

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: ***Status Report***

DATE: March 12, 2020

Status Report

1. Community Outreach Committee- Bowie Senior Village Project

The Community Outreach Committee awarded a grant to the Maryland Umbrella Group (MUG) to conduct a feasibility study to assess the community's interest in creating a senior village in Bowie. The senior village is a community model that combines aging in place with the type of interdependent living that helps make aging alone for longer possible. Services are determined by a needs assessment and the interest of members and may include transportation, companion visits, minor home repair and social enrichment activities. MUG facilitated two interest meetings and two focus group sessions to present the concept of senior villages to the community, gauge community interest, conduct a needs assessment survey and generate a list of volunteers. MUG will host a series of planning meetings to develop the strategic framework of the village. MUG will facilitate these meetings at no cost to the City. The first planning meetings will be held on April 28, from 6:30 – 8:00 pm at Kenhill Center and April 30, from 12:00 – 1:30 pm at the Senior Center. Their report is attached for your review.

2. Complete Streets Implementation Plan

On September 16, 2019, City Council approved Resolution R-62-19 establishing a Complete Streets Policy for the City. The Resolution requires that an Implementation Plan be developed within six months of its effective date. The attached memorandum satisfies the requirement for staff to develop a Complete Streets Implementation Plan.

3. Electronics Recycling Event

The Public Works Department has scheduled an electronics recycling event at the Public Works Solid Waste/Recycling Building Parking Lot located at 16350 Annapolis Road, Bowie, MD on Saturday, April 25, 2020 from 8am-2pm. Residents can bring their electronics for recycling at no charge.

In addition, the Contractor will also provide on-site hard drive destruction at a cost of \$10 each that can be paid directly to the Contractor. Please see the attached Electronics Recycling Event flyer.

4. Economic Development Committee (EDC)

The Bowie EDC held their regular meeting on Wednesday but did not have a quorum. The Chair led a discussion about the ways EDC could help Council with critical issues they may face. Those present expressed a consensus that the Chair invite the City Council to an upcoming EDC meeting; the Chair is preparing that invitation. The next regular meeting of the EDC is Wednesday April 8, 2020 at 7:30 AM.

5. Bowie Town Center Basic Plan Amendment (A-8589-04)

Last week, staff received the referral from Park and Planning for the Amendment to the Bowie Town Center (BTC) Basic Plan for the 10-acre Sears property. This amendment proposes to redevelop the Sears site by increasing the residential dwelling unit cap by a maximum of 800 units in the form of multi-family units, townhouse units (150 maximum) and/or beds in an assisted living facility. The proposal also includes the development of retail/commercial space (restaurants, shops), a hotel (maximum of 150 rooms) and/or offices. No changes have been requested to the cap of retail/commercial or office square footage.

The submission of a Basic Plan is the first step in a multi-step review process for developments in a Comprehensive Design Zone (CDZ). (A Basic Plan shows the types, amounts, and general location of the land uses proposed. In this instance, the location of the Basic Plan amendment is the Sears property.) Both the commercial/retail/office and residential areas of the Town Center are in a CDZ. Following the Basic Plan, applications will be submitted for an amended Comprehensive Design Plan (CDP), Preliminary Plan of Subdivision and finally a Specific Design Plan (SDP). The City will receive a referral for each of these applications, review them, and will hold public hearings on the submissions. The anticipated schedule for the City's review of the Basic Plan includes a Stakeholders Meeting and City public hearings later this spring.

THE MARYLAND UMBRELLA GROUP INC. PRESENTS

THE CITY OF BOWIE SENIOR VILLAGE PROJECT

2020



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NARRATIVE SUMMARY OF PROJECT/ EXECUTIVE SUMMARY



Executive Summary of the Bowie Senior Village Project

In 2001, the village movement started in the Beacon Hill community of Boston. It was born of a desire of Beacon Hill residents to age in place and live independently. As they faced the challenges of aging in place, they began to look for solutions to support independent living in the community. Now, the village movement has become an exciting movement located throughout the country.

The village community model combines aging in place with the type of interdependent living that helps make aging alone for longer possible. It's an innovative, DIY take on what life in traditional American villages used to offer—trusted relationships with neighbors and the wider community. A non-profit, grassroots solution that's governed by its members, Villages have become the way of life for thousands of urban and suburban seniors across the US.

Although the village model is designed for older adults, choosing to join a village is a vote in favor of intergenerational living. When you live in a village, you're still part of your larger community.

The Bowie Senior Village Model is an opportunity to create a positive prototype for aging and eventually a model program in the State of Maryland. A village is first and foremost "a community that relies on the passion, talents, and expertise of the people in it." In the village model, older members of a neighborhood or group of neighborhoods are linked with one another and with a network of volunteer and paid services. The members help each other. If you're sick, other villagers will visit and bring you what you need—and vice versa. Service providers provide additional help. Need to see a doctor? A volunteer driver will take you. When your sink clogs, the village will send a trusted repair person who services all the village members for a discount rate as a preferred provider. And social events keep you all connected.

There are over 300 villages now in the US and each is governed by a board of directors made up of members. Dues paid by members support paid staff—often a single coordinator—who aims to meet all the villagers' needs by sourcing, screening and delivering services.

What a Village Provides Its Members

Besides the ongoing neighborliness of village members, a typical village provides for the social, educational and day-to-day needs of members through a more formal structure administered by the village coordinator. In the City of Bowie, the Village could be a compliment to the existing Bowie Senior Center with expanded services run by village volunteers during the center's operational hours, during evening hours and in other venues around the city.

Social events might include game days, lunches and dinners, trips to museums and other places of interest, parties, taiko, meditation, and discussion groups based on members' backgrounds and interests. And there are educational events: speakers, seminars, workshops and courses on a wide variety of topics that may be of interest to other members of the community as well. Life continues after 5:00 pm and on weekends when many City based services are closed.

Typically, the coordinator manages a vetted list of service providers and community partners to call when a villager needs help: home maintenance and repairs, technology help, health and wellness services, transportation, light housekeeping and shopping assistance. Service providers—from drivers to handymen—will often negotiate special prices when they're contracted to work for an entire village.

There are also volunteer opportunities for members to help each other one-on-one, organize and lead a new activity or class, or become board members to help the overall operations.

The Bowie Senior Village Project's goal was to determine the feasibility for the creation of a senior village within incorporated Bowie, MD. MUG sought to provide insight, support, and encouragement to community volunteers interested in creating a grass roots organization to benefit the quality of life of those aging residents living in the community.

Currently in Prince George's County, MD there are four villages: Hyattsville Aging in Place, College Park Neighbors Helping Neighbors, Helping Hands University Park and Cheverly Village. In the surrounding community there are 40 in Montgomery County and 16 in the District of Columbia. The village movement is organic, it changes and adapts to the needs of residents in each village community. The overarching theme for all villages is a desire of neighbors to help neighbors

sustain a high quality of life. Through partial funding from the City of Bowie's Community Partnership Grant MUG was able to embark on a journey to determine the feasibility of creating a village that would enable and empower residents 50+ to provide services, social engagement and volunteer opportunities. In an effort to create a needed sense of community for an aging demographic that comprises 36% of the Bowie population, a village would seek to fill a void for many residents at a time when their social life has come diminished due to a lack of transportation, ambulation, or slight cognitive decline. Creating an active volunteer pool of residents willing to help seniors stay engaged in the community both socially, politically and spiritually while enabling minor tasks to be completed and trips to doctors' appointments to be provided.

In October and early November, 2019 MUG conducted a series of meetings and focus groups to provide residents with information about the village movement and provided guest speakers from local villages to answer questions about their services, approach and organizational process. These meeting were very well attended with 89+ people participating in the general meetings and approximately 10 people attending the focus groups (these groups were limited in size due to the nature of topic matter). Christal Batey, Vice President of Programs and Services was interviewed by CTV for a segment on the project and also for the City of Bowie's cable channel. From November 1-22, 2019, a village needs assessment was conducted using paper surveys with collection boxes in 7 locations around the City, online survey links were made available via the City website and on flyers, phone surveys for homebound residents and onsite survey completion assistance at all senior apartments and the Bowie Senior Center was offered. Over the span of three weeks 272 adults 50+ responded.



NEEDS ASSESSMENT SYNOPSIS



NEEDS ASSESSMENT SYNOPSIS

The following results summarize the outcomes of the surveys received:

Of the 272 respondents, there was a tie with 32% of respondents 60-69 years old, the age(s) when an individual can apply for benefits (i.e. Social Security retirement benefits, Medicare, and/or SSI, etc.) and those 70-79 being the age(s) when many older adults begin to show signs of needing assistance or health crises occurring.

Although some older adults may change their residence in early retirement, 70% of respondents expect to continue to live in their current home for 6 or more years with 24% planning on moving in 5 or less years. Aging in community requires planning and while the majority of respondents expect to live in their homes for many years, 29% do not have a strategy for assistance with activities of daily living when the time arises. 21% of those surveyed planned to seek assistance from family when the time arises; however, exploring community resources in advance, and having family understand your wishes prior to needing to enact them is of paramount importance. Providing these types of information events would benefit seniors of all ages and their families.

MUG targeted residents of incorporated Bowie for this project and 91% of those participating live within the City limits.

Planning, whether it is for what is expected or unexpected, requires support for questions and concerns. In the next 10 years, 90% of respondents would utilize Aging in Place case management services if offered by the Bowie Senior Village. This service would include one-on-one tailored resource linkage allowing residents to make informed decisions about their home interior and exterior modifications, health care, and plans for long-term care as they age in community.

In addition to this service, we assessed transportation, companion visits, technology, home maintenance, and basic at-home health monitoring needs.

- Approximately 90% of respondents would like to receive volunteer transportation service to local doctor appointments or grocery shopping in

the next 10 years. When residents are no longer able to drive, expanding mobility services will be paramount to enabling residents to stay engaged in the community. Village transportation since it is typically included in membership allows social outing as well as doctors and grocery shopping to remain available to non-drivers.

- 80% or 224 residents would like to receive companion visits or telephone reassurance services. This data supports comments expressed in focus groups by residents that felt that as we age opportunities to make new friends their own age becomes limited. Offering companion visits or telephone reassurance will assist reducing social isolation.
- With today's computer advances, older adults will find it necessary to be familiar with technology in order to conduct basic day-to-day business. Focus group member expressed apprehension with today's devices, online usage and certain cell phone features. Nearly 75% of respondents would like to receive computer or cell phone support services. Our findings suggest that respondents are interested in adopting technology which facilitates independent living.
- Cold weather poses increased risk for hypothermia and falls for older adults. In order to prevent potential risks, snow removal or leaf raking services were of interest to respondents with 88% of those residents expressing a desire to have this service available for when would eventually need it.
- Better safe than sorry - monitoring health and wellness is significant to improved quality of care. A village membership would provide access to health monitoring through a partnership with local universities' schools of nursing. 81% of respondents could envision themselves utilizing this service as they age.

81% or 219 of respondents stated that they would be interested in joining the Bowie Senior Village if it was developed. A critical part of establishing a village is solidifying the membership fee. When asked to determine a monthly fee that they would be willing to pay, ranging from \$100 to free, the average cost was determined to be \$34/month or \$408/year.

Volunteering is what fuels villages and the City of Bowie has 172 residents that have expressed an interest in giving their time in some form to make the village

successful. Finally, 217 participants are interested in being kept abreast of village progress and opportunities.

Please see appendix A for specific details of the report.

RECOMMENDATIONS



RECOMMENDATIONS

Municipal programmatic recommendations: A combined sentiment of the focus groups and the responses from the surveys, 41% or 111 residents expressed a desire for the support of a case manager. With the 50+ population of incorporated Bowie being 36% of the resident population as of 2017, the US Census predicts forecasting higher for 2020 and beyond; therefore, expanding the services offered on the clinical side to provide needed support to residents and their care partners would be a logical proactive direction. Currently the City provides information and referral services with a .5 FTE staff person for a center that boasts almost 4000 members. With the graying of Bowie at hand the following recommendations for potential service expansion and delivery are as follows:

- Expansion of community partnership with case managers, counselors, preferred providers and etc.
- Expanded support groups: Memory Cafes, Memory Support Groups and etc.
- Senior communication tool, newsletter, cable show etc., to help disseminate information, resources and programming opportunities for residents.
- Expansion of information and assistance services offering evening hours for working residents or establishing a call-in service with on-site meeting space in case a resident needs a face to face meeting.
- Stipend paid interns under the supervision of a licensed clinical social worker or hosting a public health intern from the University of Maryland to provide additional support for the information and assistance expansion.

Village Recommendations – Next Steps: With 172 residents expressing interest in volunteering for the next step in the creation of the Bowie Senior Village Program the Maryland Umbrella Group would recommend the following steps:

1. Make the results of the survey available to residents via the internet and hard copies available for pick up at City Hall. MUG staff would be willing to send reports to the email lists acquired during the needs assessments and community meetings.

2. Conduct two follow-up meetings for residents to attend to discuss the survey results and next steps. Publicize these meetings via print, website, and produce a press release for local media. Also record meetings for residents to view via municipal television.
3. Residents have expressed interest in specific tasks based on the survey. MUG proposes to convene these groups over the course of the next 6 months to solidify working groups of residents to move this project forward. Areas residents have volunteered for include:
 - Volunteer Service Providers: 58 volunteers
 - Planning Committee: 61 volunteers
 - Newsletter Committee: 26 volunteers
 - Board Members: 25 volunteers
 - Communication Committee: 30 volunteers
 - Volunteer Management Committee: 30 volunteers
 - Fundraising Committee: 15 volunteers

If funded MUG staff has compiled a team of Village Consultants willing to meet with residents over the next 6 months to establish the Bowie Senior Village framework in the following areas:

- Village Board of Directors – Bowie Senior Village will need to assemble a group of people with diverse backgrounds and expertise to support the startup activities. MUG will help to narrow down the candidates from the list of 25 resident conducting initial interviews to identify your founders in an attempt to recruit people with backgrounds in nonprofit or general practice law, financial management or accounting, marketing or public relations and nonprofit management (e.g., worked for/served on a board for a nonprofit). In addition, it is recommended that the board incorporates community partners from industries that serve seniors and that could represent advantageous opportunities for the village members. Also, since board terms are typically staggered having a large pool of candidates will be useful and volunteers not selected for the first term will have an opportunity to serve in the next fiscal year.

- Village Design – Once the Board of Directors is established it will be imperative for members to determine the type of village that would best serve the residents of Bowie. There are four types of villages:
 - ✓ Grassroots
 - ✓ Parent Sponsored Village:
 - ✓ Hub and Spoke:
 - ✓ Village with TimeBanks™

A. Grassroots, All Volunteer Model

The Grassroots model is the most common of the Village models and is often attributed to the Beacon Hill Village, the first Grassroots Village in the United States. Research suggests there are a handful of Grassroots Villages operating as “all-volunteer”, meaning they rely solely on a group of committed community volunteers and Village members with no paid staff to manage operations. Two such village is located in the City of Greenbelt and College Park, MD. The all-volunteer construct provides a nontraditional approach to managing the operations of a nonprofit organization including the Village. All volunteer Villages typically do not charge for membership or charge a nominal amount. The nuance of operating as an all-volunteer Village is unique to the traditional, grassroots, nonprofit business infrastructure. Research suggests that this method may provide a Village model that can be implemented in communities with low to moderate incomes. The following sections provide the unique attributes and differences to the traditional Village business model as detailed in previous sections of this report.

- 1. Staff and Operations:** Grassroots all-volunteer Villages that were researched for this report exist with a virtual office, usually a member’s home or via an online platform. Through this staffing structure, services provided by the Village are tied directly to the expertise of the members and volunteers. Within this model, the members and governing body

have an awareness of the need to balance between the expertise and availability of skilled volunteers and sizing the member services to meet the Village's capacity to address member requests. Instead of employing paid staff, Grassroots Villages are managed by a group of volunteers that serve as managers or leaders. These volunteers often serve on the Board of Directors and will divide up the diverse tasks that would be typically performed by paid staff members. For example, these Villages may have one leader in charge of managing the marketing and communication activities. Another set of leaders may share the responsibilities of recruiting, training and managing volunteers to respond to member requests. Similar to all Villages, regardless of business model, the all-volunteer Grassroots Villages leverage partnerships with existing local service providers, organizations and businesses to provide a wide array of resources, programs and social outlets to support their members.

2. **Revenue:** The largest expense category for Villages regardless of business model is labor, but for the all-volunteer Grassroots Village, labor expenses are not incurred. The all-volunteer Grassroots Villages that participated in this research reported that by not incurring labor costs, revenue was able to go toward covering the nominal business operating costs. The annual operating budget for the all-volunteer Grassroots Villages is typically less than the average Village with annual budgets between \$7,000 and \$10,000, which is about 10% of the average Village annual operating budget. As such the all-volunteer Grassroots Village model has been shown to balance its expenses and costs per member, which allows for sufficient excess revenues. By having excess revenues, this model is able to develop a healthy monthly cash flow and build a sound financial base for long-term sustainability. On average Grassroots Villages show that 90% of revenues earned are via nominal member fees or grants. While financial sustainability of a typical nonprofit organization is based upon having a diverse revenue base, research indicates that the lack of diversity in revenue earned by the all-volunteer Grassroots Village does not hinder its sustainability. Research of this model suggests this unique Village business model has been shown to be able to manage member expectations and service delivery through volunteers and partnership while maintaining a high profit margin. One of the oldest models, Greenbelt Intergenerational

Volunteer Exchange Service (GIVES) has been in existence more than 25 years.

3. Sustaining the all-volunteer, Grassroots business model

The all-volunteer, Grassroots Village model provides the best opportunity for long-term financial stability, but reliance on volunteers may pose a long-term challenge. Being mindful of the balance between the expertise and availability of skilled volunteers, the all-volunteer Grassroots Village model will be challenged if services have to be scaled based upon the available pool of volunteers. While the all-volunteer Grassroots Villages that participated in this research reported healthy pools of available community volunteers, the long-range impact on the Village sustainability is unknown. Decreases in availability of volunteers to provide member-to-member supports due to a reliance on an aging volunteer pool will impact the ability of these Villages to expand services and adapt to changing member needs. The availability of a large, generous volunteer spirit does not exist in every community. The scaling and replication of the all-volunteer Grassroots Village model can only work where there are residents with natural tendencies of obligation and reciprocity. The financial sustainability and replication of the all-volunteer Grassroots Village model can provide an affordable option for low-income communities seeking to implement the Village model. This structure is likely to be successful in communities with a large active, older adult population who have a substantial amount of free time and can devote considerable time to volunteer recruitment efforts to ensure an uninterrupted pool of engaged volunteers.

B. Parent Sponsored Villages

Existing social and aging service organizations are strong assets in communities that often view the Village model as an opportunity to expand their mission. Likewise, starting a brand new organization is often a long, cumbersome process, and local Village founders do not always have the capacity to do it. Within the Parent Sponsored Village business model, the existing social service organization can support the development of a Village in the community. In this business model, the social service organization serves as the fiscal agent—or “parent” organization—and supports the Village by providing the back office, legal, financial

management and office space. In addition, the Village can benefit from utilizing the parent organization's nonprofit status to support startup fundraising efforts. The Parent Sponsored Village business model allows established social service organizations to expand their services to a new market of older adults and offer more diverse programming beyond their existing programs and services that have income eligibility requirements. This Village business model also lends itself to provide a space where the Village can be "seeded" and then separate itself, becoming a nonprofit, stand-alone organization after a few years. The following sections provide a discussion on the unique aspects of operations, financial management and marketing to the Parent Sponsored Village model.

1. Operations: Existing social services agencies, including continuing care retirement communities, agencies on aging and other community-based nonprofits, are the main organizations that serve as the "parent" in the Parent Sponsored Village model. In this model, the costs of staff and overhead are included as part of the parent organization's budget. The Village is supported as a "business unit" or program of the overall parent organization. The paid staff for the Village is often employed by the parent organization, which provides access to employee benefits and professional development opportunities to strengthen its capacity to operate the Village. The Parent Sponsored Villages have a systems advantage over other Village business models assessed in this project. Research of the Parent Sponsored Villages as part of this project identified that the concept and startup stages are often shorter for Parent Sponsored Villages than other business models due to a higher level of business acumen already in place. Village staff and volunteers engage with the parent organization on the planning and delivery of services and management of member requests. Parent Sponsored Villages have to be mindful of where the Village services "end" and where the parent organization's services "begin". This Village business model allows the traditionally service-focused organization to engage older adults in the community in a peer-to-peer service setting. There is a desire to ensure Village principles are supported. Therefore, many existing agencies have to change their internal culture to allow older adults and community members to be a part of the governance and decision making process for the Village. The Parent Sponsored Village

business model relies upon the parent organization's policies and procedures. Leveraging existing infrastructure, operating processes, governance, marketing expertise and volunteers allows the Parent Sponsored Village to focus on new member recruitment, services and program delivery instead of spending time and energy developing systems from scratch.

- 2. Financial:** The Parent Sponsored Village model differs from other Village business models through the monetary and non-monetary resources provided by the parent organization to the semi-independent Village. While the Parent Sponsored Village collects membership dues, this revenue contributes to the business unit (or program) that is part of the larger parent organization's budget. Typically, this model has strong revenue diversification, including revenue derived from membership fees, program fees, vendor registration fees, program revenue, contributions from the parent organization and earned revenue generated from "for sale" products . The Parent Sponsored Villages are supported by donations from individuals, corporations and several foundation grants. Typically, Parent Sponsored Villages' primary source of income is from membership fees, service fees or product sales, which can lead to long-term sustainability. The Village, as a business unit of the larger supporting organization, must be able to cover the costs of the delivery of services. The Parent Sponsored Village business model provides more substantial business and operational infrastructure than the other three Village business models researched. Access to other parent organization staff and a wider level of social services (e.g., case management, care coordination and transition, public assistance) allow the Parent Sponsored Villages the opportunity to rely on internal resources and programs to sustain operations and adapt to changing member service needs.
- 3. Marketing:** The communication and brand for the Parent Sponsored Village are managed through the parent organization's existing marketing team. This is a positive aspect of this model as the Village can utilize established communication channels. However, Villages seeking to utilize this business model will want to ensure the Village brand is distinct.

4. Partnerships: It should be noted that Parent Sponsored Villages, who have access to a constellation of partners and providers, are already leveraging these relationships to deliver member services. While not operationally distinct from the other business models, the Parent Sponsored Villages have the unique ability to build upon existing partnerships maintained by the parent organization. For example, Parent Organizations are able to participate in demonstration and pilot programs to test and replicate evidence based programs – like chronic disease self-management, fall prevention and care transition programs. Through this business model, the Village and its members are able to participate and benefit from these local demonstrations and pilot programs

C. Hub and Spoke: The Hub and Spoke Village model is an emerging business model being utilized by Villages located in large geographic areas. The Hub and Spoke Village Model has emerged for communities that prefer to create their own “spoke” Village to coordinate their unique programs and services with support from the “hub”. This model brings together multiple neighborhoods to share operating costs and back office support in order to impact a wider market by working cooperatively. This model allows multiple smaller Villages (spokes) to surround a central Village (hub) that handles technology, database management, accounting and other support (back office).

1. Operations: Though member services and principles are the same as the other Village business models, most of the administrative functions are centralized in the hub, or home office, for the Hub and Spoke Village. The role of the hub is to provide general administration and business support, maintain the organization’s brand message and provide capacity to the spokes to maximize their potential to serve local members. In general, hubs have a staff and physical office space, which becomes the central administration for the Village. The spokes appear to be more like “local outlets” or “satellite” Villages that are launched with the assistance of the hub. Village spokes are located in a predetermined geographic area, often confined to smaller areas like distinct neighborhoods, cultural enclaves, condo or apartment buildings

and do not always require a physical office space. The Hub and Spoke Villages researched for this report indicated that spokes prefer the family-like aspect of sharing each other's homes and fully leveraging available community spaces (e.g., local library, schools, restaurants etc.). Additionally, spokes exist on modest budgets and have no desire to spend limited funds on rent. Spokes provide a "boots on the ground" grassroots organization to manage daily member services. The spokes craft their member services and programs based upon their area's unique needs and assets. The founders of the spokes are identified and supported by the hub, facilitating a supportive concept and startup stage for Village development.

2. **Financial:** Based upon findings from the research for this report, the Hub and Spoke Village shows the most promise for adaptability in diverse community types (urban, rural and suburban). This model also creates efficacy through cost sharing and centralized administration. The centralization of marketing, brand management, accounting and recruitment and training of volunteers provides a cost-effective way to sustain operations including insurance, payroll and marketing, affordable for the Village spokes. Hub and Spoke Villages are able, on average, to sustain a profit margin and "break even" because their revenues are greater than or equal to expenses. The economies of scale generated through the Hub and Spoke Village model keep the cost of general administration, including insurance, payroll and marketing, affordable for the Village spokes. Cost sharing across the entire Hub and Spoke Village enables maximum operational efficiencies. A shared financial system would require the spokes to contribute financially back to the hub to sustain central Village operations. This shared revenue structure can be phased in incrementally over time to allow the Hub and Spoke Villages to build up fundraising capacity and local systems at the spoke level. Based upon either a percentage of direct expenses or a flat rate, the contribution of spokes to the hub will be critical to support the sustainability of this unique business model.
3. **Governance:** The Hub and Spoke Village business model creates a shared economy between the hub and spokes. Governance of this business model occurs at two levels. At the hub level, the board is made

up of representatives from each spoke with voting seats. Additionally, each spoke has an advisory council to inform its specific activities and services around member recruitment, program development and fundraising. This shared governance structure provides transparency and increased communication and helps the Hub and Spoke Village meet its value proposition.

4. **Marketing:** As part of the central Village activities, the hub, with input from the spokes, creates and maintains the brand to ensure consistent messaging and visual feel through all touch-points within the entire Village in the local market. This responsibility includes providing templates to spokes to aid in outreach activities (e.g., newsletters, brochures, website and press releases) and supplying infrastructure to support marketing. Typically, the hub maintains the website for the Village, and it may provide space for each spoke to manage its activities. Alternatively, the hub may assist in the design, development and maintenance of a spoke's website content.
 5. **Partnerships:** As the central core of the Village, the hub is positioned well to build strategic partnerships with providers, state and regional governments, private businesses and other organizations. This model's unique ability to expand the reach of Village partnerships to impact the larger market is attractive to local partners. It provides a consistent and familiar touch-point for the Village and allows the hub to negotiate on behalf of the spokes for connections to direct member benefits and programming. Partnerships provide opportunities for group purchasing, which creates discounts that spokes can pass on to their members.
- D. Timebank Models:** Members join the TimeBank for a small fee and schedule service exchanges online. While volunteerism is crucial to the success of any Village, this business model takes coordination of volunteers to a new level since members can "exchange time" and "earn time dollars" for volunteering. This concept, combined with the Village model, is beginning to emerge as a way to create a lower fee structure for Village membership where time "banked" is provided as a part of the membership fee. The TimeBanks™ model has been around since the early 1990s and promotes reciprocity among members as well as a low cost way to connect

them. Defined by TimeBanks™ USA, a timebank is based on neighbors exchanging skills, talents and resources for time rather than money (one hour volunteered is equal to one time bank dollar). Time dollars are exchanged for services or donated to a community pool to benefit those unable to provide a service. The TimeBanks™ model provides a more structured approach for member-to-member supports and volunteer manpower to support member requests. The TimeBanks™ model is being integrated into a few Village communities and operates similarly to other models in governance and marketing. However, the use of many volunteers allows Villages to provide a wider range of personal member services.

1. **Operations:** The Village with TimeBanks™ business model relies on volunteers and organically connected member-to-member services. Therefore, paid staff is kept at a minimum, and the emphasis is on volunteerism and community-based and delivered programs. Villages can utilize the TimeBanks™ service matching software platform, created by TimeBanks™ USA, which helps to facilitate the delivery of member services. Village and TimeBanks™ membership are combined, and the delivery of services is performed through referrals, preferred providers and volunteers. Additionally, member-to member services are performed through the TimeBanks™ exchange, which encourages members to build strong relationships. Often these members start to provide services to each other without informing the Village staff. These member-to-member service exchanges create a challenge, since it is often difficult to measure the number of services provided, their impact and their quality. The Village with TimeBanks™ model combines the traditional grassroots structure with the TimeBanks™ structure. Therefore, the Village is able to get operational assistance from two national organizations: Village to Village Network and TimeBanks™ USA. There is time exchange software to help manage member-to member exchanges. However, this technology does not always coincide with Village service coordination software. Villages using this model must be diligent to combine service utilization data in one place to analyze growth and long-term sustainability accurately.
2. **Finance:** The Village with TimeBanks™ business model is distinguished from the other models on a financial basis by the nonmonetary

resources shared among volunteers who “bank” their time spent serving the Village community, thus offsetting total expenses. This model often covers 100% of expenses by membership fees and other earned revenue. On average, revenue diversification is strengthened in the TimeBanks™ model due to increased in-kind contributions sourced from banked time and other resources to support member services. As a result, Village with TimeBanks™ Component Revenue Breakdown a larger percentage of the Village with TimeBanks™ business model’s revenues are derived from “Other Income” (including grants and sponsorships) rather than from membership fees.

The Maryland Umbrella Group staff and consultants stand poised to help the City of Bowie residents explore how they can make their community more Senior Village friendly and meet the needs of a growing older population through resident empowerment and at nominal expense for the City of Bowie. Several municipalities in Prince George’s County make grant dollars available to villages to help offset the operating costs and to help citizens provide needed services. These awards are nominal and range from \$3,000 to \$11,500 and are complemented by City support for grant applications made by the village to County Council members.

Villages offer a private partnership for direct service delivery without municipal liability creating a larger impact for at risk and disabled seniors living in the community. A Bowie Senior Village will create another reason for people to move to the City of Bowie and provide current residents support to empower them to age in place safely and when the time arises when they need additional support, information and assistance services offered by the village can help residents make informed choices in the next chapter of their lives.

Works Cited

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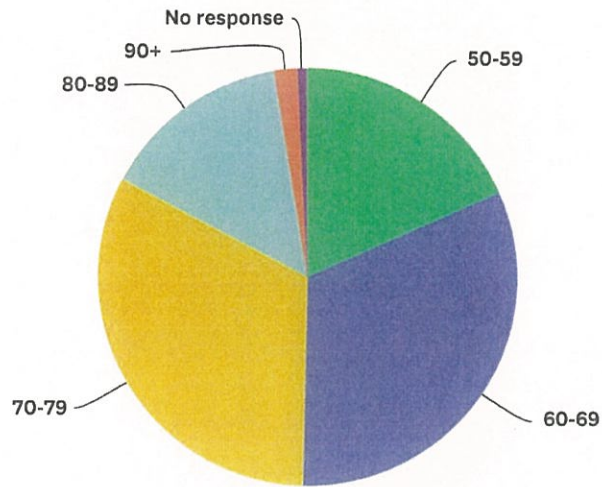
APPENDIX A



Bowie Senior Village Survey

Q1 Age

Answered: 272 Skipped: 0



ANSWER CHOICES

50-59

60-69

70-79

80-89

90+

No response

TOTAL

RESPONSES

18.38%

31.99%

32.35%

14.71%

1.84%

0.74%

50

87

88

40

5

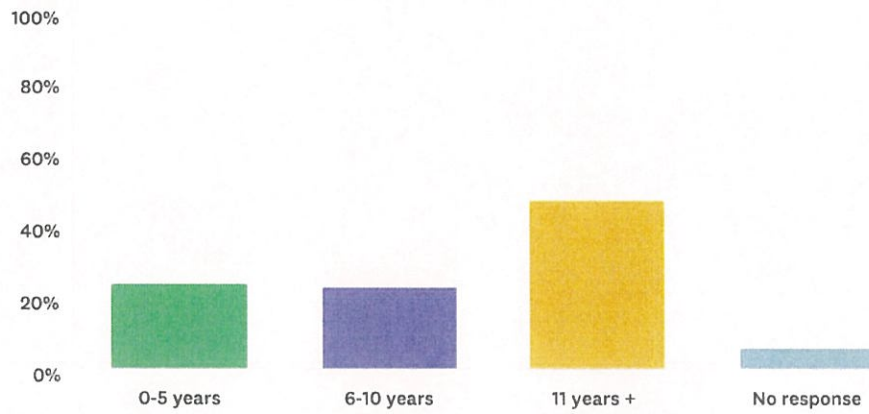
2

272

Bowie Senior Village Survey

Q2 How much longer do you expect to live in your current home?

Answered: 272 Skipped: 0



ANSWER CHOICES

0-5 years

6-10 years

11 years +

No response

TOTAL

RESPONSES

23.90%

22.79%

47.06%

6.25%

65

62

128

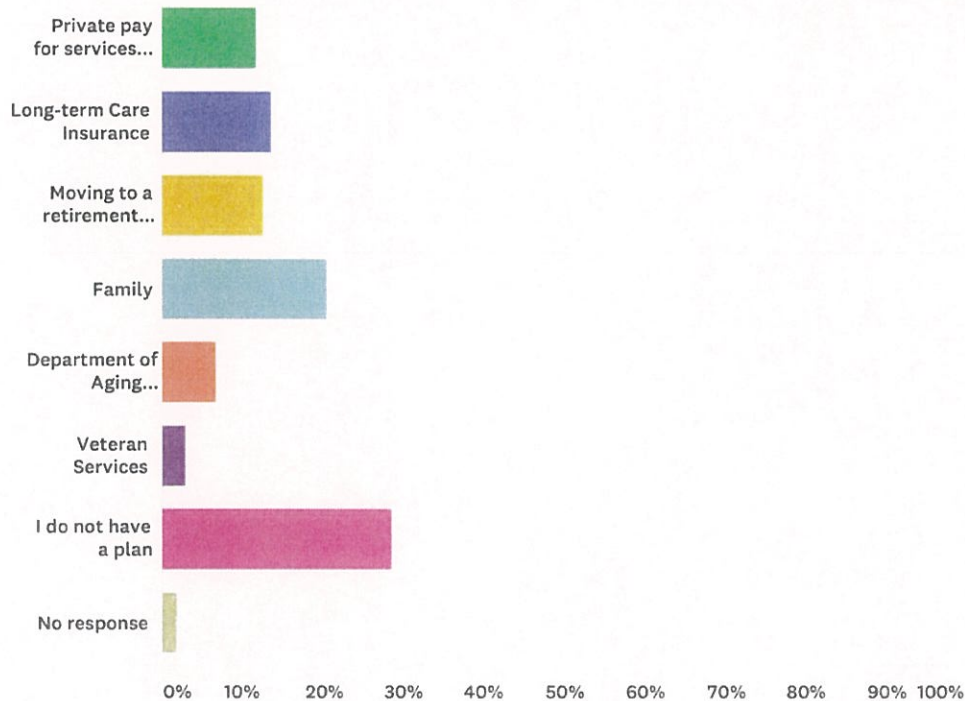
17

272

Bowie Senior Village Survey

Q3 If you plan to age in place in the City of Bowie, how do you currently plan to provide for assistance with activities of daily living (bathing, housekeeping, and/or laundry) when the time arises?

Answered: 272 Skipped: 0



ANSWER CHOICES

RESPONSES

Private pay for services (The average cost is \$25 per hour with a 4 hours minimum.)	11.76%	32
Long-term Care Insurance	13.60%	37
Moving to a retirement community/assisted living when the time arises	12.50%	34
Family	20.59%	56
Department of Aging Programs/Social Services Programs	6.62%	18
Veteran Services	2.94%	8
I do not have a plan	28.68%	78
No response	1.84%	5
TOTAL		272

#	OTHER (PLEASE SPECIFY)	DATE
1	long term care insurance	11/25/2019 7:41 PM
2	Family	11/25/2019 3:36 PM
3	family	11/25/2019 3:08 PM

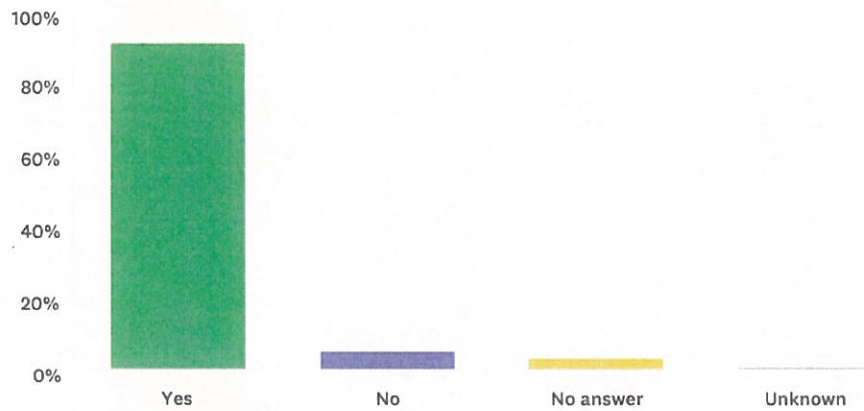
Bowie Senior Village Survey

4	Long-term Care Insurance	11/25/2019 2:21 PM
5	age in place- in home care	11/22/2019 1:58 AM
6	I want to age in place but I do not feel that adequate services are available for me to do so, which is why I was interested in the Senior Village concept. However, I do not feel that a Senior Village plan will be established in time to benefit me.	11/22/2019 1:54 AM
7	Family, church	11/21/2019 3:09 PM
8	Not sure	11/20/2019 10:50 PM
9	Family, Department Aging program/social services programs, Family	11/13/2019 8:37 PM
10	family	11/13/2019 8:15 PM
11	family	11/13/2019 8:01 PM
12	family	11/13/2019 6:31 PM
13	family, department of aging programs, By using Bowie senior bus services when i no longer drive	11/13/2019 5:10 PM
14	family	11/13/2019 4:04 PM
15	veteran services	11/13/2019 3:34 PM
16	Family	11/13/2019 3:31 PM
17	Family	11/13/2019 3:21 PM
18	Don't plan on assistance at this time.	11/12/2019 4:07 PM
19	I do not have a plan but I am currently using Social Services and would consult them.	11/7/2019 6:56 PM
20	Moving to a retirement community, family caregivers	11/5/2019 6:44 PM
21	Working on a plan.	11/4/2019 9:11 PM
22	A combo of family & private pay/social services, depending on the extent of need. Only if absolutely necessary, would I consider assisted living.	11/4/2019 8:36 PM
23	long term care insurance	10/28/2019 7:08 PM
24	long term care insurance	10/28/2019 6:54 PM
25	Department of aging programs, Do not have a plan	10/28/2019 6:45 PM
26	Family caregiver	10/28/2019 6:27 PM
27	Moving to a retirement community, Long term care insurance	10/28/2019 6:12 PM
28	Moving to a retirement community/assisted living when the time arises , Family Caregivers	10/21/2019 8:04 PM
29	Also have long-term care in case of need	10/21/2019 7:52 PM
30	Have open ideas + alternatives to evaluate	10/21/2019 7:40 PM
31	Private pay for services (The average cost is \$25 per hour with a 4 hours minimum.)	10/21/2019 7:28 PM
32	Private pay for services (avg cost \$25 per hour with a 4hr minimum)	10/21/2019 7:20 PM

Bowie Senior Village Survey

Q4 Do you live in the Incorporated City of Bowie?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes

No

No answer

Unknown

TOTAL

RESPONSES

90.81%

5.15%

3.31%

0.74%

247

14

9

2

272

#

UNKNOWN

DATE

1

n/a

11/25/2019 2:33 PM

2

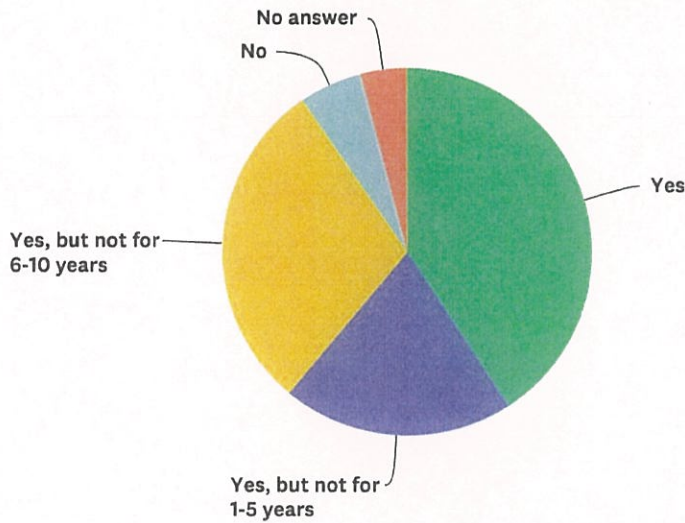
considering moving to Bowie in the next year

10/21/2019 7:52 PM

Bowie Senior Village Survey

Q5 If the Bowie Senior Village (BSV) offered Aging in Place case management services, would you utilize this service? (Aging in Place Case Management Services are one-on-one tailored resource linkage allowing residents to make informed decisions about their home interior and exterior modifications, health care resources, and plans for long-term care needs as you age in place.)

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes
 Yes, but not for 1-5 years
 Yes, but not for 6-10 years
 No
 No answer
 TOTAL

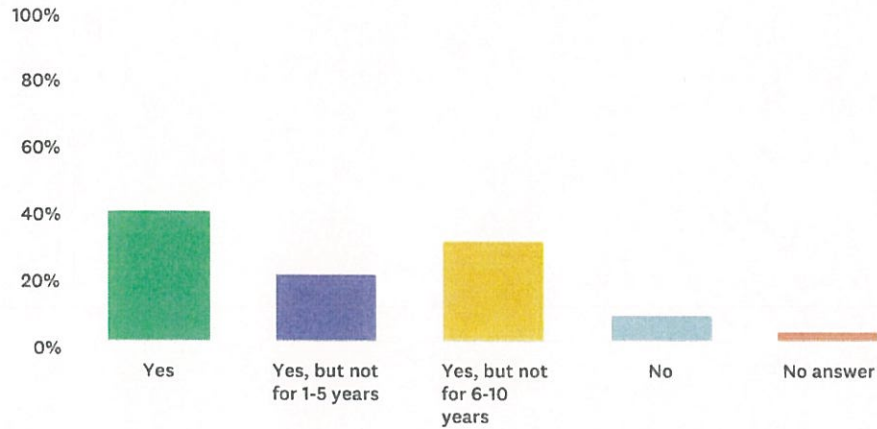
RESPONSES

40.81% 111
 20.22% 55
 29.41% 80
 5.51% 15
 4.04% 11
 272

Bowie Senior Village Survey

Q6 If volunteer transportation service was offered from your doorstep for local doctor appointments or grocery shopping, would you participate?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes
Yes, but not for 1-5 years
Yes, but not for 6-10 years
No
No answer
TOTAL

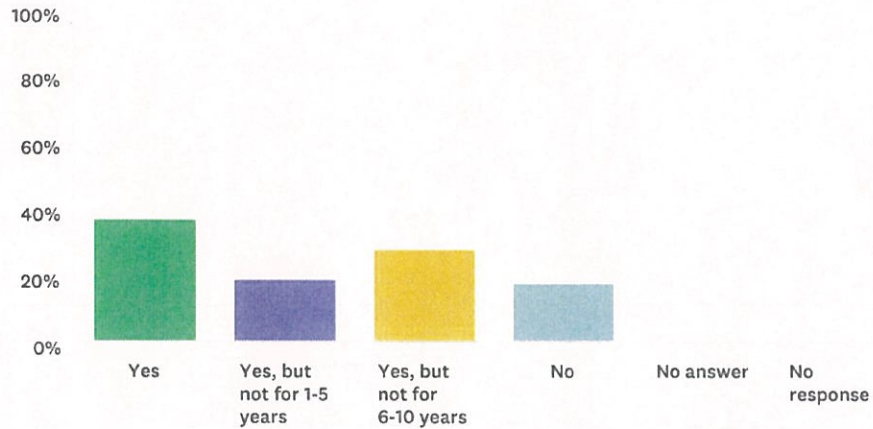
RESPONSES

38.97%	106
19.85%	54
30.15%	82
8.09%	22
2.94%	8
	272

Bowie Senior Village Survey

Q7 If volunteer friendly visitor or telephone reassurance services were offered, would you participate?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes
 Yes, but not for 1-5 years
 Yes, but not for 6-10 years
 No
 No answer
 No response
 TOTAL

RESPONSES

36.40%	99
18.38%	50
27.57%	75
17.28%	47
0.37%	1
0.00%	0
	272

#

NO RESPONSE

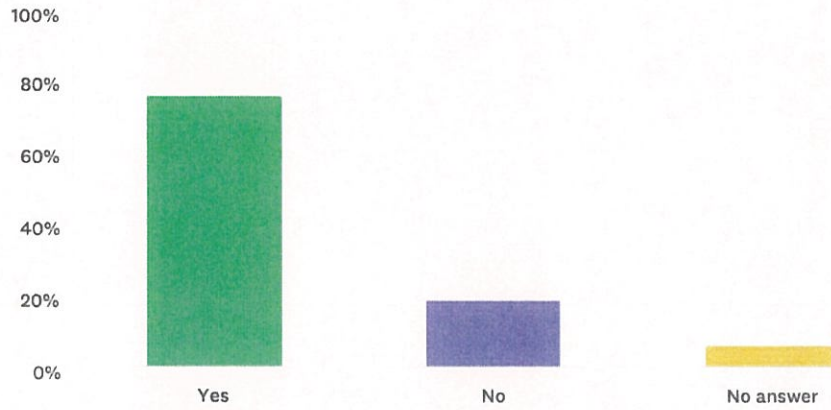
There are no responses.

DATE

Bowie Senior Village Survey

Q8 If volunteer technology support (computers or cellphone) was offered, would you utilize this service?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes

No

No answer

TOTAL

RESPONSES

75.37% 205

18.75% 51

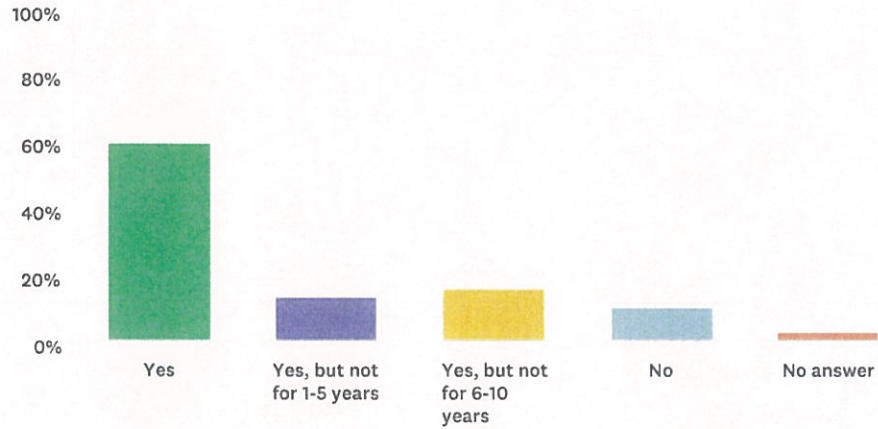
5.88% 16

272

Bowie Senior Village Survey

Q9 If snow removal or leaf raking services were offered for free or a nominal donation, would you utilize this service?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes
Yes, but not for 1-5 years
Yes, but not for 6-10 years
No
No answer
TOTAL

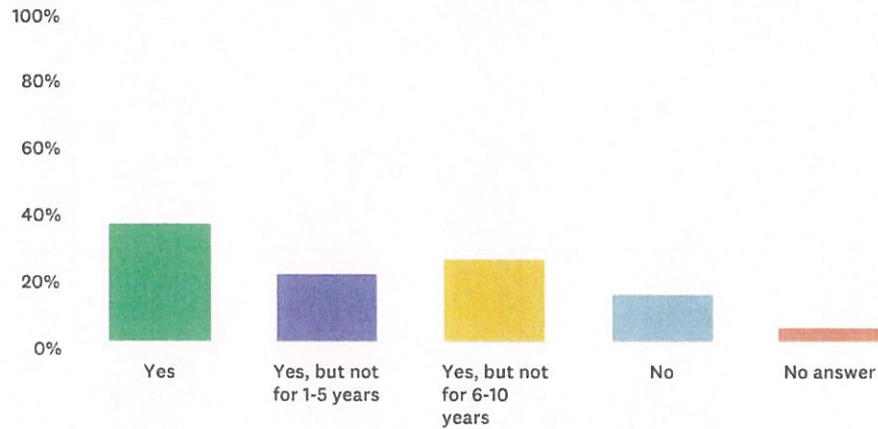
RESPONSES

58.82%	160
13.24%	36
15.44%	42
9.93%	27
2.57%	7
	272

Bowie Senior Village Survey

Q10 If student nursing services were offered in home to monitor vital signs, health education, blood sugar monitoring and health care advocacy, would you utilize this service?

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes
 Yes, but not for 1-5 years
 Yes, but not for 6-10 years
 No
 No answer
 TOTAL

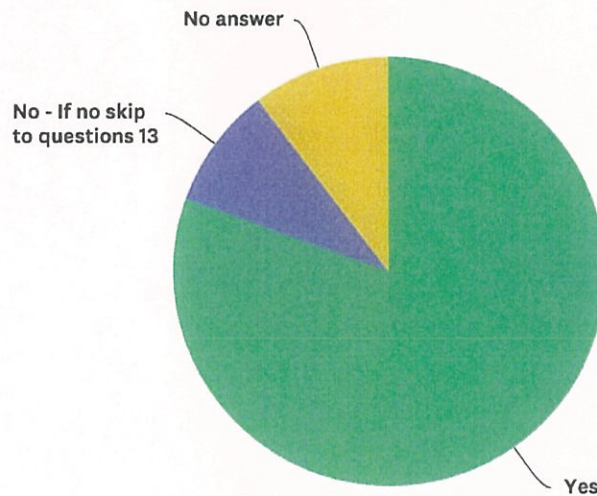
RESPONSES

35.66%	97
20.59%	56
25.00%	68
14.34%	39
4.41%	12
	272

Bowie Senior Village Survey

Q11 If a Bowie Senior Village offered access to services such as these for a nominal monthly membership fee, would you be interested in joining? Services could include the following volunteer or college intern provided services: Transportation to doctors appointments Grocery shopping assistance Snow removal/ leaf raking Computer or cellphone troubleshooting Student nursing visits Referral to preferred providers of services Telephone reassurance services Friendly visitors Dog walking Minor home repairs (light bulb changes, smoke detector batteries changes, putting together small household items etc.)

Answered: 272 Skipped: 0



ANSWER CHOICES

Yes

No - If no skip to questions 13

No answer

TOTAL

RESPONSES

80.51%

9.19%

10.29%

219

25

28

272

Bowie Senior Village Survey

Q12 If you answered yes to question 11, how much per month would you be willing to pay to have access to Bowie Senior Village Services?

Answered: 251 Skipped: 21



0 10 20 30 40 50

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
		34	8,458 251

Total Respondents: 251

#	DATE
1 0	11/25/2019 7:41 PM
2 20	11/25/2019 7:31 PM
3 0	11/25/2019 3:54 PM
4 100	11/25/2019 3:53 PM
5 25	11/25/2019 3:50 PM
6 10	11/25/2019 3:48 PM
7 100	11/25/2019 3:45 PM
8 25	11/25/2019 3:43 PM
9 0	11/25/2019 3:42 PM
10 0	11/25/2019 3:40 PM
11 25	11/25/2019 3:38 PM
12 0	11/25/2019 3:36 PM
13 0	11/25/2019 3:26 PM
14 0	11/25/2019 3:22 PM
15 10	11/25/2019 3:15 PM
16 0	11/25/2019 3:08 PM
17 0	11/25/2019 3:03 PM
18 50	11/25/2019 2:49 PM
19 0	11/25/2019 2:45 PM
20 25	11/25/2019 2:37 PM
21 0	11/25/2019 2:36 PM

Bowie Senior Village Survey

22	100	11/25/2019 2:33 PM
23	25	11/25/2019 2:28 PM
24	25	11/25/2019 2:24 PM
25	0	11/25/2019 2:21 PM
26	6	11/24/2019 9:57 PM
27	40	11/23/2019 5:32 PM
28	50	11/23/2019 5:05 PM
29	30	11/23/2019 1:19 AM
30	50	11/22/2019 11:51 PM
31	0	11/22/2019 9:44 PM
32	55	11/22/2019 7:22 PM
33	25	11/22/2019 3:06 AM
34	0	11/22/2019 2:38 AM
35	10	11/22/2019 2:37 AM
36	25	11/22/2019 2:36 AM
37	0	11/22/2019 2:35 AM
38	50	11/22/2019 2:34 AM
39	50	11/22/2019 2:32 AM
40	100	11/22/2019 2:30 AM
41	60	11/22/2019 2:28 AM
42	20	11/22/2019 2:26 AM
43	100	11/22/2019 2:25 AM
44	0	11/22/2019 2:23 AM
45	25	11/22/2019 2:21 AM
46	60	11/22/2019 2:17 AM
47	25	11/22/2019 2:16 AM
48	12	11/22/2019 2:11 AM
49	50	11/22/2019 2:06 AM
50	15	11/22/2019 2:05 AM
51	0	11/22/2019 2:02 AM
52	5	11/22/2019 2:00 AM
53	20	11/22/2019 1:58 AM
54	60	11/22/2019 1:54 AM
55	98	11/22/2019 12:00 AM
56	20	11/21/2019 9:08 PM
57	50	11/21/2019 7:50 PM
58	5	11/21/2019 6:58 PM
59	21	11/21/2019 5:25 PM
60	25	11/21/2019 5:16 PM
61	50	11/21/2019 5:09 PM
62	50	11/21/2019 4:27 PM

Bowie Senior Village Survey

63	40	11/21/2019 3:09 PM
64	50	11/21/2019 1:08 PM
65	25	11/21/2019 1:04 PM
66	10	11/21/2019 12:29 PM
67	50	11/21/2019 11:07 AM
68	52	11/21/2019 4:55 AM
69	75	11/21/2019 4:05 AM
70	50	11/21/2019 3:11 AM
71	25	11/21/2019 2:45 AM
72	42	11/21/2019 2:21 AM
73	15	11/21/2019 12:53 AM
74	94	11/21/2019 12:52 AM
75	30	11/21/2019 12:26 AM
76	45	11/21/2019 12:22 AM
77	100	11/21/2019 12:15 AM
78	30	11/21/2019 12:08 AM
79	25	11/20/2019 11:29 PM
80	10	11/20/2019 11:27 PM
81	100	11/20/2019 11:23 PM
82	40	11/20/2019 11:16 PM
83	30	11/20/2019 11:10 PM
84	25	11/20/2019 10:58 PM
85	25	11/20/2019 10:58 PM
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91	50	11/20/2019 9:30 PM
92	30	11/20/2019 8:04 PM
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94	20	11/20/2019 1:56 AM
95	2	11/20/2019 1:41 AM
96	13	11/20/2019 1:07 AM
97	50	11/20/2019 12:57 AM
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101	10	11/19/2019 11:35 PM
102	25	11/19/2019 10:00 PM
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Bowie Senior Village Survey

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105	0	11/19/2019 9:06 PM
106	0	11/19/2019 9:03 PM
107	0	11/19/2019 9:00 PM
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111	0	11/19/2019 8:51 PM
112	100	11/19/2019 8:49 PM
113	70	11/19/2019 8:46 PM
114	10	11/19/2019 8:44 PM
115	30	11/19/2019 8:41 PM
116	50	11/19/2019 8:38 PM
117	0	11/19/2019 8:37 PM
118	50	11/19/2019 8:22 PM
119	25	11/19/2019 8:15 PM
120	20	11/19/2019 8:15 PM
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132	75	11/15/2019 6:42 PM
133	25	11/15/2019 6:08 PM
134	50	11/14/2019 4:01 PM
135	50	11/14/2019 1:29 AM
136	5	11/13/2019 8:37 PM
137	0	11/13/2019 8:34 PM
138	10	11/13/2019 8:27 PM
139	50	11/13/2019 8:25 PM
140	0	11/13/2019 8:22 PM
141	10	11/13/2019 8:20 PM
142	20	11/13/2019 8:17 PM
143	100	11/13/2019 8:15 PM
144	20	11/13/2019 8:13 PM

Bowie Senior Village Survey

145	0	11/13/2019 8:11 PM
146	0	11/13/2019 8:10 PM
147	50	11/13/2019 8:01 PM
148	0	11/13/2019 6:31 PM
149	50	11/13/2019 6:19 PM
150	26	11/13/2019 6:02 PM
151	100	11/13/2019 5:16 PM
152	50	11/13/2019 5:10 PM
153	100	11/13/2019 5:07 PM
154	0	11/13/2019 5:03 PM
155	50	11/13/2019 4:58 PM
156	0	11/13/2019 4:54 PM
157	0	11/13/2019 4:33 PM
158	50	11/13/2019 4:30 PM
159	0	11/13/2019 4:27 PM
160	50	11/13/2019 4:04 PM
161	0	11/13/2019 4:00 PM
162	25	11/13/2019 3:58 PM
163	75	11/13/2019 3:54 PM
164	0	11/13/2019 3:49 PM
165	20	11/13/2019 3:44 PM
166	0	11/13/2019 3:42 PM
167	40	11/13/2019 3:39 PM
168	35	11/13/2019 3:37 PM
169	0	11/13/2019 3:34 PM
170	50	11/13/2019 3:31 PM
171	50	11/13/2019 3:26 PM
172	0	11/13/2019 3:21 PM
173	30	11/13/2019 3:19 PM
174	0	11/13/2019 3:08 PM
175	0	11/13/2019 3:04 PM
176	50	11/13/2019 2:44 AM
177	10	11/12/2019 4:07 PM
178	35	11/12/2019 2:35 PM
179	100	11/12/2019 11:52 AM
180	98	11/12/2019 12:22 AM
181	20	11/12/2019 12:13 AM
182	60	11/11/2019 6:35 PM
183	91	11/7/2019 6:56 PM
184	5	11/6/2019 4:41 PM
185	20	11/6/2019 1:19 PM

Bowie Senior Village Survey

186	75	11/6/2019 7:56 AM
187	25	11/6/2019 2:51 AM
188	1	11/5/2019 7:28 PM
189	75	11/5/2019 6:50 PM
190	50	11/5/2019 6:44 PM
191	50	11/5/2019 6:41 PM
192	0	11/5/2019 6:37 PM
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194	100	11/5/2019 6:30 PM
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197	30	11/4/2019 8:36 PM
198	100	11/4/2019 5:59 PM
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200	80	11/3/2019 4:29 PM
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203	15	11/2/2019 3:29 PM
204	25	11/2/2019 1:51 PM
205	100	11/2/2019 1:28 AM
206	25	11/1/2019 10:17 PM
207	50	11/1/2019 6:56 PM
208	50	11/1/2019 6:29 PM
209	25	11/1/2019 6:27 PM
210	25	11/1/2019 5:54 PM
211	12	11/1/2019 5:52 PM
212	49	11/1/2019 5:37 PM
213	76	11/1/2019 4:26 PM
214	25	11/1/2019 3:55 PM
215	50	11/1/2019 3:21 PM
216	20	10/30/2019 7:50 PM
217	75	10/29/2019 6:44 PM
218	50	10/29/2019 6:42 PM
219	25	10/28/2019 7:14 PM
220	0	10/28/2019 7:08 PM
221	25	10/28/2019 6:54 PM
222	50	10/28/2019 6:51 PM
223	30	10/28/2019 6:48 PM
224	25	10/28/2019 6:45 PM
225	0	10/28/2019 6:38 PM
226	50	10/28/2019 6:31 PM

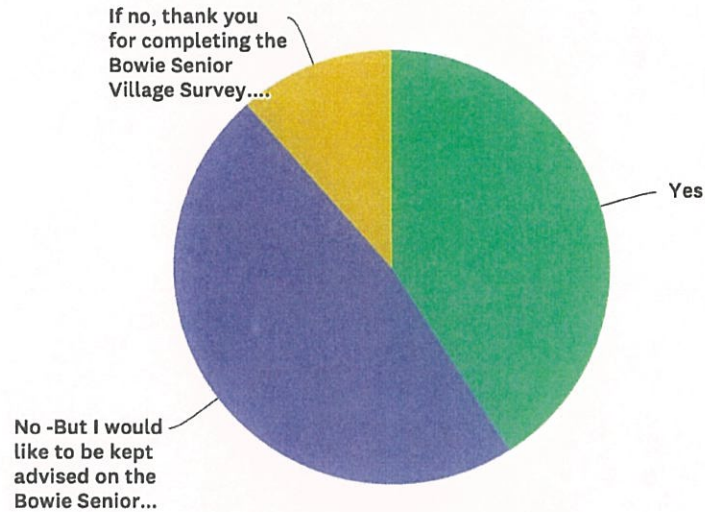
Bowie Senior Village Survey

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232	0	10/28/2019 6:06 PM
233	50	10/28/2019 6:04 PM
234	10	10/28/2019 5:58 PM
235	0	10/28/2019 5:52 PM
236	0	10/28/2019 5:49 PM
237	0	10/21/2019 8:32 PM
238	0	10/21/2019 8:26 PM
239	20	10/21/2019 8:20 PM
240	50	10/21/2019 8:16 PM
241	0	10/21/2019 8:10 PM
242	50	10/21/2019 8:04 PM
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244	50	10/21/2019 7:56 PM
245	35	10/21/2019 7:52 PM
246	10	10/21/2019 7:46 PM
247	15	10/21/2019 7:40 PM
248	40	10/21/2019 7:33 PM
249	50	10/21/2019 7:20 PM
250	50	10/21/2019 7:06 PM
251	20	10/18/2019 6:32 PM

Bowie Senior Village Survey

Q13 Would you be interested in helping to establish a Bowie Senior Village?

Answered: 269 Skipped: 3



ANSWER CHOICES

Yes

No -But I would like to be kept advised on the Bowie Senior Village Movement - Please proceed to question 16.

If no, thank you for completing the Bowie Senior Village Survey. Please click submit at the bottom of the survey.

TOTAL

RESPONSES

40.89% 110

47.58% 128

11.52% 31

269

#	IF NO, THANK YOU FOR COMPLETING THE BOWIE SENIOR VILLAGE SURVEY. PLEASE CLICK SUBMIT AT THE BOTTOM OF THE SURVEY.	DATE
1	n/a	11/25/2019 3:54 PM
2	n/a	11/25/2019 2:45 PM
3	n/a	11/25/2019 2:36 PM
4	n/a	11/25/2019 2:28 PM
5	n/a	11/25/2019 2:24 PM
6	n/a	11/25/2019 2:21 PM
7	n/a	11/22/2019 2:38 AM
8	n/a	11/22/2019 2:37 AM
9	n/a	11/22/2019 2:36 AM
10	n/a	11/22/2019 2:32 AM
11	n/a	11/22/2019 2:26 AM
12	n/a	11/22/2019 2:23 AM
13	n/a	11/22/2019 2:17 AM
14	n/a	11/22/2019 2:12 AM
15	n/a	11/22/2019 2:02 AM

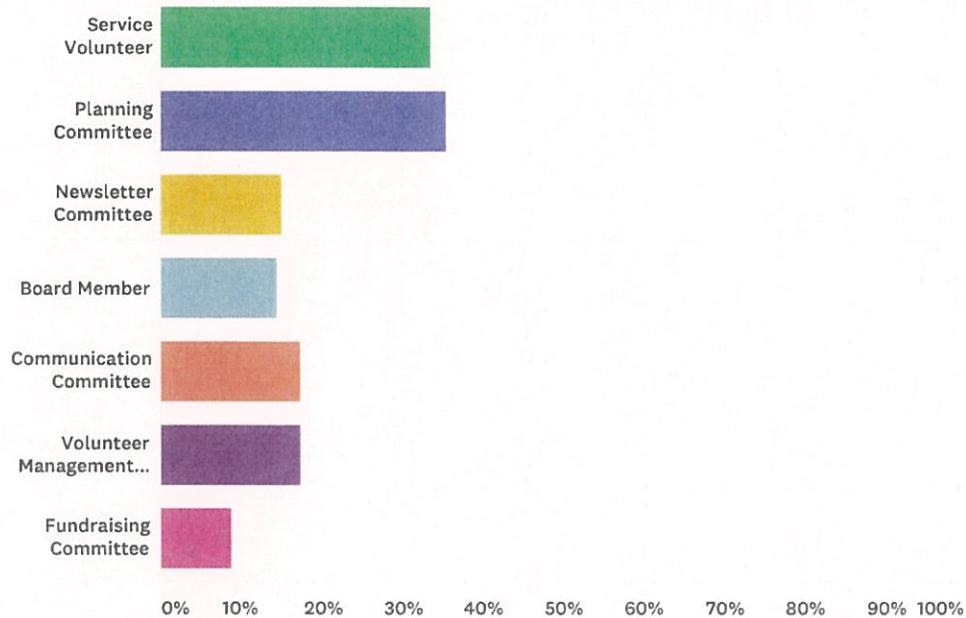
Bowie Senior Village Survey

16	n/a	11/22/2019 2:00 AM
17	Not at this time.	11/21/2019 9:08 PM
18	n/a	11/20/2019 9:49 PM
19	Too busy	11/20/2019 1:07 AM
20	N/a	11/19/2019 9:03 PM
21	n/a	11/19/2019 8:53 PM
22	n/a	11/19/2019 8:38 PM
23	No comment	11/14/2019 4:01 PM
24	n/a	11/13/2019 8:20 PM
25	n/a	11/13/2019 8:11 PM
26	n/a	11/13/2019 6:02 PM
27	n/a	11/13/2019 4:27 PM
28	n/a	11/13/2019 3:49 PM
29	.	11/1/2019 6:27 PM
30	I don't know what is involved	11/1/2019 4:26 PM
31	n/a	10/28/2019 7:08 PM

Bowie Senior Village Survey

Q14 If you answered yes to question 11, which of the following would you be willing to volunteer for to create a Bowie Senior Village ? Check all that apply.

Answered: 172 Skipped: 100



ANSWER CHOICES

RESPONSES

Service Volunteer	33.72%	58
Planning Committee	35.47%	61
Newsletter Committee	15.12%	26
Board Member	14.53%	25
Communication Committee	17.44%	30
Volunteer Management Committee	17.44%	30
Fundraising Committee	8.72%	15
Total Respondents: 172		

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	11/25/2019 7:41 PM
2	n/a	11/25/2019 2:49 PM
3	I will not provide my name due to the fact of retaliation from POA onsite management . They are very rude and insensitive to seniors that live here at POA. This survey mar or may not help anyone here!!!	11/25/2019 2:45 PM
4	n/a	11/25/2019 2:21 PM
5	Whatever Committee considers options for services to be offered. I think there are important services missing from the list of possibilities.	11/23/2019 5:32 PM

Bowie Senior Village Survey

6	n/a	11/22/2019 2:23 AM
7	n/a	11/22/2019 2:21 AM
8	n/a	11/22/2019 2:17 AM
9	consulting in serviced in the community and county	11/22/2019 2:16 AM
10	n/a	11/22/2019 2:12 AM
11	n/a	11/22/2019 2:06 AM
12	n/a	11/22/2019 2:02 AM
13	n/a	11/22/2019 2:00 AM
14	I would volunteer in any capacity that did not involve needing to find transportation to meetings.	11/22/2019 1:54 AM
15	Something related to budgeting, financial tracking. I'm not an accountant but I've been a treasurer for three organizations; I'm good with Excel and some accounting software.	11/21/2019 4:05 AM
16	Not sure	11/21/2019 12:50 AM
17	I have an elder mother not local which is why I cannot commit my time as would be required.	11/21/2019 12:15 AM
18	Unsure	11/20/2019 10:58 PM
19	Not sure	11/19/2019 11:36 PM
20	Connect with other individuals who are Deaf.	11/19/2019 9:57 PM
21	N/a	11/19/2019 9:08 PM
22	N/a	11/19/2019 9:03 PM
23	n/a	11/19/2019 8:53 PM
24	N/A	11/19/2019 8:51 PM
25	N/a	11/19/2019 8:49 PM
26	n/a	11/19/2019 8:44 PM
27	n/a	11/19/2019 8:41 PM
28	N/a	11/19/2019 8:38 PM
29	Do not know yet	11/19/2019 8:15 PM
30	I'd be interested in helping in any area	11/19/2019 7:23 PM
31	Not sure at this time	11/19/2019 7:13 PM
32	I could offer my artist abilities in some way. Help with the newsletter, etc.	11/16/2019 7:37 PM
33	uncertain	11/15/2019 6:08 PM
34	will wait to see how this evolves+ how i can help	11/13/2019 5:10 PM
35	not sure	11/13/2019 4:58 PM
36	n/a	11/13/2019 4:00 PM
37	n/a	11/13/2019 3:54 PM
38	n/a	11/13/2019 3:42 PM
39	n/a	11/13/2019 3:39 PM
40	n/a	11/13/2019 3:31 PM
41	Currently helping an ill woman in Frederick Md	11/13/2019 3:26 PM
42	n/a	11/13/2019 3:21 PM
43	I am a retired physical therapist who could offer advice on making home more accessible and exercises to maintain strength.	11/12/2019 12:22 AM
44	Helping the Spanish Speaking Community to join and to understand these type of services the Bowie Senior Village is trying to implement.	11/6/2019 1:19 PM

Bowie Senior Village Survey

45	N/a	11/5/2019 6:41 PM
46	n/a	11/5/2019 6:37 PM
47	N/a	11/5/2019 6:28 PM
48	I don't know what I could do, but I would like to investigate how I could contribute.	11/4/2019 9:11 PM
49	Fitness /Health Nutrition	11/4/2019 5:59 PM
50	n/a	10/29/2019 6:42 PM
51	training of a dog	10/28/2019 7:14 PM
52	no response	10/28/2019 7:08 PM
53	no response	10/28/2019 6:54 PM
54	no response	10/28/2019 6:45 PM
55	Have to give it some thought	10/28/2019 6:31 PM
56	Program committee	10/28/2019 6:27 PM
57	no answer	10/28/2019 6:18 PM
58	no answer	10/28/2019 5:58 PM
59	If i moved to bowie I would certainly be interested in volunteering	10/21/2019 7:52 PM
60	Write proposals for funding	10/21/2019 7:46 PM
61	open	10/21/2019 7:40 PM
62	n/a	10/21/2019 7:28 PM



For additional information please contact

Christal Batey, Vice President of Programs and Service for
the Maryland Umbrella Group Inc. at

301-219-6650 or via email cbatey@m-u-g.org



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Complete Streets Implementation Plan

DATE: March 12, 2020

On September 16, 2019, City Council approved Resolution R-62-19 establishing a Complete Streets Policy for the City. The Resolution requires that the Department of Planning and Community Development develop an Implementation Plan within six months of its effective date. This memorandum satisfies the requirement to develop a Complete Streets Implementation Plan.

Resolution R-62-19 stated specific purposes intended to be included in a Complete Streets Implementation Plan. Those items are enumerated below, along with a staff response. The Department of Planning and Community Development formed an interdepartmental work group to examine the aspects of implementation. The work group, which met three times, included representatives from Planning, Public Works and the Police Department. In addition, the engineering consulting firm of A. Morton Thomas was hired to assist the City and develop design guidelines for adoption later this year. The information compiled by the work group was shared with the Bowie Green Team's Multi-modal and Public Spaces (MAPS) subgroup. The MAPS group provided specific comments and recommendations on Complete Streets criteria and implementation in a transmittal dated March 7, 2020 (see Attachment #1).

The elements of the City's Complete Streets Implementation Plan are discussed below.

1. Roles and Responsibilities in Implementation

It was determined that Planning and Community Development is responsible for inventories and studies as well as coordination with affected commercial property owners. The Department will also ensure application of Complete Streets principles through review of development projects. The Planning Department will also maintain a master log of all Complete Streets projects. The Department of Public Works is responsible for design, construction and inspection of all improvements. As noted above, the firm of A. Morton Thomas will assist

Memo re: Complete Streets Implementation Plan

Public Works in the creation of specific design guidelines that respond to the actual conditions which exist within the City.

2. Policies, Rules, Ordinances, Regulations, Plans and Programs in Need of Updating

It was determined that the City's Development Review Guidelines should be revised to reflect an emphasis on Complete Streets. In addition, the work group determined that Complete Streets Design Guidelines will be published as a supplement to Public Works Specifications. It was further determined that Chapter 22 (and possibly other chapters) of City Code should be updated to incorporate Complete Streets policies, similar to how these types of statements were approved by Prince George's County Council as part of the County Road Code. These policy and code revisions should be completed by the end of calendar year 2020.

3. Criteria to Identify, Formulate and Prioritize Projects

Step 1: Prioritize City Streets for Complete Streets Implementation

The work group established criteria to identify, formulate and prioritize future Complete Streets projects. This work consisted of creating a Geographic Information System (GIS) database to identify City primary drives and collectors, sidewalks, on-road bicycle routes, Metrobus stops and routes, existing trails and the Primary Network and linkages from the approved Trails Master Plan. Planning staff then conducted a desktop analysis of all primary drives and collectors resulting in a GIS database of conditions and potential recommendations for each street. The assessment was used in a Complete Streets Implementation Screening Criteria chart (Attachment #2), which ranked each major City street according to the number of multi-modal conditions present. This initial ranking resulted in the following streets having the highest priority for Complete Streets implementation: Belair Drive; Stonybrook Drive; Millstream Drive; Kembridge Drive; Buckingham Drive; Chapel Forge Drive; Clearfield Drive; Kenhill Drive; Health Center Drive; Moylan Drive; Mitchellville Road; Northview Drive; Nottingham Drive; Peach Walker Drive; Pin Oak Parkway; Pointer Ridge Drive; and, Trinity Drive.

Step 2: Evaluate Prioritized City Streets for Complete Streets Projects Using R-62-19 Complete Streets Policy Principles and Relevant Trails Master Plan Criteria

It was determined that candidate individual improvement projects should be reviewed annually, with input from the MAPS group. The eight Complete Streets Policy Principles contained in R-62-19 should be used in this evaluation, as follows:

1. A comprehensive surface transportation network includes roadways, trails, shared-use paths, sidewalks, and rail lines. The more interconnected and accessible each of these forms are, the greater the benefits to the entire network. A focus on only one transportation network form, or on a single user group, should be discouraged. The best networks offer all residents multiple modes of transport options to get to their destinations.
2. All transportation network forms should be designed, constructed, operated and maintained so that all users can travel safely and independently. Access to existing facilities, especially for persons with disabilities, should be maintained during construction if possible.

Memo re: Complete Streets Implementation Plan

3. Transportation projects should address the need for pedestrians and bicyclists to cross facilities as well as travel along them. The design and construction of new facilities should not preclude the provision of future improvements to accommodate increased demand for walking and bicycling, especially in order to access transit.
4. The most cost-effective way to adopt Complete Street design elements is to integrate them into the design of transportation facilities from the beginning, rather than retrofit facilities to accommodate them later.
5. Transportation projects should comply with up-to-date design standards, including standards relating to providing access for individuals with disabilities.
6. Transportation projects should always include thoughtful consideration of design elements that improve the safety, convenience, environmental sustainability and beauty of the street (or path, walkway, etc.). Such considerations might include landscaping with native habitats, signage, lighting, street furniture, signals, markings, and art installations.
7. Street design should encourage active living. The health of residents can be tied directly to their local environment and their opportunities to engage in physical activity. Active living integrates physical activity into daily routines and active living communities encourage individuals of all ages and abilities to be more physically active.
8. These Complete Streets principles should be applied with due consideration to the neighborhood context in which a project is located, as well as any environmental requirements (applicable federal, state and local), and the effects of right-of-way encroachment on adjacent property owners and residents. While all users should be accommodated, modal priorities may vary by location.

The following Trails Master Plan criteria can be used in evaluating specific projects and alternative approaches for achieving the desired vision:

1. Link existing trails together into a safe and desirable trail experience;
2. Increase safety and connectivity from neighborhoods to trails;
3. Increase safe pedestrian and bicycle access to schools, parks, and public facilities;
4. Increase safe pedestrian and bicycle access to shopping and entertainment centers;
5. Expand opportunities to separate bicycle and pedestrian uses from vehicular traffic; and,
6. Increase opportunities for drawing regional trail visitors to Bowie's commercial businesses.

The Trails Master Plan also recommends several Complete Streets strategies to enhance safety and connectivity that should be considered in the design of any specific projects:

1. Using streetscape elements to reinforce crossing locations provides a consistent set of clues for drivers that they should slow down in advance of pedestrian crosswalks;

2. Decreasing the visual prominence of travel lanes in the overall street cross section (including reducing travel lane widths where traffic allows) decreases vehicular operating speeds and reinforces the separation between vehicular travel lanes and the space allocated for pedestrians and bicyclists; and
3. Increase separation at intersections and reducing the number of potential conflict points between bicyclists, pedestrians and motor vehicles including (and especially) turning movements. Corner safety islands have multiple roles: offering a protected place for bicyclists to queue when crossing and turning, and managing the speed of turning vehicles when permitted turn conflicts are allowed. This type of intersection, although becoming more frequently utilized in the United States, is not a current practice employed by MDOT/SHA.

Step 3: Establish and Apply Criteria for Rating and Prioritizing Projects

To further prioritize projects once they are identified, the work group established the following Complete Streets screening criteria based on the Complete Streets Principles which will be considered in the development of a Complete Streets Design Guide.

Principle 1: Comprehensive Network.

- Does the project increase connectivity between modes?
[Higher priority given to projects that provide connections between modes]
- Does the project address more than one mode?
[Higher priority given to projects that address more than one mode]
- Does the project increase access to major destinations?
[Higher priority given to projects that provide access to schools, parks, public facilities, shopping and entertainment centers]

Principle 2: Accessibility.

- Will the project allow all users to travel safely and independently?
[Higher priority given to projects that allow safe, independent travel]

Principle 3: Pedestrian/Bicycle Crossings and Connectivity.

- Does the project provide a missing connection for pedestrians or bicyclists?
[Higher weight given to projects that eliminate missing segments]
- Does the project provide designated space for pedestrians or bicyclists where none previously existed?
[Higher weight given to projects that provide designated space]
- Does the project address the need for pedestrians and bicyclists to cross facilities?
[Higher weight given to projects that address safe crossings]
- Does the project preclude future bicycle or pedestrian facilities?
[Higher weight given to projects that do not preclude future improvements and those that plan for future/ultimate improvements]

Memo re: Complete Streets Implementation Plan

Principle 4: Cost Effectiveness.

- Are the proposed elements in the project cost-effective?
[Higher priority given to projects that are cost-effective]

Principle 5: Compliance with Standards.

- Does the project address an existing deficiency?
[Higher weight given to projects that correct non-compliant features; does not apply to new facilities]
- Does the project provide ADA access where none existed before or bring a non-compliant ADA feature up to standard?
[Higher weight given to projects that provide ADA access/address non-compliant features]

Principle 6: Thoughtful Design Elements.

- Does the project increase safety or address an existing safety issue?
[Higher priority given to projects that do]
- Does the project increase user convenience?
[Higher priority given to projects that do]
- Is the project environmentally sustainable?
[Higher priority given to projects that do]
- Does the project enhance the beauty of the street? (street furniture, landscaping etc.)
[Higher priority given to projects that do]

Principle 7: Active Living.

- Does the project provide opportunities for walking or bicycling?

Principle 8: Neighborhood Context.

- Does the project encroach on adjacent property owners?
[Higher priority given to projects that do not]
- Does the project provide equity to users?
[Higher priority given to projects that do]

Step 4: Identify Complete Streets Projects for Priority City Street Locations

It was determined that the Department of Public Works will formulate projects (i.e. concept plans) for the priority locations, typically using on-call engineering consultants. In other instances, Public Works may achieve Complete Streets solutions through routine actions taken under its operating budget, such as reallocating roadway width during a routine resurfacing project with pavement markings.

4. Internal Project Review and Approval Process

As noted above, the Department of Public Works may be able to incrementally implement minor complete streets improvements, for example, during maintenance of individual signs and crosswalks, through its operating budget. However, projects of a larger magnitude will need to be programmed in the City's Capital Improvement Program (CIP). A separate CIP page

Memo re: Complete Streets Implementation Plan

was added to the City budget to address Trails Master Plan implementation, to include new Complete Streets projects. In addition, the CIP already includes a page devoted to Hiker-Biker Trail maintenance. For larger magnitude projects contained in the CIP, City staff will use an interdepartmental Project Management Team (PMT) approach to project review and coordination. In some instances, grant applications may be coordinated through the City Grants Office.

The City also intends to coordinate recommendations for State and County roads and intersections in the City through the Maryland State Highway Administration (SHA) and the Prince George's County Department of Public Works & Transportation (DPW & T). Specific staff liaisons with these agencies have been identified, and they have committed to cooperating with the City. For larger magnitude projects, the Department of Planning and Community Development will take the lead working with these agencies during the project planning and design stages. The Department of Public Works will coordinate interim Complete Streets improvements with these agencies, as specific needs arise. In all instances where the City is making Complete Streets improvements, Public Works will coordinate, as necessary, with public utility providers, such as BGE, Comcast and WSSC. Public Works will also ensure coordination of any project designs with the City's Neighborhood Traffic Management Program (NTMP) projects and goals.

5. Exception/Waiver Process

It was determined that any design waivers will be handled through the existing City Code provisions, which require an analysis by the Department of Public Works and approval by the City Manager. The Department of Planning and Community Development will maintain a log of all waivers of Complete Streets specifications in a master log.

6. Post Construction Inspection and Maintenance Strategy

The Department of Public Works will inspect and maintain all Complete Streets improvements installed within City rights-of-way, and the improvements will be added to the Department's Asset Management System. Public Works will continue their existing policy to remark or repaint designated locations within a regular time interval, unless regular inspection reveals such remarking is not necessary or is needed sooner.

7. Sources of Funding

It was determined that the primary source of funding for Complete Streets implementation will be the City budget and CIP. Where possible, the City will pursue additional funding through grant applications or through developer participation.

8. Tools for Planning

As stated above, the Department of Planning and Community Development prepared a GIS analysis and database of conditions and potential recommendations for each Primary and

Memo re: Complete Streets Implementation Plan

Collector street. The inventory has been shared with the MAPS group, and their additional input was provided. In addition, the Trails Master Plan approved by City Council in 2019 identified three Network Scale priorities for early action and implementation. The first priority is:

1. Inventory Existing Trails and Facilities - While the Trails Plan Update was based upon existing and available GIS data and a visual inventory of conditions, a more detailed existing conditions inventory is now needed to determine the scope of anticipated projects needed along the proposed trail network to enhance connectivity and safety. The focus of the inventory should start with the Primary Trail Network and then be phased to include each of the Secondary Trail Network loops and linkage routes. The inventory should be conducted in accordance with FHWA guidance for a bicycle Road Safety Audit (RSA) for bicycling conditions and a pedestrian safety audit for walking. (Source: Trails Master Plan, pages 51-52)

The Planning Department has requested City Council funding for an inventory of the Primary Trail Network. Performance of Complete Streets projects will be measured by the Roadway Safety Audit baseline. Progress will be reported annually in the Planning Department's State of the Environment Report.

9. Training City Staff (Public Works and Planning)

The Department of Planning and Community Development will offer once a year training to Planning and Public Works staff (and other appropriate City staff), including an overview/introduction to complete streets, review of City regulations and specifications, examples of best practices and field inspection of Complete Streets facilities.

10. Outreach and Education

The Department of Planning and Community Development will create a Complete Streets webpage highlighting the City's commitment to Complete Streets, including posting Resolution R-62-19 (already posted on Trails Master Plan web page), City Code changes, updated Development Review Guidelines policies, new Public Works design guidelines and specifications, a link to the CIP webpage featuring Trails Master Plan Implementation and Hiker-Biker Trails, links to other jurisdictions' Complete Streets rules, links to relevant transportation industry resources, a copy of this Implementation Plan and recent examples of the City's success.

In addition, the Department of Planning and Community Development will endeavor to produce outreach and education resources, such as an awareness brochure and a poster campaign.

11. Design Guidelines/Best Practices

The Department of Public Works hired the engineering firm of A. Morton Thomas to create a set of standards unique to the City. The consultant scope of work includes:

Memo re: Complete Streets Implementation Plan

FY20:

- Advise and assist in development of implementation plan (attend up to two meetings)
- Develop outline for Design Guide and Standards

FY21:

- Finalize Design Guide and Standards
- Develop preliminary concepts for one or more Complete Street implementation projects (for example, one that may arise due to planned resurfacing)

A. Morton Thomas will produce final design guidelines and standards for the City's use by September, 2020, meeting the requirement of Resolution R-62-19 to have guidelines adopted within one year of the effective date of the Complete Streets Policy.

Complete Streets Priority Roads, Intersections, and Policies Input

Bowie Multimodal Access and Public Spaces (MAPS)

Subgroup of the Bowie Green Team

March 7, 2020

Dear Joseph Meinert,

Thank you again for providing our group the opportunity to share our input regarding the Complete Streets priority inventory and criteria. Our group was able to use the inventory and criteria information you provided to survey and analyze specific streets, intersections, and areas in the City of Bowie up close and online (e.g. Google Maps) to come up with our input. In general, we found the inventory to be very comprehensive in terms of the intersections, streets, etc... that need to be addressed. The city is doing a fantastic job with assessment criteria, initial inventory, and initial improvement recommendations. We feel strongly the city is on the right track. We are very much in agreement with the recommendations proposed at this time. We did come up with some design questions and comments, and policy recommendations for specific streets and areas in the city that we closely examined that may be helpful in strengthening and implementing the policy. The rest of this document provides this information.

General Policy Comments and Associated Questions and Issues

1. A general policy should be developed defining the appropriate location for pedestrians and bikers on major Bowie streets with sidewalks. Generally, are bikes to remain in streets and pedestrians/wheel chairs/etc. on sidewalks? Is a sidewalk distinguished from a multi-use trail by whether it is a narrow segmented concrete surface for pedestrians only versus a wider asphalt surface for bikers and pedestrians? The following situations with examples also need to be addressed.
2. There should be a policy for busy intersections between major Bowie streets and major state roads. Should sidewalks and crosswalks then become shared pedestrian and bike crossings so as to keep bikes out of auto traffic lanes?
 - Mitchellville Road – Hwy 197 intersection
 - Kenhill Drive – Hwy 197 intersection
 - Millstream Drive/Stonybrook Drive – Hwy 450 intersection
3. Are site-specific designs needed for safe access into selected Malls/Shopping Centers?
 - Pointer Ridge Drive/ Pointer Ridge Shopping Center/ Post Office/ Pointer Ridge Place (this may be further complicated if it provides access to the new Amber Ridge development)
 - Excalibur Road/ Walmart and PNC access
 - Northview Drive/ Health Center Drive/ Town Center access
 - Superior Lane/ Harris Teeter access (there is no designated crosswalk anywhere from the east sidewalk to Market Place)

- Marquette Lane into Free State Mall
4. There should be a policy for intersections between major Bowie roads where auto traffic becomes sufficiently congested such that pedestrians and bikers are ignored.
 - Kenhill Drive – Belair Drive – Stonybrook Drive interchange
 - Stonybrook Drive – Superior Lane intersection
 - Melford Area – crossing under Hwy 3 to and from Belair Drive
 5. There needs to be a policy for navigating traffic circles (particularly in Melford). Should bikes use existing sidewalk and pedestrian crossings? [I have been stuck on my bike in the central circle area for refuge waiting for cars to vacate, they simply are not looking for bikers.]

Street Specific Comments

1. Belair Drive

- Consider a plan to have sidewalks link to Melford, or at least have feature to facilitate said facility.
- Consider the crosswalk at Beechtree to be a table top. This is a place where traffic is typically still moving quite fast.
- There is a recommendation to add a crossing of Belair at Blackwell. There is currently no sidewalk on the other side. Certainly keep if a south side sidewalk is envisioned.
- Ideally there would be a crossing of MD 450 at Belair on all four sides. It is recognized that is state jurisdiction, but the city could consider building up to it.

2. Chapel Forge Drive

- All good!

3. Clearfield Drive

- All good!

4. Evergreen Parkway

- We believe the eastern part of this is included in the baseline Bowie Byway, increasing the screening criteria total from 3 to 4.
- Consider adding more crosswalks at Evergreen and Excalibur in front of city hall.
- Consider adding a trail segment between Northview and Ernst. This fills a gap connecting the Evergreen Parkway trail to the Northview trail.

5. Kembridge Drive

- All good!

6. Kenhill Drive

- We believe this is located on a shared bike route, increasing the screening criteria total from 4 to 5.
- Consider adding a crosswalk across from Kenhill Center at Keynote. Keynote has sidewalks, as well as Fetter just south of Kenhill Center. Other crosswalks are some distance away from this node and destination.
- There are three issues with the trail crossing at Kenhill and MD197; 1) Safely getting across in the crosswalk; 2) Going from the trail and heading east on Kenhill; 3) Heading west on Kenhill and getting on

the trail either going either north or south. Perhaps making the sidewalks a MUT for a short distance (MD450 to Kemmerton) could be considered.

- Kenhill at Belair is another interesting challenge. The new stops help tremendously. If this is retained as part of the Bowie Byway route, further mode de-confliction may be required.

7. Millstream Drive

- Consider an additional crossing of Millstream at the eastern Melling Lane intersection.

8. Moylan Drive

- All good!

9. Northview Drive

- Consider better crossing from the trail in the general vicinity of Nottinghill to access Allen Pond.
- Consider improvements to access to the north side of the pedestrian bridge over MD197.
- The trail entrance at Old MD197 needs careful visibility improvements at the curve.

10. Nottinghill Drive

- All good!

11. Stoneybrook Drive

- Consider a crosswalk across Stoneybrook at Brunswick.
- Ideally there would be a crossing of MD 450 at Stoneybrook on all four sides. It is recognized that is state jurisdiction, but the city could consider building up to it.

12. Superior Drive

- All good!

13. Trinity Drive

- All good!

COMPLETE STREETS IMPLEMENTATION							
Screening Criteria - 3/12/20							
	Collector or Primary Drive?	Part of Bowie Byway?	Part of a Priority linkage street?	Connects existing bicycle or sidewalk route?	Located on WMATA bus route?	Located on a Shared Bike Route?	TOTAL
City Street							
12th Street		X					1
Ballpark Road		X					1
Belair Drive	X	X	X	X	X	X	6
Buckingham Drive	X		X		X	X	4
Chalford Lane			X				1
Chapel Forge Drive	X		X	X		X	4
Clearfield Drive	X		X	X		X	4
Dahlia Drive		X				X	2
Dolphin Way						X	1
Driftwood Drive	X		X			X	3
Easthaven Lane		X					1
Enfield Drive	X					X	2
Evergreen Parkway	X	X	X	X			4
Everst Drive	X					X	2
Excalibur Road	X			X			2
Foxhill Drive	X			X			1
Harbour Way						X	2
Health Center Drive	X	X		X	X		4
Heritage Boulevard		X				X	2
Holiday Lane				X			1
Jennings Mill Drive	X			X			2
Kavanaugh Lane		X					1
Kembridge Drive	X		X	X	X	X	5
Kemmerton Lane		X					1
Kenhill Drive	X	X		X	X	X	5
Keynote Lane			X				1
Kinderbrook Lane		X					1
Margin Way			X				1
Marquette Ln W				X			1
Marquette Ln E				X			1
Melford Boulevard		X		X			2
Millstream Drive	X		X	X	X	X	5
Mitchellville Road	X			X	X	X	4
Mount Oak Road	X			X			2
Moylan Drive	X			X	X	X	4
Myrtle Avenue		X					1
North Oak Court			X				1
Northview Drive	X			X	X	X	4
Nottingham Drive	X			X	X	X	4
Old Collington Road		X					1
Peach Walker Drive	X			X	X	X	4
Perrell Lane				X			1
Pin Oak Parkway	X	X		X		X	4
Pittsfield Lane				X	X	X	3
Pointer Ridge Drive	X			X	X	X	4
Quill Point Drive				X			1
Quarterhorse Drive	X			X			2
Railroad Avenue		X					1
Reston Lane						X	1
Rockledge Drive	X			X		X	3
Rustic Hill Drive	X					X	2
Science Drive		X					1
Stonybrook Drive	X	X	X	X	X	X	6
Superior Lane	X			X		X	3
Sussex Lane					X		1
Trinity Drive	X		X	X		X	4
Tulip Grove Drive	X			X		X	3
Whitehall Drive	X			X		X	3
Yorktown Drive	X			X			2
Zug Road		X					1

Electronics Recycling Event

The Public Works Department has scheduled an electronics recycling event at the Public Works Solid Waste/Recycling Building Parking Lot located at 16350 Annapolis Road, Bowie, MD on Saturday, April 25, 2020 from 8am-2pm. Residents can bring their electronics for recycling at no charge (below is a list of acceptable items). In addition, the Contractor will also provide on-site hard drive destruction at a cost of \$10 each that can be paid directly to the Contractor. Please email Carissa Sullivan at csullivan@cityofbowie.org or call at 301-809-2339 with any questions.

**Answering Machines
Batteries (all types)
Cables/Wire
Camcorders
CDs/DVDs
Cell Phones
CD Players
Computer Equipment
Computers
Copiers
Cords
Duplicators
DVD Players
Electronic Typewriters
Electronic Games
Fax Machines**

**Keyboards/Mice
Projectors
Ink/Toner
Lab Equipment
Laptops
Laptop Batteries
Mainframe Equipment
Media
Microwave Ovens
Modems
Monitors
Networking Equipment
Pagers
PDA's
Printers
Circuit Boards**

**Remote Controls
Scanners
Hard Drives
Stereos
Tapes
Tape Players
Telephones
Telecom Equipment
Televisions
Testing Equipment
Toasters
Two-Way Radios
UPS -Power Supplies
VCRs
Word Processors
Scrap Metals**

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

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Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

December 3, 2019

VIA HAND DELIVERY

Ms. Sherri Conner, Acting Supervisor
Subdivision & Zoning Section
Prince George's County Planning Department
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: BOWIE NEW TOWN CENTER
Basic Plan Amendment (A-8589-04)
(Former "Sears Parcel")**

Dear Ms. Conner:

On behalf of our client, Seritage SRC Finance, LLC (the "Applicant"), Robert J. Antonetti, Jr., and the Law Office of Shipley and Horne, P.A. submits this statement of justification in support of Basic Plan Amendment (A-8589-04). The area of amendment for this application is limited only to the parcel of land located approximately 1,600 feet east of the MD 197 and Northview Drive intersection and consists of approximately 10.81 acres in the M-A-C (Major Activity Center) Zone. The subject property is known as Lot 6 (hereinafter referred to as the "Sears Parcel") and was the former location of the Sears department store within the retail core of the Bowie New Town Center.

A. Description of Sears Parcel & Neighboring Properties:

The Sears Parcel is located within the municipal limits of the City of Bowie in Planning Area 71B and Council District 4 and is part of largely developed regional mixed-use center known as the Bowie New Town Center. A majority of the Sears Parcel is improved and contains large expanses of surface parking spaces. Further, the Sears Parcel is currently improved with a 7,522 square-foot freestanding restaurant known as BJ's Restaurant and Brewhouse which was previously the site of the Sears Auto Center. BJ's Restaurant and Brewhouse was approved on April 19, 2017 via SDP-9711-16. The property is also improved with a 125,000 square-foot, two-story, Sears department store that was constructed in 2001 and is now closed. The Sears building will be razed to make way for new development and the gross floor area of this commercial building will be reallocated towards future commercial development in accordance with the instant basic plan amendment. All development proposed on the Sears Parcel will be reviewed with future specific design plan applications.

The Sears Parcel is bounded to the east, west and south by commercial/retail uses in the M-A-C (Major Activity Center) Zone that are part of the larger Bowie New Town Center development. The property has street frontage on Collington Road (MD 197) to the north and Evergreen Parkway to the east and south. Direct vehicular access is provided to the property along Evergreen Parkway to the east and to the south. To the north beyond Collington Road (MD 197) are detached single-family and multifamily dwelling units within the Essington Subdivision and the Bowie Corporate Center office park in the M-A-C Zone. To the east beyond Evergreen Parkway is the Heather Ridge Apartments in the M-A-C Zone. To the south beyond Evergreen Parkway are stormwater management ponds and Bowie City Hall owned by the City of Bowie and located in the M-A-C Zone.

B. Previous Approvals

On October 28, 1975, approximately 385 acres located southeast of the US 50/MD 197 interchange and west of the MD 197/Mitchellville Road intersection was approved for the M-A-C and R-S Zones through the District's Council's adoption of the Bowie-Collington and Vicinity Sectional Map Amendment, (CR-108-1975). On July 26, 1982, the District Council approved an amendment to the basic plan for the M-A-C portion of the Bowie New Town Center that did not include an increase in density or intensity of use or a change in area from the original basic plan. An additional amendment to the basic plan for the M-A-C zone was approved on July 25, 1988 (A-8589-C) and resulted in the following land use quantities:

Currently Approved Land Use Quantities
(Approved Basic Plan A-8589-C)

M-A-C

Residential

Multifamily	1,005 d.u.
Townhouses	415 d.u.
Total	1,420 d.u.

Commercial

Retail	1,225,000 sq. ft
Office	900,000 sq. ft.

R-S North**

** R-S Zone (North and South) approved as part of CR-108-1975)

Townhouse and/or	100 d.u.
------------------	----------

patio

R-S South**

Townhouse and/or
 patio and/or detached

340 d.u.

** R-S Zone (North and South) approved as part of CR-108-1975).

The specific development applications approved for Bowie New Town Center include the following:

Approved Development Applications

Application No.	Authority	Approval Date	Resolution No.
Bowie-Collington Master Plan & SMA	District Council	October 28, 1975	CR-108-1975
Amendment of Basic Plan (437 Land Co.)	District Council	July 26, 1982	Zoning Ordinance No. 47-1982 (Planning Board – PGCPB Resolution No. 82-127)
CDP-8504	District Council (Order Affirming Planning Board Decision)	April 14, 1986	PGCPB Resolution No. 85-447 (January 9, 1986)
A-8589-C (Basic Plan Amendment)	District Council	July 25, 1988	Zoning Ordinance No. 35-1988
4-86049 (Preliminary Plan of Subdivision)	Planning Board	May 22, 1986	PGCPB Resolution No. 86-174
CDP-8504 – Reconsideration Request	Planning Board	January 14, 1993	PGCPB Resolution No. 92-386
SE-4258	District Council	June 9, 1997	(Planning Board - PGCPB Resolution

			No. 97-47)
DSDS-540	Planning Board	April 2, 1998	
BD-4A-99 (Departure from Parking Space Size)	City of Bowie Advisory Planning Board	October 12, 1999	BD-4A-99
BD-4B-99 (Departure from No. of Parking Spaces)	City of Bowie Advisory Planning Board	October 12, 1999	BD-4B-99
CDP-8504/01	Planning Board	December 2, 1999	PGCPB Resolution No. 99-221
4-00029	Planning Board	July 27, 2000	PGCPB Resolution No. 00-147
CDP-8504/02	Planning Board	October 19, 2000	PGCPB Resolution No. 00-175
V-02009	Planning Board	November 14, 2002	PGCPB Resolution No. 02-236
4-03121	Planning Board	February 19, 2004	PGCPB Resolution No. 04-19

Bowie New Town Center- Specific Design Plan Approvals (Residential Uses)

CDP Parcel ID	Development Name	SDP #	Approval Date	#Units/ Sq. Ft.	Zoning
A	Ensleigh	SDP- 9301	4/28/1993	40 TH's	R-S

D, F, G, & H	ESSINGTON	SDP- 8729	7/30/87	60 TH's 45 TH's 140 MFDU's	R-S M-A-C M-A-C
O	Heatheridge	SDP- 8617	Summer 1986	324 MFDU's	M-A-C
P	Palisades	SDP 8907	9/14/89	137 TH's	M-A-C
U		SDP- 9404	5/19/94	250 MFDU's	M-A-C
W	Evergreen Estates	SDP- 8640	1/22/87	205 TH's	M-A-C
X	Oakcrest	SDP- 9039/01	6/18/98	110 MFDU's (Senior Units)	M-A-C
PT-1	The Willows	SDP- 0003	9/21/2000 PGCPB No. 00-176	79 MFDU's (Senior Units)	M-A-C

Bowie New Town Center- Specific Design Plan Approvals (Commercial/Retail/Office Uses)

CDP Parcel ID	Development Name	SDP #	Approval Date	#Units/ Sq. Ft.	Zoning
J&K	Office Bldg.	SDP-0313	4/14/04	139,916 sq. ft.	M-A-C
	Wells Fargo	SDP-0313/01	6/20/05	4,070 sq. ft	M-A-C
	TD Bank	SDP-0313/05	6/20/11	3,200 sq. ft.	M-A-C
L	1 Town Center	SDP-8722	7/1/87	111,364 sq. ft.	M-A-C
M	Office Condos	SDP-8615	7/3/86	39,281 sq. ft	M-A-C
Q&R	City Hall	SDP-0802	4/2/09	79,939 sq. ft.	M-A-C

V	Town Place Suites	SDP- 9603/01	11/7/02	14,100 sq. ft.	M-A-C
N	BTC Retail (Core)	SDP - 9711	12/2/99	639,296 sq. ft.	M-A-C
	Safeway & Attached Stores	SDP- 0008	7/27/00	106,244 sq. ft	M-A-C
	Olive Garden	SDP- 0101	3/22/01	8,067 sq. ft.	M-A-C
	Best Buy	SDP-0105	7/19/01	30,038 sq. ft.	M-A-C
	Longhorn Steakhouse	SDP-0106	9/27/01	5,374 sq. ft.	M-A-C
	Chipotle	SDP- 9711/02	Late 2003/ Early 2004	3,116 sq. ft.	M-A-C
	DuClaw	SDP-9711	Summer 2002	7,575 sq. ft.	M-A-C

Lot 6	BJ's Restaurant	SDP- 9711/16	2017	7,522 sq. ft.	M-A-C
C & D	Shopping Center ¹	SDP-0110	2/28/02	106,930 sq. ft.	M-A-C
Lots 9- 11	Bank of America ²	SDP- 0110/02	2003	3,000 sq. ft.	M-A-C

C. Purposes of Request

The purposes of this application (A-8589-04) is to amend the current basic plan for the Bowie New Town Center to allow for the redevelopment of the Sears Parcel as follows:

1. To increase the permitted residential density cap in the M-A-C Zone to specifically allow for a maximum of 800 residential dwelling units on the Sears Parcel. The residential units on the Sears Parcel will be in the form of multifamily dwellings, town house units (not to exceed 150 units), AND/OR beds in an assisted living facility. The final combination of these use types will be determined as part of subsequent development approvals. Regardless of the final residential mix, the total density of the Sears Parcel will not exceed 800 units.

A total of 1,420 dwelling units (1,005 multifamily units and 415 townhouses) were approved for the M-A-C Zone by the District Council on June 13, 1988 on the M-A-C portion of Bowie New Town Center as part of basic plan A-8589-C. At this time, 1,290 of those dwelling units have been constructed in the M-A-C portion of the project (consisting of 903 multifamily units and 387 townhouses). This leaves 130 dwelling units remaining under the cap of the prior basic plan approval for the M-A-C Zone (consisting of 102 multifamily units and 28 townhouses). If the instant application is approved, the resulting maximum density for multifamily units (for the M-A-C Zone portion) would be 1,703 dwelling units (1,005 MF units (per A-8589-C) – 102 remaining/available MF units = 903 MF units + 800 new MF units on Sears Parcel = 1,703 max MF units).

¹ Shoppes at Bowie Town Center (Part of Parcel 9)

² Shoppes at Bowie Town Center (Part of Parcel 9)

The resulting maximum density for townhouse units (for the M-A-C Zone portion) would be 537 dwelling units (415 TH units (per A-8589-C) – 28 remaining/available TH units = 387 TH units + 150 new TH units on Sears Parcel = 537 max TH units). Regardless, the maximum density proposed for the Sears Parcel will **not exceed 800 dwelling units**. The total maximum density for the M-A-C Zone portion of the Bowie New Town Center (as increased through the instant application) would be 2,090 units (1,420 units (approved in A-8589-C) – 130 remaining/available units = 1,290 units + 800 max residential units on Sears Parcel = 2,090 max units).

2. To revise prior conditions of approval and considerations in the approved basic plan (A-8589-C) that either have been satisfied or are no longer appropriate in light of existing or proposed development within the Bowie New Town Center project.
3. To reaffirm the amount of available/unallocated commercial square footage approved in the previous basic plan (A-8589-C). The District Council's approval on June 13, 1988 (per A-8589-C) included 1,225,000 sq.ft. of commercial retail of which 441,468 sq. ft.³ remains available to be allocated within the Bowie New Town Center (including on the Sears Parcel). No changes are being requested from the prior approved commercial retail land use quantities.
4. To reaffirm the amount of available/unallocated office square footage approved in the previous basic plan (A-8589-C). The District Council's approval on June 13, 1988 (per A-8589-C) included 900,000 sq. ft. of office space of which 640,864 sq. ft. remains available to be constructed within the Bowie New Town Center (including on the Sears Parcel). No changes are being requested from the prior approved office land use quantities.

D. Proposed Development Concept

The proposed development for the Sears Parcel includes a potential mix of residential, commercial and office uses. As mentioned previously, the Applicant is seeking approval to develop a mix of uses that may include up to 800 residential units (which may include multifamily, townhouses (not to exceed 150 units) and/or beds in an assisted living facility), retail uses (including restaurants and shops), a hotel use (with a maximum of 150 rooms), and/or office uses. This proposed high-quality development has the potential to reinvigorate the Bowie New Town Center. The proposed development will replace a closed and underutilized retail storefront with a mix of residential, retail (including potential hotel), and office uses that will afford residents and visitors the opportunity to “work, live and shop” in the same location. With approval of this Amendment,

³ Includes 125,000 sq. ft. of the existing SEARS building (which will be demolished) plus 30,000 sq. ft. SEARS expansion (approved via SDP-9711 but not constructed).

the Bowie New Town Center will continue to enhance the local area while maintaining the recommendations of the 2006 Bowie and Vicinity Master Plan by providing compact residential development that balances and supports the regional shopping center while allowing residents and visitors access to the many existing amenities in the immediate vicinity. Specifically, amenities such as the Bowie City Hall, existing retail shopping (including Macys and Safeway), the Bowie Health Center, the Bowie Gymnasium, Allen Pond Park, and the Bowie Senior Center (to name a few) are all within walking distance of the Sears Parcel.

The amount, variety, and quality of the residential opportunities on the Sears Parcel (as proposed in this Basic Plan Amendment) will potentially meet the needs of a large variety persons throughout the County. The proposed development will also not cause an unreasonable burden on available public facilities given its proximity to high quality public amenities already existing with the Bowie New Town Center. Additionally, the proposed development will be able to utilize a significantly developed vehicular transportation network with frontage on MD 197 and convenient access to Mitchellville Road, US 301 and US 50. Additionally, residents and visitors can walk to the Bowie Crossing Park and Ride located on the northside of MD 197 (near Northview Drive) for access to public transportation. The proposed development reflected in this Basic Plan Amendment will provide an appropriate mix of uses in close proximity to one another which, in turn, will promote various alternative means of transportation, including biking and walking. The end result of such activity will be to reduce reliance on automobile trips throughout the immediate area and enhance the utility and viability of the Bowie New Town Center.

E. Compliance with The Prince George's County Zoning Ordinance

Sec. 27-197(a): Amendment of Approved Basic Plan

(a)(1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

COMMENT: The proposed Amendment to the approved basic plan involves an increase in land use density (applicable to the Sears Parcel only), and therefore can only be amended per the criteria of approval applicable to the initial Basic Plan (Section 27-195(b) of the Zoning Ordinance).

Section 27-195(b): Criteria for Approval of a Basic Plan

(1) Prior to approval of the application and Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

- (i) The specific recommendations of a General Plan map...or Area Master Plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the development, and the impact which the development may have on the environment and surrounding properties; or*
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity or non-residential buildings, and the location of land uses.*

COMMENT: The proposed amendment to the basic plan conforms to the recommendations of both the 2035 General Plan and the 2006 Bowie and Vicinity Master Plan as follows:

Plan Prince George's 2035 Approved General Plan – According to the approved 2035 General Plan, the Sears Parcel is located within area designated as a “Local Town Center” as shown on the Growth Policy Map. The mix of uses proposed in this Application are consistent with the vision, policies and strategies of the 2035 General Plan. Specifically, page 108 of the approved 2035 General Plan explains the Local Town Centers concept as follows:

Town Centers (Local)		
• Bowie • Brandywine • Konterra • Landover Gateway • Westphalia Center		A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. The centers typically have a walkable “core” or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual

		buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction. Town Centers such as Brandywine, Konterra, and Westphalia are currently under construction and have received significant public and private investment for infrastructure improvements. These centers are envisioned to develop per the guidelines of Plan 2035 to help fulfill countywide goals.	
New Housing Mix	Average Housing Density for New Development	FAR for New Commercial Development	Transportation Characteristics
Low-rise apartments and condos, townhomes, and small, single-family lots.	10-60 Dwelling Units/Acre	1-2.5	Largely automobile-oriented with access from arterial highways. Limited bus service along with on-demand bus service.

As noted above, the 2035 General Plan intends that Local Town Centers offer a range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the local centers are less dense and intense than other center types (in the 2035 General Plan) and may be larger than half mile in size due to their auto orientation. The centers typically have a walkable “core” or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction. All of these elements form the essence of the Bowie New Town Center and are enhanced by the proposed mix of uses in this Application.

The proposal set forth in this Application does not exceed the development limits for a “Local Town Center” as defined by the 2035 General Plan. Specifically, the proposed development for the M-A-C portion of the Bowie New Town Center is based on the gross acreage of approximately 246.4 acres which is roughly 8.48 dwelling units per acre (2090 d.u.’s /246.4 acres) and less than the 10-60 dwelling units per acre recommended for Town Centers. Further, the overall Bowie New Town Center project is primarily

automobile oriented with access from two highways (US 50 and US 301) and one arterial roadway (MD197). Notwithstanding this automobile orientation and existing roadway infrastructure, the compact and sustainable layout of the Sears Parcel and its mix of surrounding uses encourages workers and residents to live, work and play in the same area. By locating residences and jobs proximate to each other, this thoughtful neighborhood planning concept incorporates sustainable design elements that encourage walking, bicycling, and the potential for public transportation for daily commuting. As evidenced by the basic plan filed with this Application, the Sears Parcel will be part of the existing Bowie New Town Center and will have a “walkable core” consisting of the main plaza with a horizontal and vertical mix of uses including office, retail (including a potential hotel) and residential uses. Further, the proposed mix of uses represents a vibrant and compact offering of residential opportunities potentially including multifamily units, townhomes and/or beds in an assisted living facility.

2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B)

The proposed development in this basic plan amendment is located within the Bowie Regional Center as designated in the 2006 Bowie and Vicinity Master Plan (“2006 Master Plan”). The Bowie Regional center is a large land area that includes many properties such as the Bowie New Town Center. The 2006 Master Plan recommends the development of mixed residential and non-residential uses within the Bowie New Town Center at moderate to high densities and intensities while at the same time providing for infrastructure to accommodate the long-term evolution of the Bowie Regional Center. As mentioned above, Bowie New Town Center has developed over a number of years to provide a significant number of high-quality amenities in and around the Sears Parcel. The additional residential density proposed on the Sears Parcel is certainly in line with the moderate to high densities called for in the Bowie Regional Center, while at the same time leveraging the site’s proximity to the aforementioned amenities already existing in the Bowie New Town Center (e.g. Bowie City Hall, Bowie Health Center, Bowie Senior Center, Bowie Gymnasium, and other retail office amenities nearby, etc.).

The 2006 Master Plan also recommends a policy for providing multi-modal, pedestrian-friendly transportation systems. This includes a suggestion of a multi-modal network of sidewalks and trails to enhance safety and access within the Bowie Regional Center and the encouragement of local bus service to and from the site. Further, it recommends the provision of structured parking where feasible. As for the all the above criteria, the redevelopment of the Sears Parcel within the Bowie New Town Center represents an opportunity to provide the multi-modal connectivity recommended by the 2006 Master Plan. The location of the Sears Parcel is strategic within the M-A-C portion of the Bowie New Town Center and provides opportunities for sidewalk, trail, and roadway connections to the surrounding uses and amenities. Further, the type of development envisioned in this basic plan amendment will likely include the appropriate amount of

structured parking spaces in order to obtain the compact and sustainable development pattern necessary to bring forth the potential mix of uses shown in this application. In sum, the development proposed in this application represents the appropriate densities and intensities of uses that would be found in a major mixed-use activity center and will provide ample opportunities to live, work, shop, and play in the same area.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

COMMENT: The instant application does not contain a proposal for additional retail commercial development over and beyond what has already been approved in the previous basic plan (A-8589-C). Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: The Applicant has included a traffic impact study as part of this basic plan amendment application. This traffic impact study clearly demonstrates that all transportation facilities, either existing or and/or proposed to be constructed by the Applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density in this application.

(D) Other existing or planned private or public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

COMMENT: The public facilities which are either existing, to be provided by the applicant, or fully-funded within the County's Capital Improvement Program ("CIP"), will be adequate for mix of uses proposed in this application. Moreover, it should be noted that

the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

- (E) *Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.*

COMMENT: The proposed mix of uses for the Sear Parcel will be highly compatible with one another as well as the adjacent uses in the Bowie New Town Center. The mix of uses proposed will take a developed, but underutilized site, and transform it into a vibrant, compact and sustainable mixed used “anchor” to the existing retail core of the overall Bowie New Town Center. The redevelopment of the Sears Parcel will enhance the attractiveness and viability of adjacent uses and will promote the health, safety and welfare of both current and future inhabitants of the Regional District.

- (2) *Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.*

COMMENT: The Applicant intends to complete construction of the mix of uses on the Sears Parcel within six (6) years of obtaining all necessary entitlement/permit approvals.

Section 27-487: Housing

This section requires that all Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

COMMENT: The density proposal in the instant Application includes a variety of residential product types (potential for multifamily units, townhouse units, and/or beds in

an assisted living facility) that will have a variety of price points to serve the housing needs of all income groups within the County.

Section 27-489: Purposes of M-A-C Zone

This section demonstrates how the instant Amendment to approved Basic Plan continue to conform and support the purposes of the M-A-C Zone as follows:

(a) The purposes of the M-A-C Zone are to:

- (1) Establish (in the public interest) a plan implementation zone, in which (among other things):*
 - (A) Permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors; and*
 - (B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;*

COMMENT: The proposed mix of uses in the instant application meets the above purposes of the M-A-C Zone. As mentioned in this statement of justification, the Sears Parcel is located within a “Local Town Center” in the 2035 General Plan. Further, the Sears Parcel is designated as part of the Bowie Regional Center in the 2006 Master Plan. Both of these designations call for moderate to high density housing opportunity and an appropriate amount of commercial square footages to serve the regional needs of the Bowie and County communities. See Section E, pages 14-16 within this statement of justification for further discussion.

- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes for Major Metro Centers, New Town Centers, and Corridor City Centers) can serve as the criteria for judging individual physical development proposals;*

COMMENT: It should again be noted that the development of this project will remain consistent with the applicable planning documents, including, but not limited to, the recommendations of the 2035 General Plan, the 2006 Master Plan. Upon approval of this basic plan amendment application, the Applicant will pursue all appropriate amendments to existing entitlement applications as necessary. Details of the final redevelopment of the

Sears Parcel will be consistent with specific development regulations proposed and approved as part of the subsequent amendment to the Comprehensive Design Plan for the Bowie New Town Center (“CDP”).

- (3) *Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District; and*

COMMENT: As stated earlier in this statement of justification, the proposed residential development in this basic plan amendment will be highly compatible with the surrounding amenities already existing in the Bowie New Town Center (e.g. Bowie City Hall, Bowie Health Center, Bowie Senior Center, Bowie Gymnasium, and other retail/office amenities nearby, etc.). The proposed development in this application will not only be compatible with surrounding development but will reinvigorate surrounding commercial uses by creating a new mixed-use anchor in replacement of a closed department store within the retail core of the Bowie New Town Center. As such, the proposed development will remain consistent and complimentary to existing and proposed surrounding land uses and public facilities, and will also continue to promote the health, safety, and welfare of present and future inhabitants of the County.

- (4) *Encourage and stimulate balanced land development.*

COMMENT: With approval of this Amendment, Bowie Town Center will continue to enhance the local area while maintaining the recommendations in the 2006 Master Plan by providing compact residential development that balances and supports the regional shopping center while at the same time providing access to the existing amenities and infrastructure within the Bowie New Town Center. The amount, variety, and quality of the residential opportunities proposed for the Sears Parcel will meet the needs of a large variety of persons throughout the County. The proposed development reflected in this Basic Plan Amendment will provide an appropriate mix of residential uses in close proximity to one another which, in turn, will effectually promote various means of transportation, including biking and walking. The end result of such activity will be to reduce reliance on automobile trips throughout the area and enhance the Bowie New Town Center.

F. Compliance with Existing Basic Plan Conditions (A-8589-C)

On June 13, 1988, the District Council approved the amended Basic Plan (A-8589-C) for the Bowie New Town Center subject to certain “Land Use Quantities”, 14 conditions,

and 13 considerations (Zoning Ordinance No. 35-1988). The following Land Use Quantities, conditions and considerations are applicable to the subject application (**Revisions are noted with the phrase “COMMENT/REVISION”):

Land Use Quantities

Commercial

Retail	1,225,000 sf
Office	<u>900,000 square feet</u>
Total	2,125,000 square feet

Residential

M-A-C

Multifamily	1,005 dwelling units
Townhouses	415 dwelling units

COMMENT/REVISION: Based on the rationale provided in this statement of justification the Applicant requests the following land use quantities:

Land Use Quantities

Commercial

M-A-C

Retail	1,225,000 square feet – (of which 441,468 sf remains available)
Office	<u>900,000 square feet</u> – (of which 640,864 sf remains available)
Total	2,125,000 square feet

Residential

M-A-C

Multifamily	903 dwelling units (Existing/Constructed)
Townhouses	387 dwelling units (Existing/Constructed)
Sears Parcel (Lot 6)	800 dwelling units*
Total	2,090 dwelling units

*Maximum density for Sears Parcel shall not exceed 800 units and may consist of multifamily units, townhouses (not to exceed 150 units), and/or beds in an assisted living

facility.

Conditions

1. *The applicant shall present to the City of Bowie a revised transit study addressing the Bowie Regional Business Center's effect on Routes 197, 50, and 3 (U.S. Route 301), and their intersections. Until an alternate traffic study is accepted, the conclusions of the A-28 Bowie Special Treatment Area Traffic Study, are included herein, as follows:*
 - a. *A maximum of 245,000 square feet of office space development shall occur at the office space development shall occur at the Center with the existing transportation system. This should be the first stage of the Bowie Center construction.*
 - b. *The proposed regional shopping center shall not be constructed until Stage II, when highway improvements are programmed and funded.*

COMMENT/REVISION: This condition should be deleted as development within the Bowie New Town Center has been substantially completed. Nonetheless, the Applicant has submitted a transportation impact study which analyzes the project's impact on Routes 197, 50 and 3 (U.S. Route 301) and their intersections.

2. *Residential development shall not be included in Stage I, due to limitations on traffic capacity, as outlines in the Maryland-National Capital Park and Planning Commission A-28 Study.*

COMMENT/REVISION: This condition should be deleted as the Stage I development of the Bowie New Town Center has already occurred.

3. *At the second phase of the CDZ proves, the applicant shall delineate an adequate buffer of not less than 50 feet (unless reduced by Bowie City Council) on the perimeter of the site for protection of neighboring lower-density residential areas and vacant land.*

COMMENT/REVISION: This condition should be deleted as all buffers on the perimeter of the Bowie New Town Center have been constructed.

4. *Any development beyond the conditioned Stage I office space shall be tied closely to the funding of anticipated highway improvements by the Maryland State Highway Administration. If such improvements are not funded, the level of development in the M-A-C area shall be re-examined by the Planning Board.*

COMMENT/REVISION: This condition should be deleted as the funding for the highway improvements has been provided by the State Highway Administration and the contemplated development within the M-A-C zone was approved by the Planning Board.

5. *If fire protection facilities are not adequate at the time of development of any mid-rise or high-rise residential units, those units shall be equipped with sprinkler systems approved by the Fire Department.*

COMMENT: The applicant agrees with this condition and all new residential construction shall be built with sprinkler systems.

6. *The Comprehensive Design Plan staging shall assure that the regional mall is developed concurrent with the peripheral commercial areas.*

COMMENT/REVISION: This condition should be deleted as the regional mall and the peripheral commercial areas have been substantially completed.

7. *The Specific Design Plan for Parcel 9 shall provide significant alternative landscape treatment to mitigate the loss of the 7.5+ acre tree stand.*

COMMENT: This condition has been largely satisfied because the landscape treatment for Parcel 9 (the retail core) has been determined and constructed according to subsequent entitlement application requirements. Nonetheless, the Sears Parcel redevelopment (which is part of the area formerly denoted as “Parcel 9”) will include appropriate landscape treatment for its proposed mix of uses.

8.
 - a. *The revised Basic Plan shall show a floating symbol within Parcel 9 to indicate a possible public transportation right-of-way or station facilities either on, through, or in the general area of Parcel 9 (PT-1; public transportation mode to be determined).*
 - b. *A note shall be added on the Basic Plan indicating the following:
The floating transit symbol does not commit the owner to provide such a right-of-way or facility. Land acquisition and design will be negotiated at such time as the facility is determined necessary by government.*

COMMENT/REVISION: This condition should be deleted because “Parcel 9” has been constructed without a transit facility within its boundaries. Nonetheless, the Applicant will design the Sear Parcel redevelopment to allow for appropriate bus stops/shelters to accommodate public bus service.

9. *All commercial building shall be fully sprinkled in accordance with NFPA Standard 13 and all applicable County laws.*

COMMENT: The Applicant agrees with this condition and will include sprinkler systems within commercial buildings in accordance with NFPA Standard 13 and/or County law.

10. *The owner shall dedicate 73,000+ square feet of the westernmost portion of the Parcel R to the City of Bowie for tree preservation prior to approval of the Specific Design Plan.*

COMMENT/REVISION: This Condition should be deleted as the required dedication has likely already occurred.

11. *Landscaping and tree plantings shall be provided and maintained on both sides of Maryland Route 197 within State Highway Administration right-of-way for the entire frontage of Parcel N in an amount equal to a minimum of three acres.*

COMMENT: The Applicant is not proposing any changes to this condition as it does not directly impact the Sears Parcel.

12. *Landscaping, berming and tree plantings shall be provided and maintained within the parking area depicted on the Illustrative Site Plan for Parcel N in a location immediately South of the eastern mall entrance.*

COMMENT/REVISION: This condition should be modified to state that ***“appropriate landscaping should be provided for any surface parking area south of the eastern mall entrance”***. It is anticipated that residential buildings may be located in the southern portion of the Sears Parcel (south of the eastern mall entrance) and may likely utilize structured parking facilities.

13. *Conditions concerning additional landscaping, screening, or buffering being provided and maintained, and/or dedication of land by the owner, which conditions are mutually agreed upon by the owner and the City by September 6, 1988, shall be attached as conditions of this Ordinance.*

COMMENT: The Applicant is not proposing any changes to this condition.

14. *A 100-foot buffer shall be maintained along the Stratton Property and access shall be constructed on the subject property in order to provide public access to the Stratton Property. This condition shall remain in effect until such time as (1) the residential use of the Stratton Property ceases; or (2) the Stratton property is purchased by the applicant in this case.*

COMMENT: The Applicant is not proposing any changes to this condition as it does not directly impact the Sears Parcel.

Considerations

1. *There shall be no grading of the site and no cutting of trees until approval has been obtained at the Comprehensive Design Plan stage. Major stands of trees shall be delineated on the Comprehensive Design and Specific Plans and the developer shall demonstrate to the satisfaction of the Planning Board (or the District Council upon review) why it is necessary to remove any mature or specimen trees.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the appropriate grading and clearing has occurred in conformance with existing approvals. It should also be noted that there are no major stands of trees on the Sears Parcel.

2. *No historic building, structures, or uses shown on the approved Basic Plan shall be removed or altered, nor shall any site related thereto be altered, unless such removal or alteration is approved in either the Comprehensive Design Plan or the Specific Design Plan.*

COMMENT: The Applicant agrees with this Consideration. It should be noted that there are no historic buildings or structure on the already developed Sears Parcel.

3. *Given the magnitude of this project, it is essential that the public facilities required to service this project be examined by the Planning Board at the Comprehensive Design Plan stage. The entire project shall be reviewed, in order to assure that many public facilities as are economically feasible for both the developer and the public agencies are included at the first stage of development, and also that other existing or planned public or private facilities, such as schools, recreation areas, water and sewerage systems, libraries, fire stations, cultural art facilities, health facilities, or municipal facilities necessary to serve the proposed development are adequate for the uses proposed.*

COMMENT: The Applicant agrees with this consideration. Nonetheless, there are ample public facilities that have been constructed as part of the construction of the vast majority of the Bowie New Town Center. There are ample public facilities that surround the Sears Parcel that will be able to serve residents and visitors of the future development.

4. *The mixture and balance of land use types and quantities at any given stage of development, shall generally reflect the mixture and balance that will be in place*

at the time of ultimate development, to the extent deemed reasonable, in view of market conditions.

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the mix/balance of the vast majority of uses has already been determined. It should also be noted the mix of uses planned for the Sears Parcel represents the only known phase of new development available within the M-A-C Zone portion of the Bowie New Town Center.

5. *Residential development should be designed to meet needs resulting from proposed major employment centers such as the Maryland Science and Technology Center.*

COMMENT/REVISION: This Consideration should be revised to delete specific reference to the Maryland Science and Technology Center. Said project was zoned E-I-A at the time of the approval of A-8589-C and was intended for only employment-types uses. Since that time, the Maryland Science and Technology Center has been rezoned (as part of the 2006 Master Plan) to the M-X-T Zone and has been renamed “Melford”. Melford has also been redesigned as a mixed-use component of the Bowie Local Town Center (as designated in the 2035 General Plan) and includes a residential component to complement the existing and future employment uses within said project. As such, this Consideration should be revised to state the following: ***“Residential development should be designed to meet the housing needs resulting from prevalent use patterns existing and proposed within the Bowie Local Town Center as designated in the current General Plan.”***

6. *As part of Phase II, the entire Mill Branch Stream shall be incorporated into an open space system.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the appropriate grading and clearing has occurred in conformance with existing approvals. It should also be noted that there are no major stands of trees on the Sears Parcel.

7. *As part of Phase II, the concentration of steep (over 25 percent) and moderate (over 15 percent) slopes located north of relocated Route 197 shall be incorporated into an open space system.*

COMMENT: The Applicant has no objection to this Consideration, however, it should be noted that the open space system for the Bowie New Town Center has already been determined and substantially dedicated/preserved. The redevelopment of the Sears Parcel will create open space opportunities within its property boundaries (as a design element

of any new mix of uses) but said opportunities will not likely include any development of steep slopes along existing MD 197.

8. *As part of the Phase II CDP, that segment of Mill Branch Road located on the southeast sector of the property should be located on the south side of the concentration of moderate slopes.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and proposed roadways have already been constructed. It is also unclear from available records related to A-8589-C where proposed “Mill Branch Road” was located within the Bowie New Town Center. (it was likely renamed as part of subsequent development approvals).

9. *The Phase II submittals shall include a conceptual erosion and sediment control plan for the entire property.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the appropriate sediment and erosion controls have been constructed in conformance with existing approvals. It should be noted that any redevelopment of the Sears Parcel will include all City, County and State mandated sediment and erosion controls required by law.

10. *The Phase III submittals shall include a 100-year floodplain study, with calculations based upon ultimate development.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the appropriate 100-year floodplain studies have previously been provided. It should also be noted that the Sears Parcel has already been developed including buildings and a large expanse of surface parking. It is highly likely that any redevelopment would actually reduce the impervious area that currently exists within the Sears Parcel.

11. *As part of Phase II, a stormwater management plan shall be submitted which considers the following:*

- a. *A stormwater management concept plan should be provided for the entire property.*
- b. *Calculations should be based upon ultimate land use development in the basin.*
- c. *For those sectors of the parcel located north and northwest of Mill Branch, consideration should be given to utilizing infiltration measures.*

- d. *The study should address the status of the off-site lake approved on Mill Branch as part of the Enfield Chase (CPD) proposal located southeast of the property.*
- e. *Should the off-site lake on Mill Branch be considered as part of the stormwater management plan, the study should address the possibility of dam failure.*
- f. *Water quality enhancement and the minimization of non-point pollution should be a major consideration in developing the stormwater management plan.*

COMMENT/REVISION: This Consideration should be deleted as the Bowie New Town Center has been substantially developed and the required stormwater management plans for the overall project have already been obtained. It should be noted that any redevelopment of the Sears Parcel will have all required stormwater management approvals prior to construction/grading.

- 12. *Plans for collection and disposal of solid waste should be addressed during Phase II.*

COMMENT: The Applicant agrees with this Consideration and the appropriate facilities for the disposal of solid waste will be provided as part of the redevelopment of the Sears Parcel (and will be reflected in the appropriate SDP for the Sears Parcel).

- 13. *As part of the Phase II submittals, noise attenuation measures should be included in the design of the residential components.*

COMMENT: The Applicant agrees with this Consideration and the appropriate noise attenuation for residential uses will be provided as part of the redevelopment of the Sears Parcel.

G. M-A-C Zone (Major Activity Zone) Regulations:

Section 27-491(a) provides the following general standards for the M-A-C Zone;

Sec. 27-491. – Regulations

(a) GENERAL STANDARDS

	MAJOR METRO CENTERS	NEW TOWN OR CORRIDOR CITY CENTERS
(1) <i>Minimum size of zone (except as provided in <u>Section 27-493</u>)</i>	<i>40 adjoining gross acres</i>	<i>40 adjoining gross acres</i>
Comment:	N/A	The gross tract area of the M-A-C Zoned portion of Bowie New Town Center is approximately 246.40 acres.
(2) <i>Base residential density</i>	<i>48 dwelling units per gross residential acre</i>	<i>10 dwelling units per gross residential acre</i>
Comment:	N/A	Based on CDP-8504/01, the gross residential acreage for the M-A-C Zoned portion of Bowie New Town Center is as follows: Parcel 5 = 6 acres (Townhouses) Parcel 6 = 8.7 acres (Multifamily) Parcel 10 = 20.7 acres (Multifamily) Parcel 11 = 13.4 acres (Townhouses) Parcel 16 = 14.4 acres (Multifamily) Parcel 17 = 21.8 acres (Townhouses) Parcel 18 = 4.7 acres (Multifamily) Sears Parcel = 10.81 acres (Subject of Application) Based on the above, the gross residential acreage in the M-A-C Zone is 100.51 acres. The base residential density is as follows; (100.51 acres x 10 d.u./acre) = 1,005 d.u.'s.
(3) <i>Maximum residential density</i>	<i>125 dwelling units per gross residential acre</i>	<i>47.9 dwelling units per gross residential acre</i>

Comment: N/A The maximum dwelling units per gross residential acre within the M-A-C Zoned portion of Bowie New Town Center is as follows;

$$(100.51 \text{ acres} \times 47.9) \\ 4,814 \text{ d.u.'s}$$

(4) *Base commercial intensity* *1.0 FAR per gross commercial acre* *0.2 FAR per gross commercial acre*

Comment: N/A The 1988 basic plan approved 1,225,000 square feet of retail and 900,000 square feet of office for a total of 2,125,000 square feet of commercial development.

The Applicant is not requesting any additional commercial density over cap previously approved.

(5) *Maximum commercial intensity* *2.7 FAR per gross commercial acre* *0.88 FAR per gross commercial acre*

Comment: N/A The 1988 basic plan approved 1,225,000 square feet of retail and 900,000 square feet of office for a total of 2,125,000 square feet of commercial development.

The Applicant is not requesting any additional commercial density over cap previously approved.

(6) *Minimum residential floor area* *20% of the total floor area at time of full development* *20% of the total floor area at time of full development*

Comment: N/A Bowie New Town Center has yet to reach full commercial or residential buildout. However, a total of 1,420 dwelling units (1,005 multifamily units and 415 townhouses) were approved for the M-A-C Zone by the District Council on June 13, 1988 on the M-A-C portion of Bowie New Town Center as part of Basic Plan A-8589-C.

At this time, 1,290 of those dwelling units have been constructed in the M-A-C portion of the project (consisting of 903 multifamily units and 387 townhouses). This leaves 130 dwelling units remaining under the cap of the prior basic plan approval for the M-A-C Zone, (consisting of 102 multifamily units and 28 townhouses). As a result, approximately 90.9% of the prior approved 1,420 residential units have been constructed.

(7) <i>Maximum mixed retirement development density</i>	<i>8 units per gross acre</i>	<i>8 units per gross acre</i>
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Comment:	N/A	No mixed retirement is proposed.
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H. Public Benefit Features and Density Increment Factors:

The Comprehensive Design Zone encourages amenities and public facilities in conjunction with density increases. Section 27-491(b) of the Prince George's County Zoning Ordinance provides the guidelines and criteria for calculating the density increment factors that can be earned to increase density over and above the base residential density in the M-A-C Zone.

In accordance with Section 27-486(a) of the Zoning Ordinance, residential density determination in the M-A-C Zone shall be based on an average number of dwelling units per gross residential acre. The base residential density shall be the numerical base to which increment factors may be applied. The base density shall not establish the minimum density for development in the zone. Motel units, hotel units and living accommodations in institutions shall not be considered dwelling units.

In accordance with Section 27-486(c) of the Zoning Ordinance, commercial intensity determinations shall be based on a gross-building-area-to-gross-commercial-land-area ratio. The base commercial floor area ratio shall be the numerical base to which increment factors may be applied.

The base residential density is 1,005 dwelling units, (100.51 acres x 10 d.u/acre). The following are potential public benefit features and density increment factors that may be pursued at the time of comprehensive design plan:

Section 27-491. – Regulations.

(b) PUBLIC BENEFIT FEATURES AND DENSITY INCREMENT FACTORS.

	Major Metro Centers	New Town or Corridor City Centers
(1) <i>For at least 45% of the gross commercial acreage in green area, an increment factor may be granted, not to exceed</i>	<i>5% in FAR</i>	<i>10% in FAR</i>
Comment: The Applicant is not pursuing this density increment.	N/A	N/A
(2) <i>For each additional 5% of the gross commercial acreage in green area (in excess of 45%), to a total of 70% of the gross commercial acreage in green area, an increment factor may be granted, not to exceed</i>	<i>3% in FAR</i>	<i>3% in FAR</i>
Comment: The Applicant is not pursuing this density increment.	N/A	N/A
(3) <i>For each 5% of the gross residential acreage in green area (in excess of 55%) to a total of 70% of the gross residential acreage in green area, an increment factor may be granted, not to exceed</i>	<i>5% in dwelling units</i>	<i>2% in dwelling units</i>
Comment: The Applicant is not pursuing this density increment.	N/A	N/A
(4) <i>For Improved common recreational space totaling at least 200 square feet per dwelling unit (available without charge) for use by the residents</i> OR <i>At least 200 square feet per unit of private open space contiguous to dwelling units</i> OR	<i>20% in dwelling units</i>	<i>10% in dwelling units</i>

A combination of both of the above items, which provides at least 200 square feet of either recreational space or private open space per dwelling unit, an increment factor may be granted, not to exceed

Comment: This increment was previously approved with CDP-8504.

N/A

(1,005 d.u.'s x .10)
100.5 d.u.'s

(5) *For a pedestrian system separated from vehicular rights-of-way, which provides a direct, uninterrupted link either with a major transportation terminal between blocks, or between major structures located at least 500 feet from each other, an increment factor may be granted, not to exceed*

15% in dwelling units; 15 % in FAR; and a 20% reduction in residential parking spaces for residential units located within a 1500-foot walking distance of a major transit stop

15% in dwelling units; 10% in FAR; and a 20% reduction in residential parking spaces for residential units located within a 1500-foot walking distance of a major transit stop

Comment: This increment was previously approved with CDP-8504.

N/A

(1,005 d.u.'s x .15)
150.75 d.u.'s

The Applicant is not requesting any additional commercial density over cap previously approved.

20% parking reduction for residential units will be determined at the time of CDP.

(6) *For public facilities (excluding streets and open space areas), an increment factor may be granted, not to exceed*

40% in dwelling units; 40% in FAR

50% in dwelling units; 75% in FAR

Comment: This increment was previously approved with CDP-8504. For purposes of this

N/A

(1,005 d.u.'s x .50)
502.5 d.u.'s

illustrative analysis, the Applicant is requesting the full percentage increase.

The Applicant is not requesting any additional commercial density over cap previously approved.

(7) For distinctive streetscape or parking area design or furnishings (such as luminaries, directional and advertising signs, benches, and paved surfaces), an increment factor may be granted, not to exceed

15% in dwelling units;
10% in FAR

15% in dwelling units;
10% in FAR

Comment: This increment was previously approved with CDP-8504. For purposes of this illustrative analysis, the Applicant is requesting the full percentage increase.

N/A

(1,005 d.u.'s x .15)
150.75 d.u.'s

The Applicant is not requesting any additional commercial density over cap previously approved.

(8) For preserving irreplaceable features (such as stands of trees, natural swales, or historic buildings), an increment factor may be granted, not to exceed

5% in dwelling units;
5% in FAR

10% in dwelling units;
10% in FAR

Comment: This increment was previously approved with CDP-8504. For purposes of this illustrative analysis, the Applicant is requesting the full percentage increase.

N/A

(1,005 d.u.'s x .10)
100.5 d.u.'s

The Applicant is not requesting any additional commercial density over cap previously approved.

(9) For placing all required parking for commercial uses in covered multilevel or underground parking structures, an increment factor may be granted, not to exceed

50% in FAR; 30% reduction in required commercial parking spaces, if it can be shown that the reduction is warranted in terms of

50% in FAR; 30% reduction in required commercial parking spaces, if it can be shown that the reduction is warranted in terms of

	number of spaces required during peak hours	number of spaces required during peak hours
Comment: The Applicant is not pursuing this density increment.	N/A	N/A
(10) For placing all required parking for residential uses in covered multilevel or underground parking structures, an increment factor may be granted, not to exceed	<i>50% in dwelling units</i>	<i>50% in dwelling units</i>
Comment: This increment may be pursued at the time of CDP.	N/A	(1,005 d.u.'s x .50) 502.5 d.u.'s
(11) For M-A-C Zone applications submitted pursuant to <u>Section 27-179(a)(1)(A)</u>, for each 2,500 square feet of lands which are combined in one application (having a total area of at least 10,000 square feet), provided these lands were owned by different individuals or corporations and have not been subdivided for at least two years prior to the submittal of the application, an increment factor may be granted, not to exceed	<i>0.04 FAR for each 2,500 square feet; the total increment granted shall not exceed 0.32 FAR</i>	<i>0.04 FAR for each 2,500 square feet; the total increment granted shall not exceed 0.32 FAR</i>
Comment: The Applicant is not pursuing this density increment.	N/A	N/A
(12) For a substantial mix of uses within a single building, an increment factor may be granted, not to exceed	<i>15% in dwelling units; 15% in FAR</i>	<i>15% in dwelling units; 15% in FAR</i>
Comment: This increment may be pursued at the time of CDP.	N/A	(1,005 d.u.'s x .15) 150.75 d.u.'s The Applicant is not requesting any additional commercial

		density over cap previously approved.
(13) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed	<i>20% in dwelling units; 15% in FAR</i>	<i>20% in dwelling units; 15% in FAR</i>
Comment: This increment was previously approved with CDP-8504. For purposes of this illustrative analysis, the Applicant is requesting the full percentage increase.	N/A	(1,005 d.u.'s x .20) 201 d.u.'s The Applicant is not requesting any additional commercial density over cap previously approved.

Total Potential Bonus Increment Earned/Available	1,859.25 Additional Units
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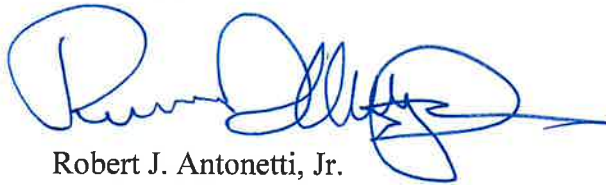
Comment: In accordance with Section 27-491(b) (Regulations-Public Benefit Features and Density Increment Factors) of the Zoning Ordinance, the density increments noted above may be considered at the time of CDP. As demonstrated above, it is clear that the proposal for the Sears Parcel can utilize numerous density increment factors, (for a potential total of 1,859.25 additional units over the base density), to more than justify a maximum density of 800 dwelling units. Based on the above illustrative analysis, the maximum theoretical density for Bowie New Town Center would be 2,864.25 dwelling units, (1,005 base density + 1,859.25 increment units). The total proposed density for this Application is 2,090 dwelling units (leaving a potential surplus of 774 units). Details regarding the final density (over and above the base density) will be determined in the subsequent CDP amendment application.

Conclusion

This Basic Plan Amendment application meets all requirements for approval as discussed herein. As such, the Applicant respectfully requests that the instant Basic Plan Amendment be approved.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Antonetti, Jr.", with a stylized flourish at the end.

Robert J. Antonetti, Jr.

cc: Mr. Robert Ursini
Mr. Chris Rizzi
Arthur J. Horne, Jr., Esq.

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