

Mandatory Referral Review

**Staff Recommendation:** Transmit Recommendations

**MRF-2024-003**  
**The Gateway at**  
**Bowie State University**

For review by:

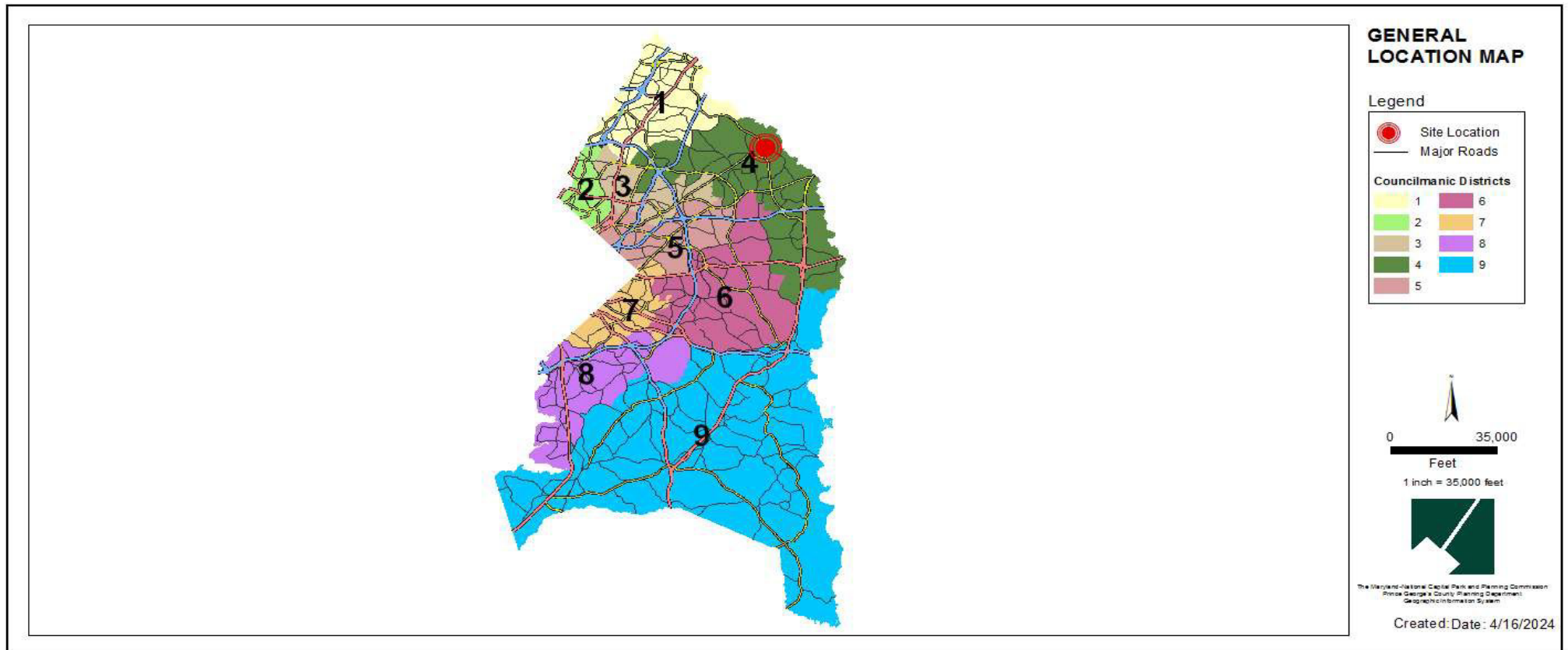
**PRINCE GEORGE'S COUNTY PLANNING BOARD**

**October 10, 2024**

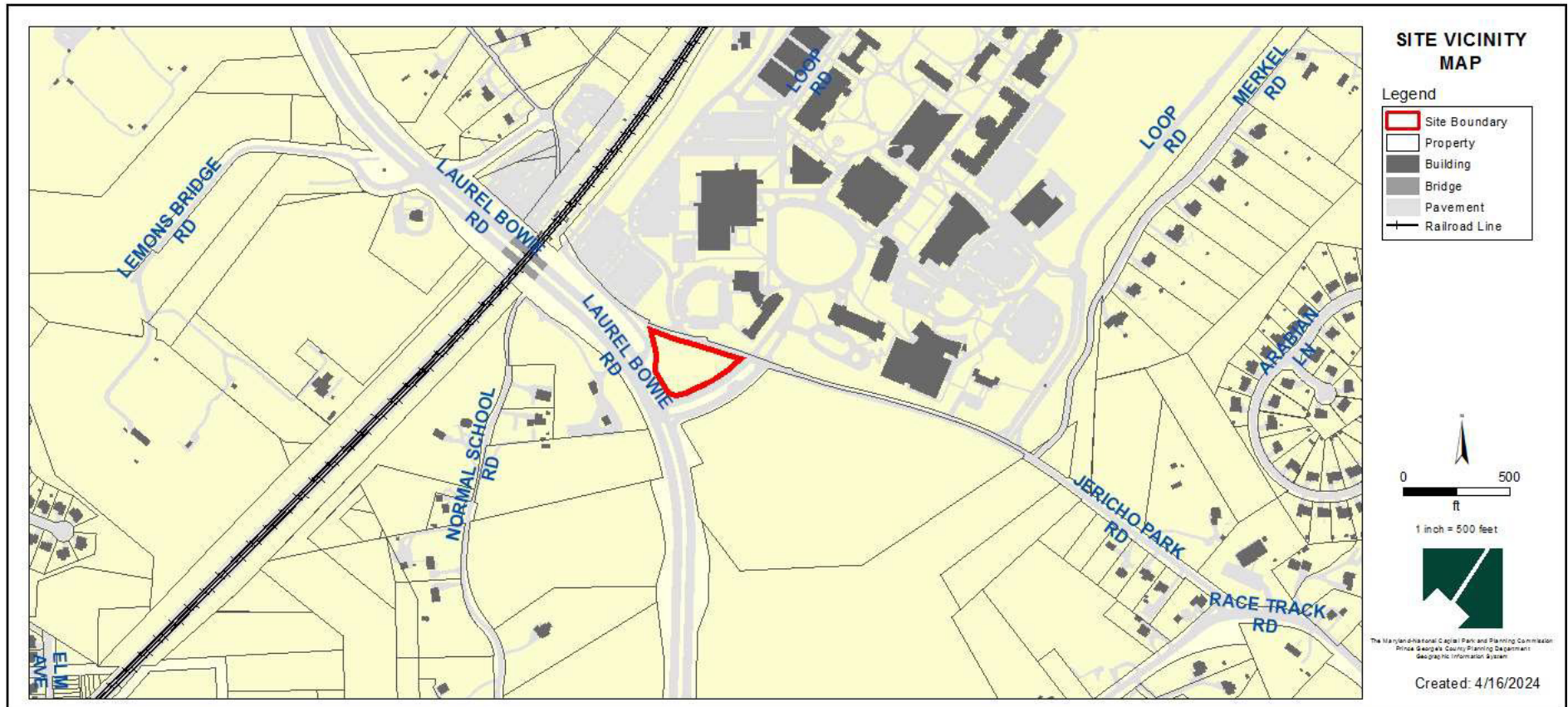
## GENERAL LOCATION MAP

Council District: 4

Planning Area: 71A



## SITE VICINITY MAP



## ZONING MAP

Property Zone: OS





## AERIAL MAP

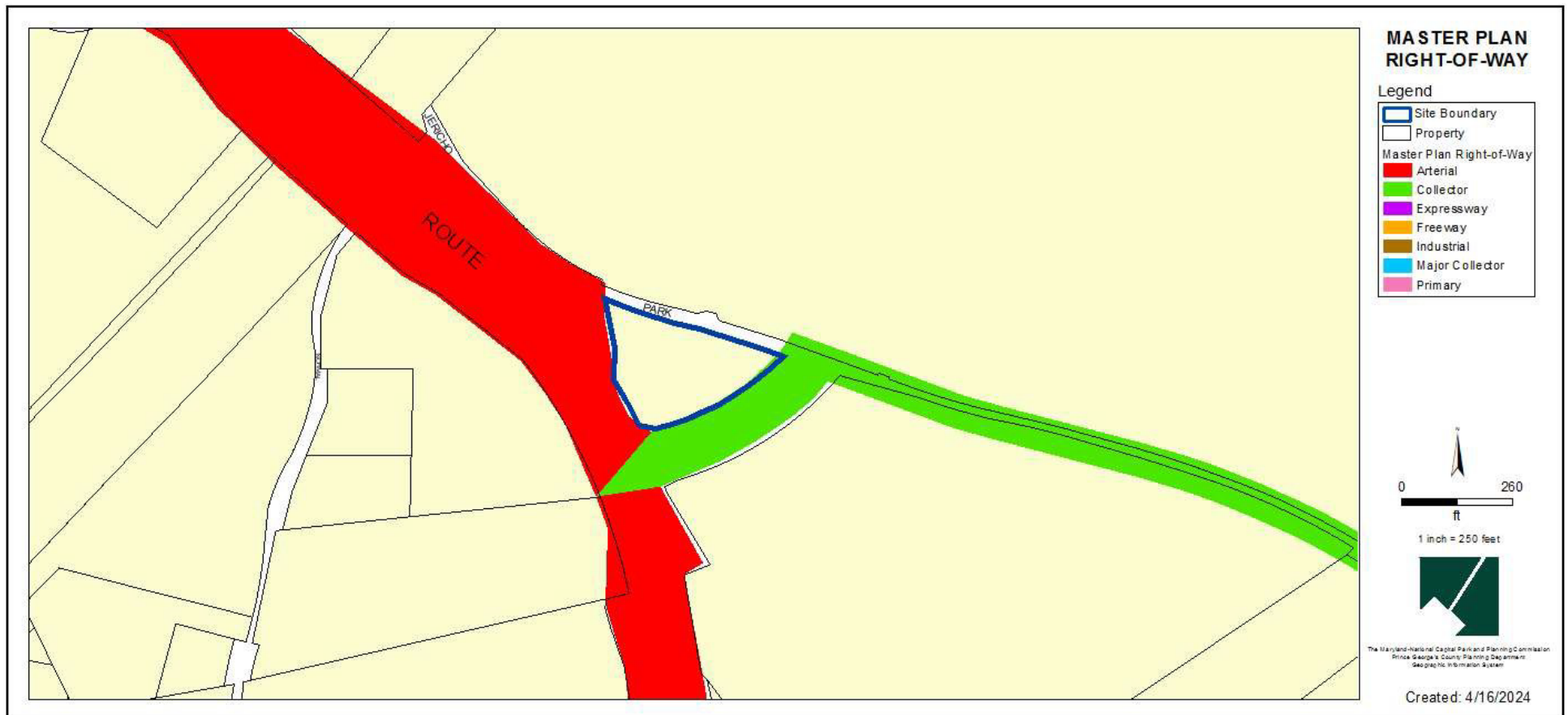




## ENVIRONMENTAL FEATURES MAP



# MASTER PLAN RIGHT OF WAY MAP



## **SITE & BUILDING FEATURES**

- Approximately 2-acre site
- 173,085 square feet in size
- Building Height = Approximately 80 feet
- 205 Units, totaling approximately 610 beds
- Ground Floor Retail space
- 48 surface parking spaces



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## COMMUNITY OUTREACH AND PUBLIC ENGAGEMENT

### **PLANNING DEPARTMENT:**

A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations on August 19, 2024.

### **APPLICANT:**

A briefing was held with the City of Bowie on April 5, 2024.

## PERMITTING AGENCIES

The following permits are required for the proposed Bowie State University “Gateway” Project:

**1. Maryland Department of the Environment (MDE):**

- Erosion and Sediment Control
- Stormwater Management
- Water Appropriation & Use Permit

**2. Department of Permits, Inspections and Enforcement (DPIE):**

- Fine Grading Permit
- Building Permits

**3. WSSC:**

- Water and Sewer Connections

## SITE PLAN





## STAFF RECOMMENDATIONS

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
2. The applicant is encouraged to provide signage details if signs are included in the development.
3. The applicant is encouraged to provide a photometric plan to show no glare onto the adjacent properties.
4. The applicant is encouraged to incorporate sustainable features that will lessen the carbon footprint of the proposed building.
5. Construct a ten-foot-wide shared-use path along the frontage of the property, along MD 197 for future connection to the Bowie State MARC Station and the Campus Center, to the north.
6. Constructed five-foot dedicated bicycle lanes, with a one-foot barrier separation along Jericho Park Road, from MD 197 to Loop Road, in accordance with the Department of Public Works and Transportation's (DPW&T) Urban Street Design Standards.
7. Widen the sidewalks along Loop Road to a minimum of eight feet, in accordance with DPW&T Urban Street Design Standards.

## STAFF RECOMMENDATIONS

8. Extend the sidewalk along Jericho Park Road from its current proposed end to the intersection with MD 197, in anticipation of connecting to the shared-use path along MD 197.
9. Allocate three spaces in the surface parking lot to be specifically reserved for electric vehicle (EV) parking and charging stations and indicate spaces in the lot to be reserved for compact vehicles.
10. Coordinate with Capital Bikeshare and Bowie State University to install a bikeshare station on the southwest corner of Jericho Park Road and Loop Road.
11. Consult with the fire department to ensure that the width and treatment of the drive aisle to the building's parking lot for fire and other emergency vehicles is appropriate.