2035. The Green Infrastructure Plan, Section II of the 2017 Resource Conservation Plan, used the same general guidelines to update the green infrastructure network.

## Nontidal Wetlands of Special State Concern (NTWSSC)

Nontidal Wetlands of Special State Concern (NTWSSC) are nontidal wetlands of very high ecological and educational value. They are the best examples of Maryland's nontidal wetland habitats and many contain the last remaining populations of native plants and animals that are now rare and threatened with extinction in the state. NTWSSC wetlands receive special protection under the state's nontidal wetlands regulations, including a minimum 100-foot-wide buffer. There are approximately 180 acres of NTWSSC wetlands at three locations within the master plan area.

## Policies and Strategies

### AREAWIDE

#### *Green Infrastructure*

##### **Policy NE 1**

Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

- NE 1.1 Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.
- NE 1.2 Continue to complete Prince George's County DoE's Programmatic Practices, which includes stormwater-specific programs, tree planting and landscape revitalization programs, public education programs, and mass transit and alternative transportation programs.

##### **Policy NE 2**

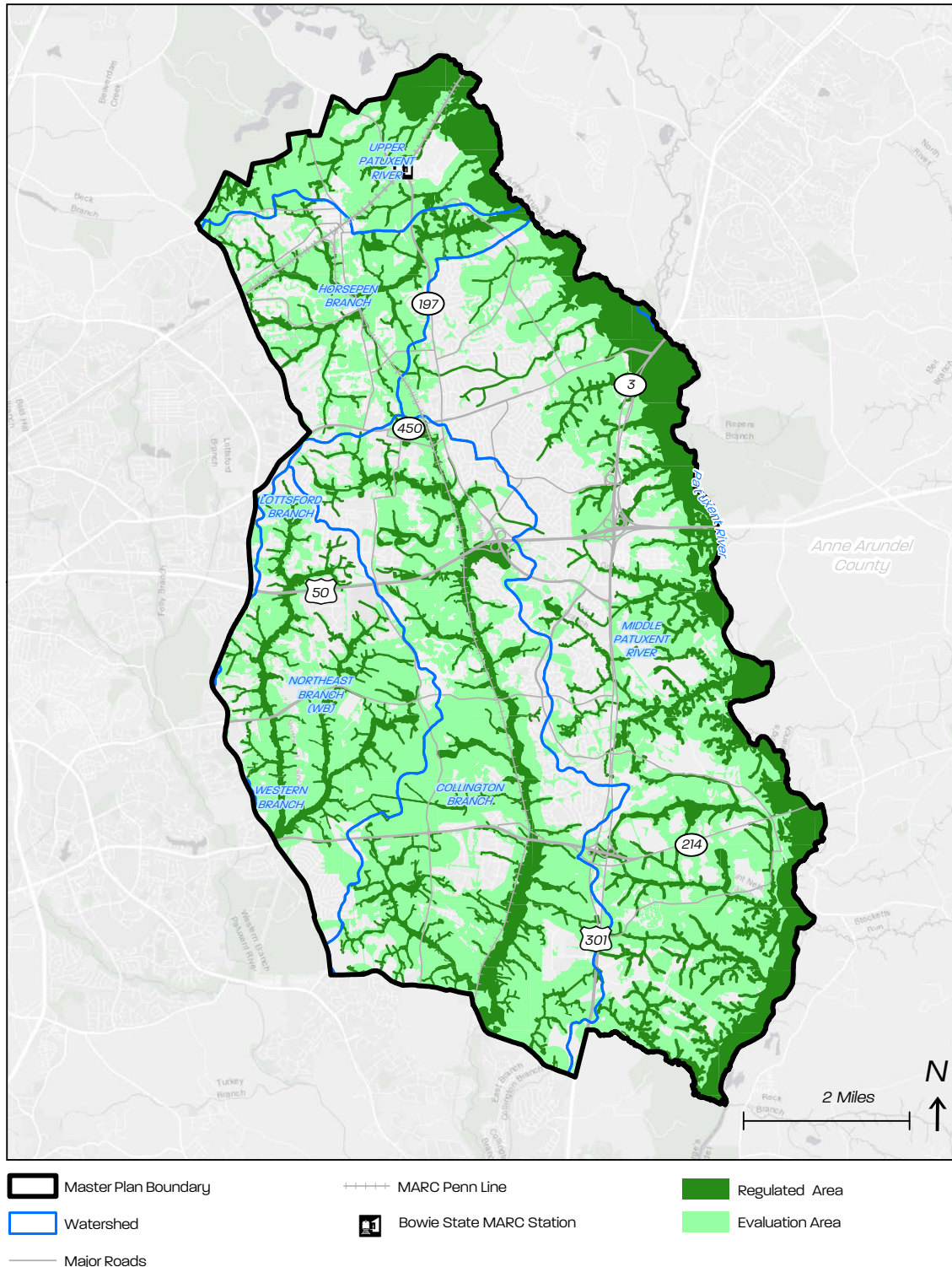
Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 42. Nontidal Wetlands of Special State Concern [NTWSSC]—2017).

- NE 2.1 Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:
  - The Belt Woods Special Conservation Area
  - Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.
  - In the northern portion of Bowie-Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.





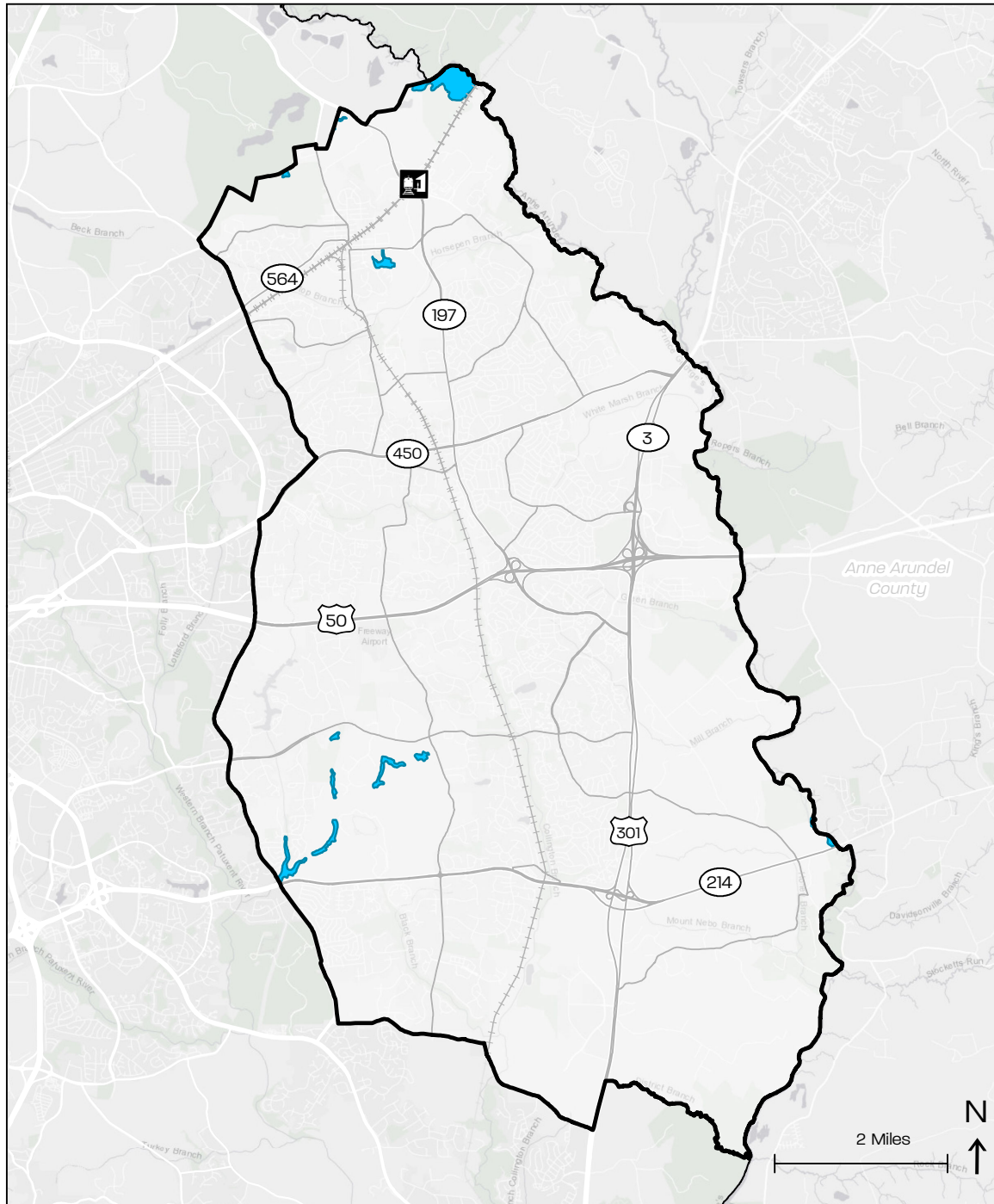
**Map 41.** Green Infrastructure Network (2017)





Source: Prince George's County Planning Department, 2017 Approved Resource Conservation Plan



**Map 42.** Nontidal Wetlands of Special State Concern (NTWSSC)—2017



Source: Prince George's County Planning Department

-  Master Plan Boundary
-  Non-tidal Wetland of Special State Concern (NTWSSC)



## Stormwater Management

### Policy NE 3

Proactively address stormwater management in areas where current facilities are inadequate.

- NE 3.1 Identify strategic opportunities to acquire flood-prone and flood-susceptible properties to protect life and property, preserve the subwatersheds, and buffer existing public and private development.
- NE 3.2 Evaluate Bowie-Mitchellville and Vicinity's stormwater management facilities for additional volume capacity to support and encourage redevelopment.
- NE 3.3 Complete the Prince George's County's Department of the Environment's current stormwater management studies within the master plan area (see the Department of the Environment's Clean Water Map<sup>2</sup> for a comprehensive map of current and future projects). Create a catalog of additional sites where stormwater mitigation or intervention is warranted for further evaluation and remediation.
- NE 3.4 Identify opportunities to retrofit portions of properties to enhance stormwater infiltration.

### Woodland Conservation Fund

The Woodland and Wildlife Habitat Ordinance (WCO) (Subtitle 25, Division 2) allows for the woodland conservation requirement for a developing site to be satisfied on-site, off-site (banking), or by payment of a fee-in-lieu based on the area being mitigated. Fees-in-lieu collected, and fines associated with violations of the WCO are put in the Woodland Conservation Fund. Money deposited in the Woodland Conservation Fund are administered by the Department of Environment and may be used for afforestation/reforestation projects, street tree planting, forest maintenance, achieving tree canopy goals, and land acquisition for conservation purposes.

## Forest Cover/Tree Canopy Coverage

### Policy NE 4

Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

- NE 4.1 Use funding from the Prince George's County Woodland Conservation Fund to reverse the decrease in tree canopy coverage in Folly Branch, Horsepen Branch, and Upper Patuxent River watersheds through reforestation programs.
- NE 4.2 Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (see Transportation and Mobility).

**Table 33.** Known Streams, Wetlands and Floodplains with the Master Plan Area

Watershed	Known Streams (linear feet) <sup>1</sup>	Known Wetlands (acres) <sup>2</sup>	FEMA 100-Year Floodplain (acres) <sup>3</sup>
Collington Branch	526,788.5	411.6	569
Folly Branch	0.0	0.0	0.0
Horsepen Branch	183,022.8	68.4	146.9
Lottsford Branch	157.7	0.7	0.0
Middle Patuxent River	905,481.3	1,196.8	1,621.5
Northeast Branch (WB)	339,561.2	191.4	246.8
Upper Beaverdam Creek	15.4	0.0	0.0
Upper Patuxent River	198,492.9	306.8	362
Western Branch	27	0.0	0.0
<b>Total</b>	<b>2,153,546.8</b>	<b>2,175.7</b>	<b>2,946.3</b>

This information in this table within the master plan area was provided by the Maryland Department of Natural Resources and has not been completely field tested. The data should be considered conceptual and for planning purposes only.

<sup>1</sup> M-NCPPC, last updated 2017-03-23.

<sup>2</sup> Wetlands DNR 2005-11-29.

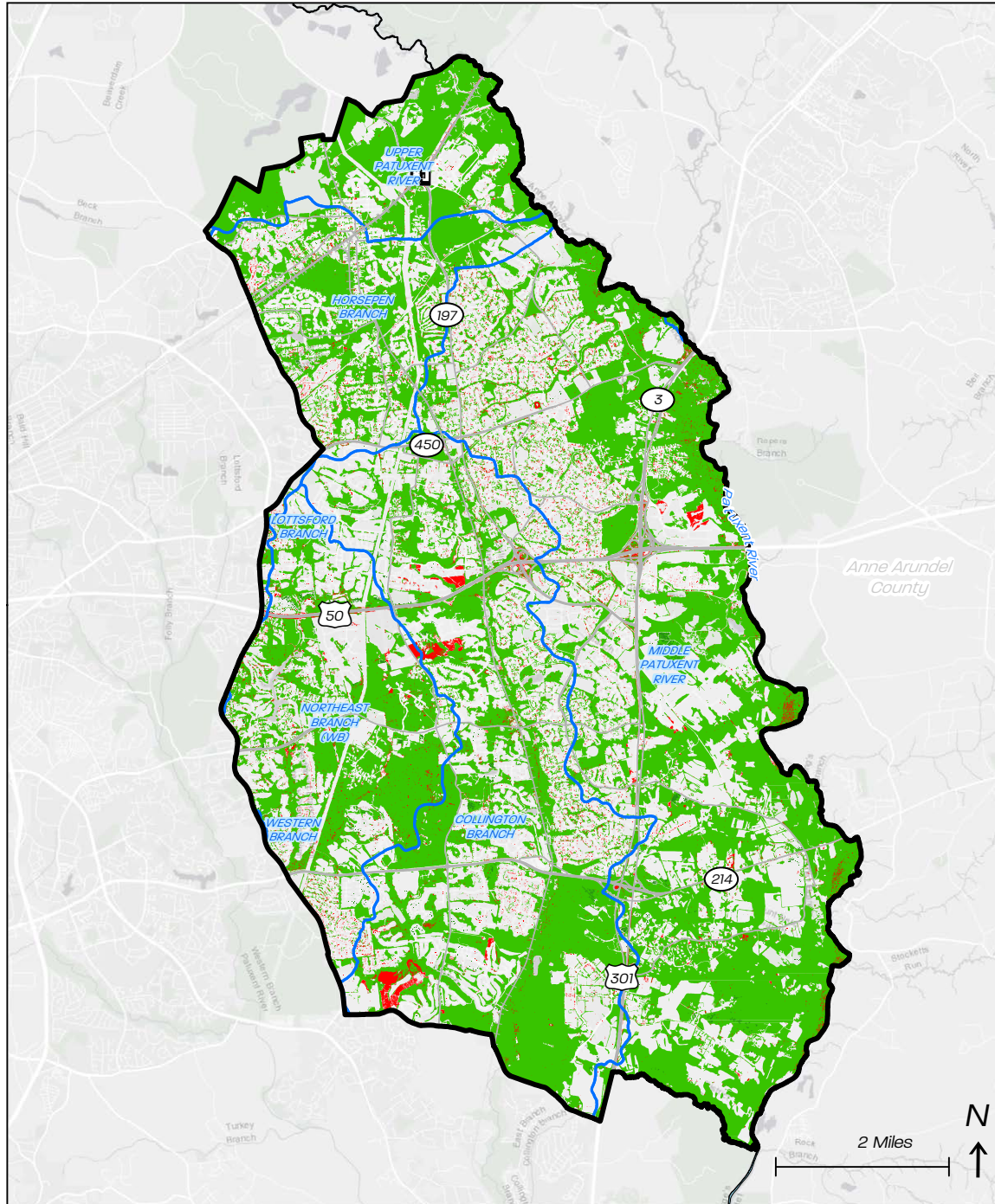
<sup>3</sup> Federal Emergency Management Agency (FEMA), last updated 2016-9-15.

<sup>2</sup> <https://princegeorges.maps.arcgis.com/apps/webappviewer/index.html?id=dc168a43d3554905b4e4d6e61799025f>





**Map 43.** Forest and Tree Canopy Coverage (2017)



Master Plan Boundary

Watershed

Major Roads

MARC Penn Line

Bowie State MARC Station

Forest and Tree Canopy Coverage (2017)

Tree Canopy (2017)

Tree Canopy Gain (2014-2018)

Tree Canopy Loss (2014-2018)

Source: Prince George's County Planning Department



## Impervious Surfaces

### Policy NE 5

Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

- NE 5.1 Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).
- NE 5.2 Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and modern stormwater management practices.



Source: M-NCPPC

**Table 34.** Impervious Surfaces by Watershed (2017)

Watershed	Impervious Surfaces (acres)	Impervious Surfaces (%)
Collington Branch	2,441.5	6.5
Folly Branch	9.9	0.0
Horseepen	918.3	2.4
Lottsford Branch	158.1	0.4
Middle Patuxent River	2,739.5	7.3
Northeast Branch (WB)	939.4	2.5
Upper Beaverdam Creek	15.3	0.0
Upper Patuxent River	372.0	1.0
Western Branch	107.9	0.3
<b>Total</b>	<b>7,701.7</b>	<b>20.4</b>

Source: The Maryland-National Capital Park and Planning Commission, 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*.

**Table 35.** Impervious Surfaces

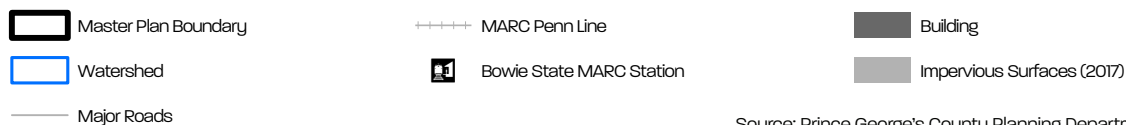
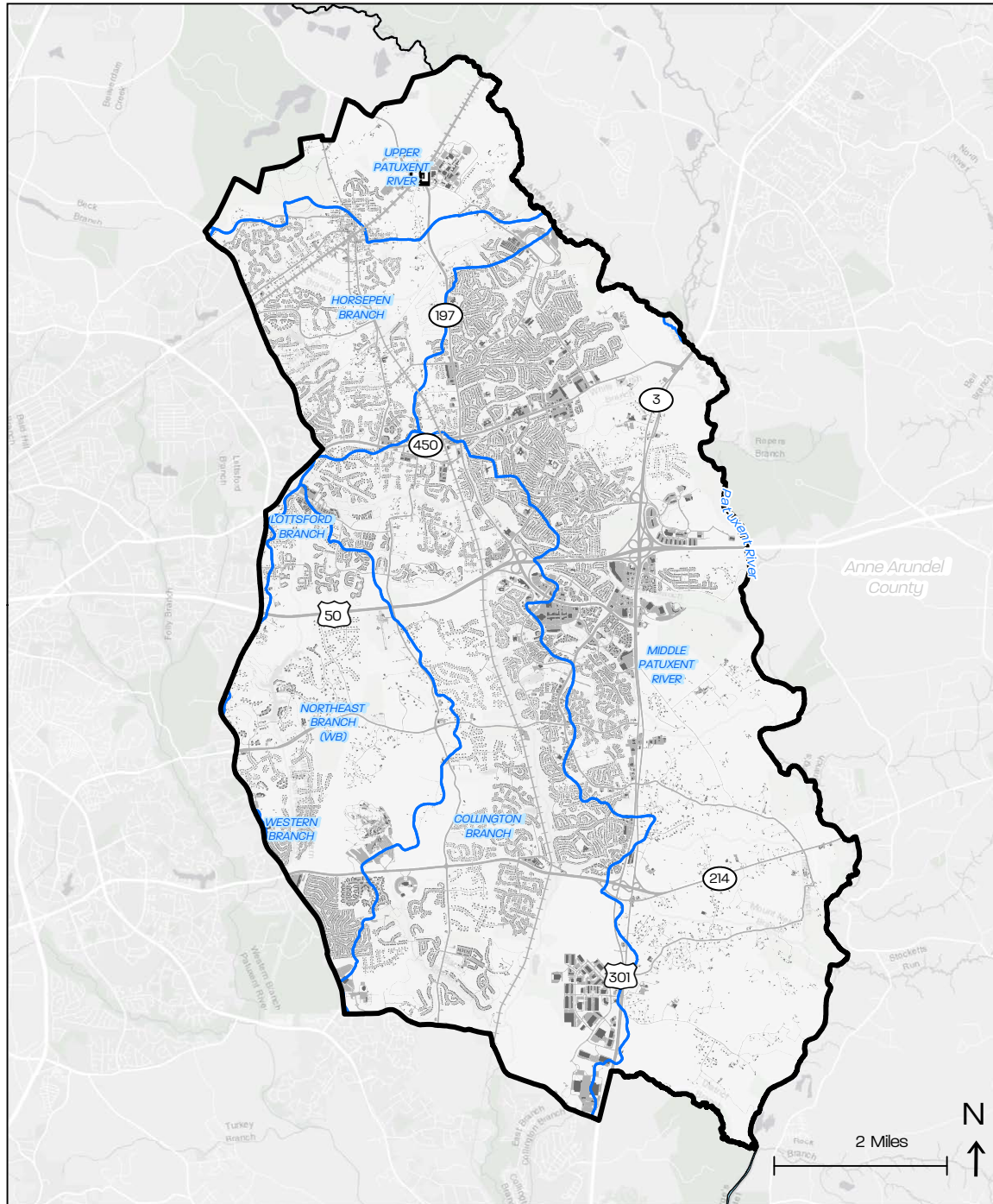
Surface	Acres
Asphalt	4.2
Athletic	31.2
Bridge	9.8
Buildings	1,778.3
Concrete	27.5
Driveway	681.7
Parking Lot	1,047.0
Patio	145.1
Pool	22.3
Rail Road	113.5
Road	1,940.7
Runway/Taxiway	5.6
Sidewalk	147.2
Storage	2.9
Substation	14.8
Track	28.2
Walkway	240.0
<b>TOTAL</b>	<b>6,240.4</b>

Source: The Maryland-National Capital Park and Planning Commission, 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*.





**Map 44. Impervious Surfaces (2017)**



Source: Prince George's County Planning Department



## *Climate Change*

### **Policy NE 6**

Support local actions that mitigate the impact of climate change.

- NE 6.1 Support implementation of the City of Bowie Climate Action Plan 2020-2025 and the Metropolitan Washington 2030 Climate and Energy Action Plan.
- NE 6.2 Continue to support and promote the Prince George's Climate Action Commission as per Council Resolution CR-7-2020 to develop a Climate Action Plan for Prince George's County to prepare for and build resilience to regional climate change impacts, and to set and achieve climate stabilization goals.

### **Policy NE 7**

Continue to expand active transportation opportunities to reduce automobile dependency and carbon emissions.

- NE 7.1 Develop at least one electric vehicle charging station for every eight fuel pumps at existing and new gas stations. Provide at least one electric vehicle charging station for every 100 parking spaces in commercial surface parking lots and one charging station for every 250 parking spaces in parking structures.



Source: M-NCPPC

## **BSU MARC CAMPUS CENTER**

### **Policy NE 8**

Continue to support street tree plantings, reforestation programs, and retention of large tracts of woodland to increase forest and tree canopy.

- NE 8.1 Protect the forest and woodlands surrounding the BSU MARC Campus Center by limiting development to the Center as defined by this plan.
- NE 8.2 Support efforts by BSU students and faculty to engage in tree planting, forestry, and landscaping using the campus and surrounding areas as a living laboratory. Green infrastructure retrofit should be explored as both an academic and volunteerism opportunity.

### **Policy NE 9**

Proactively address stormwater management in areas where current facilities are inadequate.

- NE 9.1 Conduct a comprehensive stormwater management study in the portion of the BSU MARC Campus Center west of the Northeast Corridor to identify opportunities for a public shared stormwater management system that reduces private development costs.

### **Policy NE 10**

Integrate Primary Management Areas (PMA) into a walkable, mixed-use environment.

- NE 10.1 Expand and enhance stream buffers as community assets, including nature trails with interpretative signage along stream buffers and minimal crossings.





## Green Infrastructure Retrofit

Section 502 of the Clean Water Act defines green infrastructure as "...the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters." Green infrastructure retrofitting strategies often occur at the neighborhood or site scale, stormwater management systems that mimic nature soak up and store water. Examples include rainwater harvesting, green roofs, and planter boxes.

(Source: U.S. Environmental Protection Agency, <https://www.epa.gov/>)



Source: All photos by M-NCPPC

# Section X

Housing and Neighborhoods





# Housing and Neighborhoods



Provide a variety of housing options—ranging in prices, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.

## Housing and Neighborhoods Goals

1. Neighborhoods contain a range of housing types that are affordable to the widest range of residents.
2. Existing neighborhoods continue to attract new residents.
3. Additional housing options are available in the Established Communities.
4. Bowie Local Town Center offers a range of new housing types that are affordable to the widest range of income levels.
5. A variety of housing options are available at the BSU MARC Campus Center. The design of new residential development at the BSU MARC Campus Center is attractive and inviting.

## Existing Conditions Summary

The Bowie-Mitchellville and Vicinity Master Plan Area is undergoing demographic changes; residents born between 1986-1995 (millennials) and residents born before 1955 (age 65 and older) comprise the fastest growing age groups. Nationwide trends are showing that these groups share a preference for walkable, mixed-use communities. As these populations increase, they will influence housing demand in the plan area.

Typical of post-World War II suburban communities, Bowie-Mitchellville and Vicinity's housing stock largely comprises (71 percent) single-family detached houses in low-density neighborhoods. Three-quarters of the area's housing stock is more than 20 years old. Although the 2008 Great Recession disproportionately affected Prince George's County more severely than other jurisdictions in the region, the plan area's housing market is stable and healthy. Recent housing development in the area continues to largely be single-family detached houses. There has been limited multifamily and townhouse development in the past decade.

Bowie-Mitchellville and Vicinity is projected to have 32,120 households by 2025, most of which will be households aged 65 and older. At the same time, more than 1,000 households between ages 45 and 54 are expected to leave the plan area. These demographic shifts may create a surplus of large, single-family detached houses, while there may be a gap in townhouses and multifamily units that seniors and millennials increasingly demand. Today, the plan area's development pipeline includes more than 1,600 single-family detached homes, 800 townhouses, 100 condominiums, and 1,800 multifamily units, which may partially address this gap.

### Net Household Growth

2025 Household = 32,120  
2030 Household = 32,465  
2035 Household = 32,965  
2040 Household = 33,151  
2045 Household = 33,170

Source: WMCOG 2016

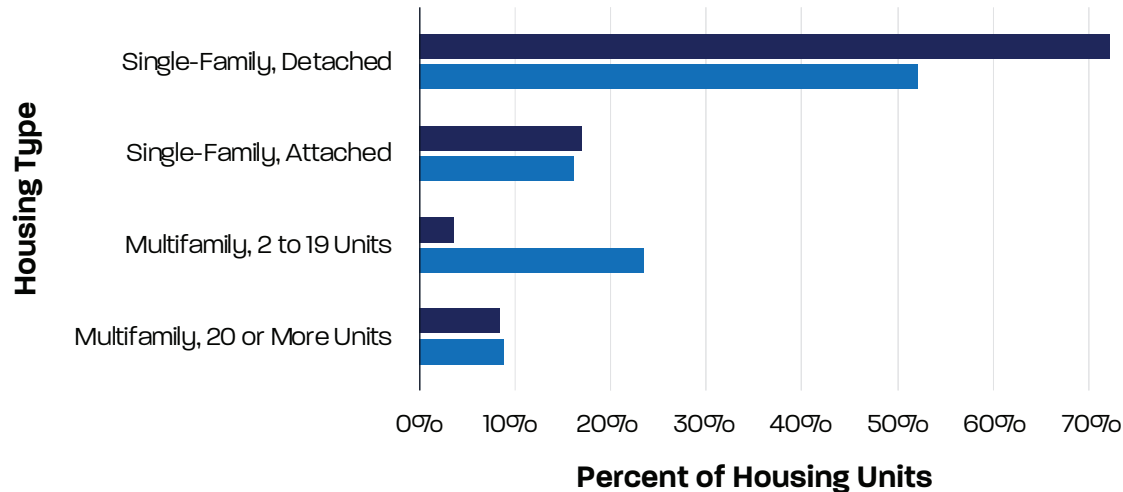
This growth in Bowie-Mitchellville and Vicinity creates opportunities and challenges in planning for the future population's housing demands. Balancing housing demand (for a range of housing types) with supply (primarily single-family detached housing) is a major challenge, which developments like Melford Town Center and South Lake are already beginning to address. Housing-cost burden remains a challenge for some residents in the plan area. However, additional housing units and an aging housing stock may alleviate affordability issues.

Seniors' and millennials' increasing demand for dense, walkable neighborhoods along with continued anticipated demand for new single-family, detached housing presents a range of opportunities including the potential to attract new employers, strengthening existing nodes through infill development, and creating healthier communities with increased walkability.

# Housing and Neighborhoods



**Figure 12.** Housing Stock by Unit Type (2019)



Source: ESRI Business Analyst, 2019

**Table 36.** Housing Market Overview

Housing Unit Type	Total Units (ACS, 2019)	Average Sales Price/Rent (MetroStudy/ CoStar, 2019)	Average Home Value Rent PSF (MetroStudy/ CoStar, 2019)	Average Sales Price/ Rent (Redfin/ CoStar, 2020)	Average Home Value/ Rent PSF (Redfin/ CoStar, 2020)	Known Pipeline Units (Redfin/ CoStar 2020)
Single-Family	22,600	\$395,000	\$176.00	\$420,341	\$180.96	630
Townhouse	5,600	\$293,250	\$201.00	\$287,550	\$190.47	883
Condominium	670	\$220,000	\$154.00	\$224,725	\$164.62	128
Multifamily	1,900	\$1,831	\$1.92	\$1,817	\$1.90	1,825

Source: MetroStudy, Redfin, CoStar, ACS.

## Sustainability and Climate Change-Housing and Neighborhoods

Mixed-use, well-connected, and walkable neighborhoods can reduce carbon emissions while providing a greater range of services as well as affordable housing options for all income levels. In these neighborhoods, there is less incentive to drive and instead residents have active transportation alternatives such as biking and walking. Policies and programs that support energy retrofits for housing in older neighborhoods and carbon-neutral standards for new housing developments can significantly reduce energy use and greenhouse gas emissions while increasing home values.



# Housing and Neighborhoods



Source: M-NCPCC

## Housing Affordability Programs

Several major housing affordability programs by the State of Maryland could be used by residents and developers in the plan area. This includes:

- **The Housing Choice Voucher Program (HCVP)** is a tenant-based voucher program that provides tenants the opportunity to live where they choose by having the Rental Assistance Division pay the property owner the difference between 30 percent of the adjusted family income and the gross rent for the unit, depending upon whether the rent for the unit is more or less than an established voucher payment standard.
- **The Housing Choice Voucher Homeownership Program (HCVHP)** uses a voucher subsidy to help first-time homeowners purchase a home.
- **The Moderate Rehabilitation Program (Mod Rehab)** provides project-based rental assistance for low-income families. The Housing Authority can allocate up to 20 percent of its voucher assistance to specific housing units if the multifamily housing owner agrees to rehabilitate or construct units or set aside a portion of the units in an existing development as affordable in exchange for low-interest loans. The subsidy is property-specific and will not transfer with the family if it moves.
- **Prince George's County Purchase Assistance Program** offers first-time home buyers assistance for a down payment, mortgage principal reduction, and closing cost assistance. The program is funded by the Housing Investment Trust Fund and administered by the Redevelopment Authority of Prince George's County.

## Policies and Strategies

### AREAWIDE

#### Policy HN 1

Study, monitor, and geographically distribute new affordable housing.

- HN 1.1 Conduct an areawide study to see if mixed-income development would be financially feasible.

#### Policy HN 2

Preserve and expand existing senior housing and transit-accessible housing.

- HN 2.1 Preserve existing senior affordable multifamily housing in Bowie-Mitchellville and Vicinity by forming a partnership with the Prince George's County Housing Authority, DHCD, and the City of Bowie.
- HN 2.2 Expand universal design housing choices, including "visitable" units, which allow for barrier-free access into the first floor and to a first-floor restroom.

#### Policy HN 3

Encourage exterior home improvements that enhance the appearance and perceived safety of neighborhoods.

- HN 3.1 Identify strategic locations to promote and use the City of Bowie's Single-Family Housing Rehabilitation Program or similar program.

**Table 38.** Senior Housing in Bowie-Mitchellville and Vicinity

Name	Address	Capacity
The Willows Senior Community	3850 Enfield Chase Court	101
Bowie Commons*	3909 New Haven Court	43
Cameron Grove Adult Resort	13914 New Acadia Lane	342
Tribute at Melford	17300 Melford Blvd	143
Pin Oak Village	16010 Excalibur Road	220
Woodward Estates	14997 Health Center Drive	80
Evergreen Senior Community	3800 Enfield Chase Court	103

\*Offers subsidized housing.

Source: GIS Data Catalogue, Prince George's County Planning Department; Costar, 2020.



HN 3.2 Support coordination between the City of Bowie, County and state agencies, and utility companies to improve outreach and access to funding that supports home improvement and maintenance, including energy efficiency audits, upgrades and retrofits, weatherization assistance, solar panel installation, and age-in-place maintenance and construction.

HN 3.3 Implement Crime Prevention Through Environmental Design (CPTED) strategies with new and redeveloped projects that include unobstructed pedestrian-friendly sidewalks, well-lit parking areas, building entrances and yards, and well-maintained landscaping and common areas.

## **Policy HN 4**

**Promote sustainable, green neighborhoods and construction.**

HN 4.1 Work with the City of Bowie to use the Senior Citizen Green Housing Rehabilitation Program or similar program to renovate existing homes for seniors for energy efficiency.

HN 4.2 Incentivize the design and construction of green buildings by identifying and implementing incentive programs, including financial and regulatory incentives, for new construction to obtain a minimum rating of Silver in the LEED Building Design and Construction (BD+C), Neighborhood Development (ND), or HOME systems or equivalent certification under other comparable green building rating systems.

## **BOWIE LOCAL TOWN CENTER**

### **Policy HN 5**

**Construct infill housing at Bowie Local Town Center (see Land Use).**

HN 5.1 Construct new market-rate, mixed-income, workforce and affordable multifamily housing, including affordable senior housing at Bowie Local Town Center, preferably near the Bowie park-and-ride lot on Northview Drive where residents have greater access to transit.

HN 5.2 Work with the City of Bowie and Prince George's County Housing Authority to leverage the Bond Finance Program to assist with constructing or retrofitting buildings into affordable multifamily housing. Such housing should be integrated into mixed-income areas, walkable to transit, retail, and other amenities, and should not be isolated or otherwise hidden from the public realm.

HN 5.3 New housing should be constructed in the southern and western portions of the Center to minimize noise and air impacts from US 50 (John Hanson Highway) and US 301.

## **BSU MARC CAMPUS CENTER**

### **Policy HN 6**

**Support housing at transit-supportive densities at the BSU MARC Campus Center (see Figure 4. BSU MARC Campus Center Proposed Concept Plan [Three-Dimensional View]).**

HN 6.1 Construct a range of housing types and price points at the BSU MARC Campus Center, including market-rate townhouses catering to BSU faculty, staff, and rail commuters, senior housing, student dormitories, and multifamily housing catering to BSU students, faculty, staff, and rail commuters.

HN 6.2 Incentivize student housing construction by waiving the School Facilities Surcharge for student housing projects in the BSU MARC Campus Center.



# Housing and Neighborhoods

- HN 6.3 Work with property owners and the Prince George's County Housing Authority to leverage the Bond Finance Program to assist with constructing affordable multifamily housing at the BSU MARC Campus Center.

## OLD TOWN BOWIE

### Policy HN 7

Create new types of housing and density in Old Town Bowie to attract new residents, especially artists (see LU 15.3).

- HN 7.1 In Old Town Bowie, construct new infill housing at several locations:
- The parcel owned by Prince George's County Housing Authority at 13001 4th Street (Tax ID: 1646512).
  - The parcels owned by City of Bowie along 8th Street.

**Table 37.** Old Town Bowie–Infill Housing

Address	Tax ID
8th Street	1583442
8th Street	1583566
8th Street	1583574
8th Street	1583582
8th Street	1583459
8th Street	1583590
8th Street	1583608
8th Street	1583467

- In the upper floors of any new multi-story building.
- HN 7.2 Work with the City of Bowie and the County to establish a program that incentivizes repurposing housing units into rehabilitated housing for artist residential studios and live-work dwelling units in Old Town Bowie.
- HN 7.3 Work with the City of Bowie and local artist community to develop, advertise, and incentivize available co-working spaces.

### Example of Artist Live-Work Programs – Boston, Massachusetts

Artist Live-Work units in Boston helped retain spaces for artists in the city. The initiative is a collaboration with other city agencies including the Mayor's Office of Arts and Culture, the Boston Planning and Development Agency, and the Department of Neighborhood Development.

## MD 450 CORRIDOR

### Policy HN 8

Encourage infill housing along MD 450 at Free State Shopping Center and Bowie Marketplace to increase market demand for retail, dining, and service opportunities (see Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan).

- HN 8.1 At the northern part of Free State Shopping Center, construct new market-rate multifamily housing and townhouses.
- HN 8.2 At the southern portion of Bowie Marketplace, construct new market-rate multifamily housing, including affordable senior housing.

## US 301/MD 3

### Policy HN 9

Strategically implement housing mixed with retail uses along the US 301/MD 3 Corridor to serve the Collington Local Employment Area.

- HN 9.1 Redevelop the Pointer Ridge Shopping Center with housing permitted by the CGO zone (see Policy LU 19).
- HN 9.2 Complete development of South Lake as approved by CSP-02004.



# Section XI

Community Heritage, Culture,  
and Design



# Community Heritage, Culture, and Design



PLAN 2035  
GOAL

Create walkable places that enable social interaction and reflect community character, and preserve and promote our cultural, historic, and rural resources to celebrate our heritage.

## Community Heritage, Culture, and Design Goals

1. Historic properties are leveraged as community assets through preservation, restoration, and adaptive reuse.
2. Historical interpretation, wayfinding signage, public art, and festivities identify and celebrate key heritage themes and local culture focused at Old Town Bowie and Free State Shopping Center/Bowie Marketplace
3. The character of the rural landscapes, agricultural features, and scenic viewsheds are maintained and protected in the Rural and Agricultural Area.
4. Historic interpretation, wayfinding signage, public art, and festivities in Bowie Local Town Center identify and celebrate key heritage themes and local culture.
5. The design of new residential development in Bowie Local Town Center is attractive and inviting.
6. Old Town Bowie is positioned as an Arts and Entertainment District.
7. Temporary events and creative placemaking help create a sense of place at centrally located and accessible locations in Old Town Bowie.
8. The visual appearance of the commercial properties in Old Town Bowie and along MD 197 is improved.

## Existing Conditions Summary

The Bowie-Mitchellville and Vicinity Master Plan area is rich in history and culture and contains significant individual sites like Melford, Goodwood, and Belair Mansion and Stables (see Appendix C Inventory of Historic Sites). There are also identified areas with concentrations of heritage resources like Old Town Bowie, which is significant for its history as a railroad town. Other historic features include a portion of the Anacostia Trails Heritage Area (ATHA), as well as numerous documented and culturally significant sites. Two small yet notable African-American communities include Fletchertown, centered around Old Fletchertown Road, and Duckettsville. Historically, many families in these communities worked for the railroad around which the Town of Bowie was founded and developed, while others were farm workers and small farm owners.

There are also several organizations that host and support cultural events around a variety of themes including horse racing, African-American history, and railroad history. The City of Bowie, Bowie State University, ATHA, and the Bowie Railroad Museum all host and sponsor cultural events and programming. Although the Bowie railroad station was relocated to Bowie State University in 1989, the original railroad station is preserved at the Bowie Railroad Museum, which houses the National Railroad Historical Society's Martin O'Rourke Railroad Research Library.

Old Town Bowie could become a Maryland Arts and Entertainment District with its historic architecture, long history, and potential partnerships with local arts and entertainment groups and an expanded collection of small businesses in a walkable community. Overall, the existing character and retail shows potential for eventual designation as an Arts and Entertainment District.

Historically, Bowie-Mitchellville and Vicinity was closely tied to agriculture and had a bucolic landscape with major plantations such as Fairview, Williams Plains, Pleasant Prospect, and Melford. The Rural and Agricultural Area, mostly east of US 301, retains its roots. However, west of US 301, much of the rural landscape has been altered with housing developments.

# Community Heritage, Culture, and Design



## Melford Mansion (Historic Site PG:71B-16)

Located in the center of the Melford development, there is a beautiful example of a Greek Revival style brick plantation house built in the 1840s for Dr. Richard Duckett. It is characterized by an uncommon semicircular protruding bay and chimney feature along the southern gable. Its unique architecture and importance as the home to two prominent local families, the Ducketts and the Hardestys, makes this a noteworthy historic site.



Melford Mansion

Source: M-NCPPC

## Goodwood (Historic Site PG: 74B-014)

Constructed by George Calvert in 1799, Goodwood is a two-story, brick rural villa of the Federal style. The house was later adapted as the west wing of a three-part Greek Revival Style mansion in 1830. The later additions of the central and east wing were destroyed by fire 1934. Since this time, contemporary additions have been constructed, but the property sits in disrepair.



Goodwood

Source: M-NCPPC

## Belair Mansion and Belair Stables (Historic Site PG: 71B-004 and 71B-005)

This 275-year-old historic mansion was constructed circa 1745 for Samuel Ogle, the provincial governor of Maryland, and his wife, Anne Tasker Ogle. It is a five-part Georgian Style plantation house, enlarged in 1914 by the New York architectural firm Delano and Aldrich. Its restoration led to its current function as a museum owned by the City of Bowie. Accompanied by the Belair Stables, this historic property is a reminder of Bowie's long traditions as a key location of horse breeding and racing in Maryland.



Belair Stables

Source: M-NCPPC



Belair Mansion

Source: M-NCPPC

## Sustainability and Climate Change- Community Heritage, Culture, and Design

The preservation, restoration, and adaptive reuse of historic properties can create vibrant communities that attract economic activity, provide a range of housing options, and reduce greenhouse gas emissions. Reuse and recycling of building materials preserves local cultural heritage while supporting sustainable construction practices. Minimal site disturbance during renovations leads to less environmental disruption and a lower carbon footprint.





## Policies and Strategies

### AREAWIDE

#### Policy HD 1

Encourage and support efforts to revitalize and preserve historic sites.

- HD 1.1 Assist the property owner(s) to apply for state and County tax credits for the preservation and restoration of Goodwood (Historic Site 74B-014) located at 17200 Claggett Landing Road (Tax ID 0732768). The property is listed on the Historic Preservation Commission's Properties of Concern and is threatened with demolition by neglect.
- HD 1.2 Strengthen community character through adaptive reuse of the Duvall-Hopkins Store (Historic Site PG:74B-030), located at 15512 Hall Road (Tax ID 4010120).

#### Duvall-Hopkins Store

Situated next to the Popes Creek Line of the former Baltimore and Potomac Railroad, the Duvall-Hopkins Store at Hall Road was constructed circa 1877 by Richard Clarke Duvall to serve railroad patrons as they transported their goods across the County and beyond. The structure is one of the only surviving rural general stores in the County. It retains sufficient integrity to convey its significance, and with its full restoration would be a reminder of Bowie's railroad history.



Duvall-Hopkins Store

Source: M-NCPPC

#### Policy HD 2

Recognize local heritage themes that reflect the diverse history of Bowie-Mitchellville and Vicinity by installing interpretative and wayfinding signage at various locations in the plan area.

- HD 2.1 Strengthen community identity by recognizing Bowie's railroad, African-American, and horse racing history through interpretative signage for the listed Historic Sites (see Table 39. Interpretive Signage and Wayfinding Locations) as well as Fletchertown and Ducketttsville to enhance and expand heritage tourism and stimulate the local economy.
- HD 2.2 Assist qualified organizations to apply for grants, loan, and tax credit programs offered by the Maryland Heritage Area Authority to install interpretative and wayfinding signage at locations within the Anacostia Trails Heritage Area (ATHA) that are within Bowie-Mitchellville and Vicinity.

#### Policy HD 3

Install public art and gateway signage throughout the City of Bowie.

- HD 3.1 The City of Bowie, in partnership with Prince George's Arts and Humanities Council, should consider installation of public art at strategic locations and sites, which could include, but are not limited to:
- Murals on City of Bowie-owned buildings
  - Utility wrap on utility boxes owned by the City of Bowie
  - Social justice mural or sculpture in a City of Bowie park
- HD 3.2 Create gateway signage incorporating public art at the following entrances to Prince George's County:
- US 50 (John Hanson Highway) Westbound
  - MD 3 (Robert Crain Highway) Southbound
  - MD 214 (Central Avenue) Westbound



**Table 39.** Interpretive Signage and Wayfinding Locations

Historic Site	Address/Tax ID	PG ID	Style	Theme
Ingersoll House	9006 Old Laurel Bowie Road (1652353)	71A-003	Victorian	Railroad
D.S.S. Goodloe House	9300 Laurel Bowie Road (1619287)	71A-030	Colonial Revival	African-American History
Harmon-Phelps House	8706 Maple Avenue (1657766)	71B-002-08	Shotgun/Four Square	Railroad
Bowie Railroad Buildings	8614 Chestnut Avenue (1701341)	71B-002-09	Victorian/Queen Anne	Railroad
Knights of St. John Hall	13004 12th Street (1672583)	71B-002-23		African-American/ Railroad
Belair	12207 Tulip Grove Drive Bowie (0662239)	71B-004	Georgian	Horse Racing
Belair Stables	2835 Belair Drive Bowie (0662536)	71B-005		Horse Racing
Holy Family Roman Catholic Church and Cemetery	12010 Woodmore Road (0796391)	74A-4	Victorian	African-American
Governors Bridge	Governors Bridge Road/Patuxent River	74B-001		Railroad
Carroll Methodist Chapel and Cemetery	1811 Mitchellville Road (0699983)	74B-006		African-American
Mount Nebo A.M.E. Church and Cemetery	17304 Queen Anne Road (0794123)	74B-010		African-American



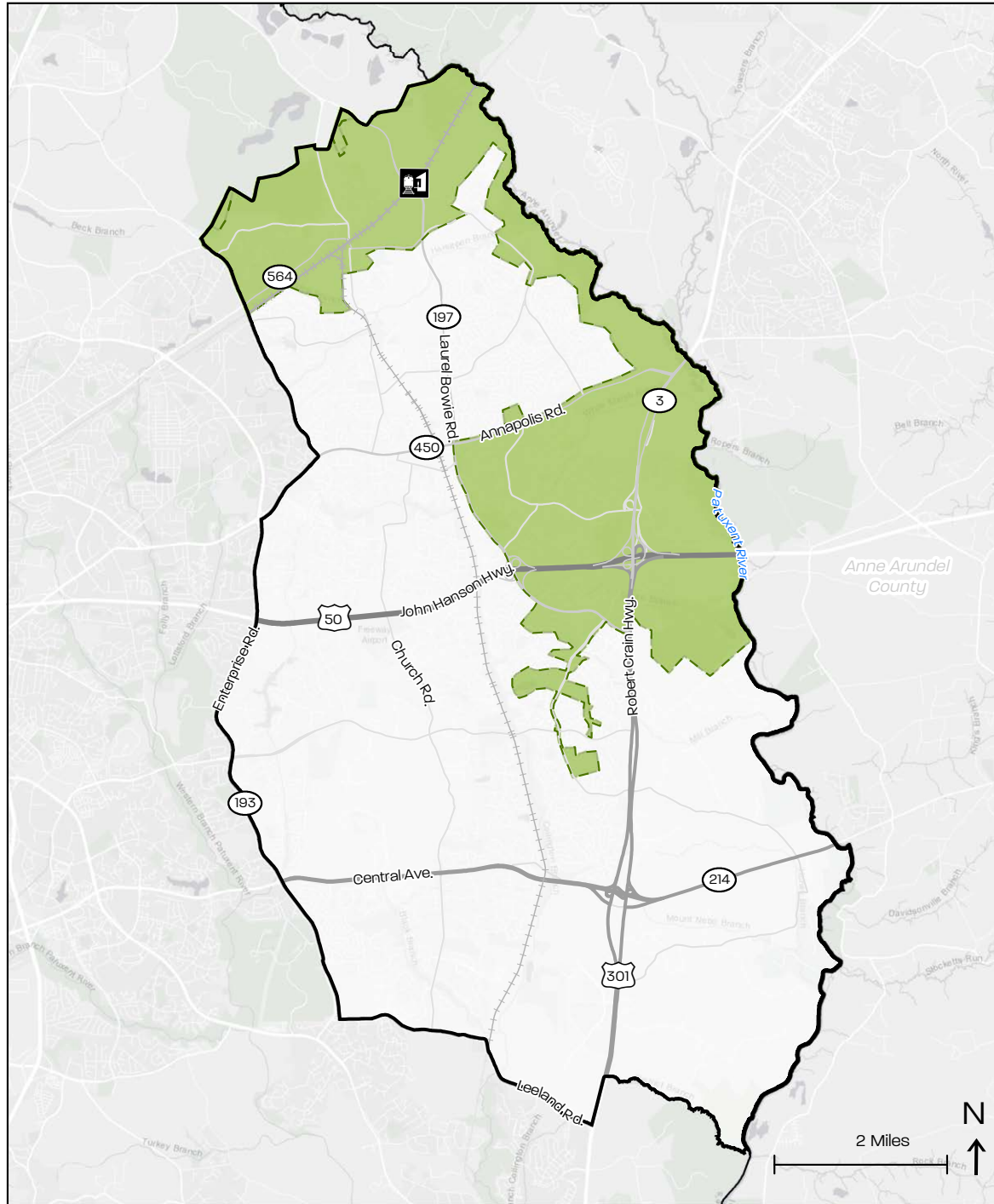
Example of outdoor art in Riverdale Park, MD.

Source: M-NCPPC



# Community Heritage, Culture, and Design

**Map 45.** Anacostia Trails Heritage Area



- Master Plan Boundary
- Bowie State MARC Station
- Anacostia Trails Heritage Area
- Railroad

Source: Prince George's County Planning Department



# Community Heritage, Culture, and Design



## RURAL AND AGRICULTURAL AREA

### Policy HD 4

Maintain key rural features and vegetation that add to the rural and agricultural character.

- HD 4.1 Preserve and enhance the character in the Rural and Agricultural Area by strengthening partnerships with the Soil Conservation District to include cultural landscapes as part of open space preservation.
- HD 4.2 Maintain existing vegetation and install new landscaping using native plant life to buffer views of houses, roads, and other structures in the Rural and Agricultural Area.
- HD 4.3 Preserve historic fencerows, tree lines, and barns along roads adjacent to agricultural land in the Rural and Agricultural Area.
- HD 4.4 Increase regular tree maintenance activities along state and local roadways in the Rural and Agricultural Areas as needed to enhance tree canopy cover and improve forest health and vigor, including the removal of invasive plants.

## BOWIE LOCAL TOWN CENTER

### Policy HD 5

Create an inviting, walkable public realm that serves as a framework for a dynamic, mixed-use destination.

- HD 5.1 In partnership with the Prince George's Arts and Humanities Council and the City of Bowie, install public art at the intersection of MD 197 (Collington Road) and Kenhill Drive.
- HD 5.2 Hold a variety of festivities in Bowie Local Town Center to celebrate its history and culture.
- HD 5.3 Incorporate performance/event spaces to hold concerts, performance art activities, arts and cultural events, and other public events at Bowie Local Town Center (see EP 4.4).
- HD 5.4 Locate utility lines underground, whenever feasible.

## BSU MARC CAMPUS CENTER

### Policy HD 6

Improve the appearance of new development at the BSU MARC Campus Center.

- HD 6.1 Locate utility lines underground, whenever feasible.

## OLD TOWN BOWIE

### Policy HD 7

Recognize local heritage themes that reflect the diverse history of Bowie-Mitchellville and Vicinity by installing interpretative and wayfinding signage at various locations in the plan area.

- HD 7.1 Improve wayfinding signage in Old Town Bowie to guide visitors to and from historic resources and cultural sites as well as public parking facilities, parks, and trail facilities, including along WB&A Trail between Old Town Bowie and Bowie State University.

### Policy HD 8

Celebrate Old Town Bowie's history and culture with a variety of festivities.

- HD 8.1 Use the two city-owned parks in Old Town Bowie, the 10th Street Park (Railroad Avenue, Tax ID 5606455) and the Town Green (13050 9th Street, Tax IDs 1627538, and 1627553), to host outdoor community events and gatherings in partnership with the City of Bowie, County, and other entities such as the museum to celebrate Bowie's history and local culture.
- HD 8.2 Expand the type and frequency of events using funds from the Historic Preservation Commission's Non-Capital Grant awards at the Bowie Railroad Museum (8614 Chestnut Avenue, Tax ID 1701341) and Old Town Bowie Welcome Center (8606 Chestnut Ave Tax ID 1615178) to increase visitation and tourism in Old Town Bowie (see EP 12.3).





# Community Heritage, Culture, and Design

HD 8.3 Incorporate performance/events spaces to hold concerts, performance art activities, and other public events at Old Town Bowie.

## Policy HD 9

**Revitalize Old Town Bowie and create a sense of place, vibrancy, and appeal by making the necessary improvements to Old Town Bowie to successfully designate the location as a State of Maryland Arts and Entertainment District.**

HD 9.1 Identify and engage potential arts-related anchor institutions to headquarter in Old Town Bowie to catalyze an art movement.

HD 9.2 Incorporate local public art on municipal and County land within Old Town Bowie.

HD 9.3 Explore the potential of a Business Improvement District or Main Street organization to manage Old Town Bowie community-building activities, including, but not limited to:

- Creating a strategic revitalization plan
- Marketing and branding
- Signage and wayfinding
- Business recruitment and attraction
- Event planning
- Coordination with local and state agencies on infrastructure
- Landscaping and cleanup

HD 9.4 Pursue Maryland Arts and Entertainment District designation for Old Town Bowie to increase economic development opportunities. Engage the Maryland State Arts Council, the City of Bowie, Bowie Connect, local artists, and the Bowie Arts Committee to apply for designation for Old Town Bowie, once other strategies have been implemented and the eligibility criteria has been met. Work with the City of Bowie to pursue other grants to incentivize local business growth.

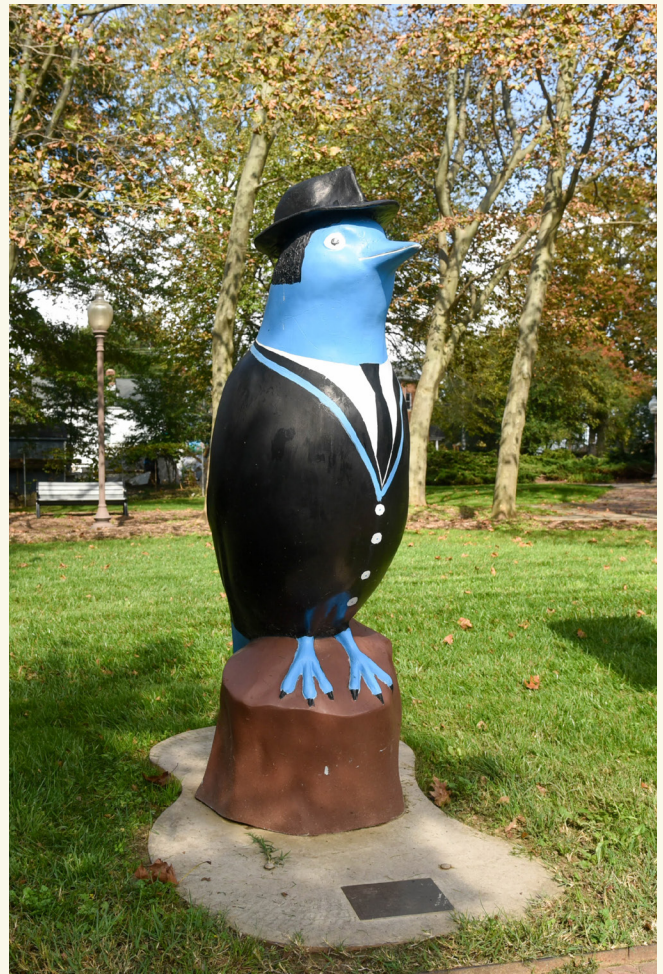
HD 9.5 Create a professional organization with dedicated staff to operate and program an arts and entertainment district and manage a budget with realistic associated income and expense projections with identified income sources.

## The Maryland Arts and Entertainment District Program

The state's goal for the Arts and Entertainment (A&E) Districts program is to develop, promote, and support diverse artistic and cultural centers in communities throughout Maryland that preserve a sense of place, provide unique local experiences, attract tourism, and spur economic revitalization and neighborhood pride.

## Historic Character

The Prince George's County's Historic Sites and Districts Plan emphasizes context-sensitive infill development in communities with historic character. This is an important concept for the growth of Old Town Bowie and its movement toward becoming an Arts and Entertainment District. To be compatible, infill should complement existing site patterns and architectural styles.



Outdoor sculpture in Old Town Bowie.

Source: M-NCPPC



Source: M-NCPPC, Prince George's County Department of Parks and Recreation

## Eligibility Criteria to become an Arts and Entertainment District\*

To be eligible for designation, there must be existing arts and cultural assets. To make a compelling argument, the following elements are considered when reviewing an application:

- A high concentration of artistic, cultural, or entertainment enterprises.
- An established anchor attraction(s).
- A number of signature or seasonal events and/or festivals.
- Boundary overlap and coordination plans with other revitalization designations (Maryland Main Street, Heritage Area).
- Inclusion of arts and entertainment in the area's current and/or future revitalization strategy(ies).
- Potential for affordable housing (rental or purchase) and studio, exhibition, or performance space.
- Transportation and accessibility plan for the proposed district.
- Availability of local government and private redevelopment resources.
- Incentives capable of increasing the number of residents and businesses.
- Measurable goals and objectives specifically for arts and entertainment.
- Viable strategies for reaching stated goals and objectives.
- Strong leadership and a well-articulated management plan.
- Defined management budget with realistic associated income and expense projections with identified income sources.
- Professional paid personnel dedicated in total or in part to the A&E District operations and programming.

\* Source: The Maryland State Arts Council, *A&E District Designation*, <https://msac.org/programs/arts-entertainment-districts/ae-district-designation>

## MD 450 CORRIDOR

### Policy HD 10

Create a distinct sense of place along the MD 450 Corridor, especially between Moylan Drive and Race Track Road.

- HD 10.1 Install arches, banners, lighting, and tree plantings.
- HD 10.2 Locate utility lines underground.

## MD 197 CORRIDOR

### Policy HD 11

Provide public art at key locations in the MD 197 Corridor.

- HD 11.1 In partnership with the Prince George's Arts and Humanities Council and the City of Bowie, Arts Committee install public art at the bus stop located on MD 197 and Kenhill Drive.

### Policy HD 12

Revitalize aging shopping centers into attractive and welcoming spaces (see Policy EP 15).

- HD 12.1 Work with the City of Bowie to apply for state-funded grants and the Prince George's County Redevelopment Authority's Commercial Property Improvement Program (CPIP) and for Community Impact Grants.
- HD 12.2 Improve the aging façade of Whitehall Shopping Center (7408-7418 Laurel Bowie Road, Tax ID 1594621).



