

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Countywide Planning Division  
301-952-3650



Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm)

## Mandatory Referral

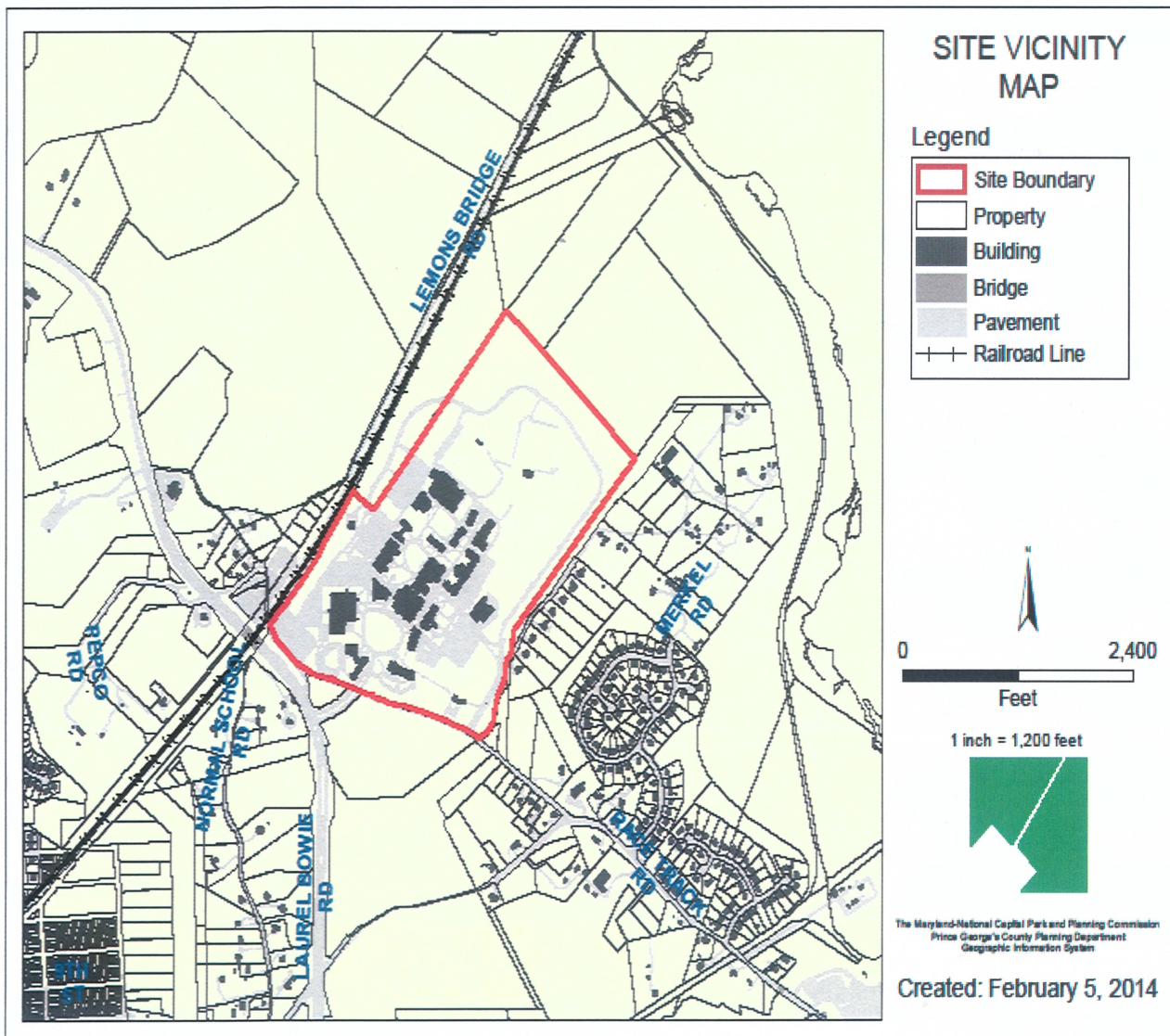
**MR-1401F**

Application	General Data	
<b>Project Name:</b> Bowie State University Center for Natural Sciences, Mathematics and Nursing (CNSMN)  <b>Location:</b> 14000 Jericho Road, Bowie, MD 20715  <b>Applicant's Address:</b> Same as above  <b>Property Owner:</b> Bowie State University Board of Trustees	<b>Planning Board Hearing Date:</b>	04/03/14
	<b>Date Accepted:</b>	02/12/14
	<b>Mandatory Action Timeframe:</b>	60-Day Review
	<b>Acreage:</b>	4 acres
	<b>Zone:</b>	O-S
	<b>Planning Area:</b>	71A
	<b>General Plan Tier:</b>	Developing Tier
	<b>Council District:</b>	District 4
	<b>Municipality:</b>	City of Bowie

Purpose of Application	Notice Date
Construction of the proposed Center for Natural Sciences, Mathematics and Nursing (CNSMN) facility.	<b>Acceptance Mailing:</b> March 15, 2014

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Darryl R. Williford, P.E. Director of Facilities Management 14000 Jericho Park Road - Bowie State University Bowie, MD 20715	Christine A. Osei, Project Manager
	<b>Phone Number:</b> 301-952-3313
	<b>Email:</b> Christine.Osei@ppd.mnccppc.org

### Map 1 - Project Site



# **MR-1401F Staff Report – Bowie State University, Center for Natural Sciences, Mathematics and Nursing (CNSMN)**

## **PROJECT BACKGROUND**

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral review process.

As a member institution of the University System of Maryland, Bowie State University (BSU) upholds the System's mission of providing high-caliber, accessible, and affordable educational opportunities. Founded in 1865, BSU is the oldest Historically Black College/University in Maryland and one of the ten oldest in the country. It offers 23 undergraduate majors, 35 masters, doctoral, and advanced certificate programs, with emphasis on science, technology, business and education related disciplines. It is also a diverse university whose 5,400 students, along with faculty and staff, represent many ethnic and cultural backgrounds. The University is within reach of Washington, DC, and Baltimore; located on a 3000 acre serene campus with a new 95,000 square foot student center that opened in August 2013. Bowie is also home to a satellite operations control center managed in conjunction with National Aeronautics and Space Administration and an all-Steinway Fine and Performing Arts Center equipped with the latest technologies for digital media arts and music production.

## **PROJECT SUMMARY**

The Center for Natural Sciences, Mathematics, and Nursing (CNSMN) will be a state-of-the-art teaching and research facility for the College of Arts and Sciences and the College of Professional Studies at BSU, containing modern laboratories and classrooms for the Natural Sciences and Mathematics departments, and a nationally recognized nursing simulation facility for the Department of Nursing.

## **STAFF RECOMMENDATIONS:**

The project is located in a fully developed part of the campus and is seeking Leadership in Energy and Environmental Design (LEED) Gold certification. Staff offers the following recommendations for the proposed project:

- The University should consider relocating the proposed building closer to the southern end of campus, close to Jericho Park Road. This would allow for the expansion of the existing central campus green space into the area of the proposed to-be-demolished buildings, while also creating a more outward orientation of the campus onto the surrounding public rights-of-way, which is currently mostly fronted with parking lots (see Map 2).
- The University should address the potential conflict between the location of the proposed building's loading area off of the main pedestrian promenade (through campus), and facing the residential complex to the east by enhanced screening and other mitigation of the negative impacts resulting from placing the loading area near a residential area with a lot of pedestrian traffic.
- The proposed 2,000 proposed shrubs and 5,000 groundcover plants should include more than two different species of each. Additional types of shrubs and groundcover plants should be included to diversify the vegetation and landscape design.
- The multiple seating walls on the north side of the proposed building should be removed, since they do not add any architectural value to the building.



- The University should consider creating an outdoor gathering space closer to the northwest corner of the building where it will get more sunlight, and design it to create a link between the proposed building and the residence hall to the north.
- The entry plaza at the southern end of the building should be extended to incorporate the northern edge of the adjacent library building, creating a physical and visual link between the two buildings.
- The University should simplify the architectural design elevations of the building to address the overly busy grid pattern by introducing some solid areas to improve the overall design.

## Map 2 - Bowie State University - Staff Recommendation

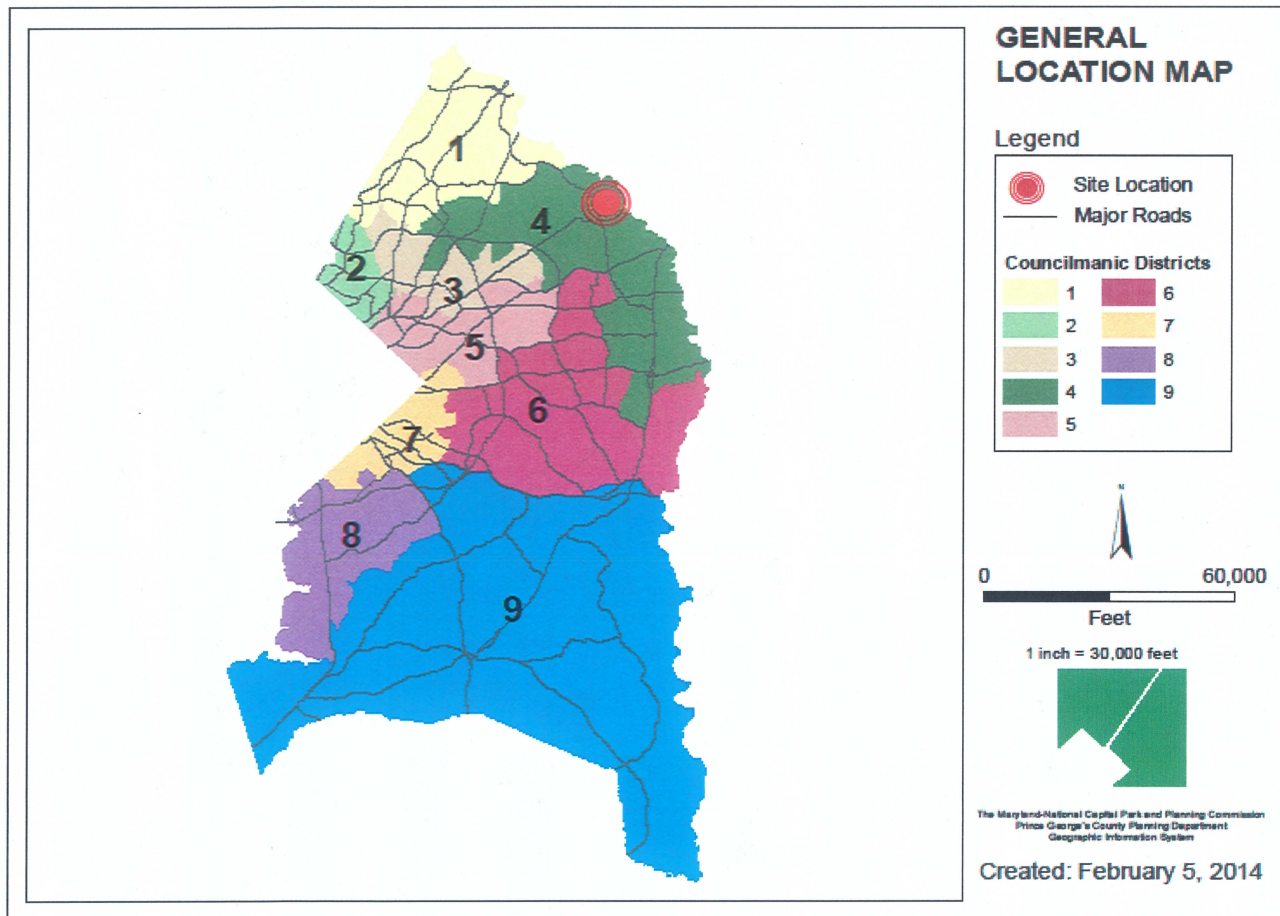




## PROJECT LOCATION

A three-story 150,000 new building is proposed in the heart of the BSU campus, and will front the park-like central Quadrangle. The building will not be visible from Jericho Park Road or any other public roads. The existing 65,350 square foot Wiseman Student Center will be demolished to provide the site for the new building, and the existing 52,500 square foot Crawford Science Building will also be demolished to provide a new landscaped area between the Student Center and the Marshall Library.

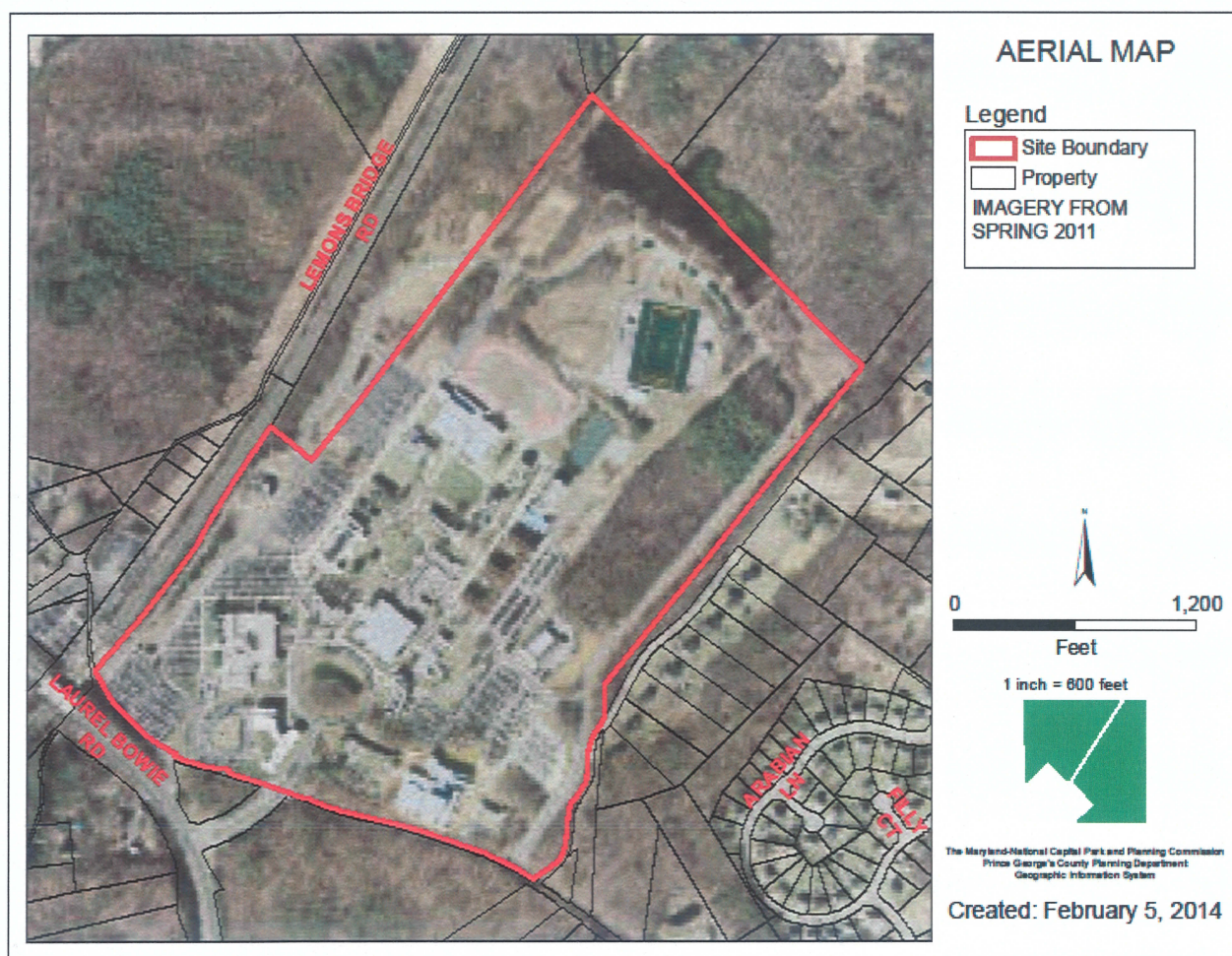
**Map 3 - Bowie State University General Location**



The building's central location on campus is located along several pedestrian walkways and bikeways, which generally provide a very safe condition for bicyclists and pedestrians. The new building will be served by existing internal roadways and sidewalks without requiring any new vehicular or pedestrian connections to the facility. The proposed new building is a three-story (150,000 gross square foot) building with a limit of disturbance of approximately 170,000 square feet or 3.9 acres. The building is being constructed for the use of natural sciences and nursing professional education. The number of University faculty and students that will be using the facility at any given time is approximately 1,300.



**Map 4 - Bowie State University Campus Aerial View**



## **PROJECT DESCRIPTION, FUNDING AND SCHEDULE**

The CNSMN facility will serve mostly undergraduate students and some science research performed by faculty for the nursing program. The building will be used throughout the day, including late evening hours and will be accessible by authorized faculty and students 24 hours a day. The proposed facility is consistent with BSU's 2010 Master Plan and has received schematic approval from the State of Maryland Architectural Review Board (ARB).

The new facility is being funded through the Maryland Capital Improvement Plan. The design for the facility is expected to be completed by August 2014. The site preparation and demolition of both the Wiseman Student Center (65,350 square foot) and Crawford Science Building (52,500 square foot) is ongoing. Construction of the new facility is scheduled to begin in December 2014 through November 2018.



**[The following pages contain  
The Maryland-National Capital Park and Planning Commission  
staff comments on the above project description]**

## **ANALYSIS OF PROJECT IMPACT AREAS**

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff reviewed the proposed Bowie State University Center for Natural Sciences, Mathematics and Nursing and is providing the following comments:

### **1. ENVIRONMENTAL ASSESSMENT**

The area of disturbance for the new building is approximately 3.9 acres internal to Bowie State University campus. The building is proposed to be built on an already developed portion of BSU's campus. Twenty-eight trees will be removed, with the largest trunk diameter being 13 inches. Given the limited area of the project site, on-site mitigation of the forest conservation requirements is not feasible. Therefore, the BSU Forest Conservation Bank will be used to satisfy the forest conservation requirements.

The Stormwater Management and Erosion and Sediment Control plans will be reviewed by the Maryland Department of the Environment (MDE). All required stormwater management will be handled on-site since the development of the site will not create substantial changes to the natural environment and a revised NRI Plan will not be required.

### **2. TRANSPORTATION ASSESSMENT**

No traffic impact study was provided as part of this review. Since the new building is located in the center of the campus, there is no planned revision to the traffic patterns on campus, and there are no road construction or modification plans required. Also, no additional parking will be provided because all building occupants are expected to arrive on foot from other locations on campus. The proposed development will have marginal impacts on the nearby transportation network.

### **3. HISTORIC PRESERVATION/ARCHEOLOGY**

There are no Prince George's County Historic Sites, Historic Resources or documented properties in the vicinity of the proposed construction. Buildings slated for demolition include the Wiseman Student Center (1981) and the Crawford Science Building (1967). The proposed work will not affect any significant historic properties on or adjacent to the Bowie State University campus. The nearest historic site or resource to the proposed project is the D.S. Goodloe House (71A-030), located 1.5 miles west of the proposed project site.

### **4. ECONOMIC ASSESSMENT**

Based on limited information provided by the applicant, staff cannot comment specifically on economic impacts of the proposed project in the immediate neighborhood and the county as a whole. However, the Bowie State University's educational mission can be expected to continue to support economic development in the county.

### **5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS**

Staff reviewed the materials provided for the project and has the following issues:

- The location of the proposed building is too removed from Jericho Park Road, and fails to create an outward orientation of the campus onto the surrounding public rights-of-way currently used as surface parking lots.
- There are potential conflicts between the building's loading area facing the residential complex to the east and current pedestrian traffic.
- The more than 2,000 proposed shrubs and more than 5,000 proposed groundcover plants should include different species of each. Additional types of shrubs and groundcover plants should be included to diversify the vegetation and landscape design.



- The proposed multiple seating walls on the north side of the proposed building should be removed, since they do not add any architectural value to the building.
- The applicant should consider creating an outdoor gathering space closer to the northwest corner of the building where it will get more sunlight, and design it to create a link between the proposed building and the residence hall to the north.
- The entry plaza at the southern end of the building should be extended to incorporate the northern edge of the adjacent library building, creating a physical and visual link between the two buildings.
- The University should simplify the architectural design elevations of the building to address the overly busy grid pattern by introducing some solid areas to improve the overall design.

## **6. CONSISTENCY WITH APPROVED PLANS**

This application is consistent with the 2002 *General Plan* development pattern policies for the Developing Tier and conforms with the institutional land use recommendations of the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*.

## **7. EXISTING PUBLIC FACILITIES**

The proposed project is served by Bowie Fire/Emergency Management Services (EMS) Company 19, located at 13008 9<sup>th</sup> Street. The station is equipped with two engines, one ambulance and one truck. The University also has its own Public Safety Department located on the northern portion of the campus in the existing Theodore McKeldin Gymnasium. This facility provides primary police service to the university. Additional police services are provided by the Prince George's County Police Department, District II, located at 601 SW Crain Highway in Upper Marlboro, MD. The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

## **8. COMMUNITY OUTREACH**

Notices were mailed to the City of Bowie, adjacent owners and area Civic Associations.

## **9. STAFF RECOMMENDATIONS:**

The project is located in a fully developed part of the campus and is seeking Leadership in Energy and Environmental Design (LEED) Gold certification. Staff offers the following recommendations for the proposed project:

- The University should consider relocating the proposed building to the southern end of campus, close to Jericho Park Road. This would allow for the expansion of the existing central campus green space into the area of the proposed to-be-demolished buildings; while also creating a more outward orientation of the campus onto the surrounding public rights-of-way, which is currently mostly fronted with parking lots.
- The University should address the conflict between the location of the proposed building's loading area off of the main pedestrian promenade (through campus), and facing the residential complex to the east by enhanced screening and/or other mitigation of the negative impacts resulting from placing the loading area near a residential area with a lot of pedestrian traffic.
- The proposed 2,000 proposed shrubs and 5,000 groundcover plants should include more than two different species of each. Additional types of shrubs and groundcover plants should be included to diversify the vegetation and landscape design.
- The multiple seating walls on the north side of the proposed building should be removed, since they do not add any architectural value to the building.

- The applicant should consider creating an outdoor gathering space closer to the northwest corner of the building where it will get more sunlight, and designing it to create a link between the proposed building and the residence hall to the north.
- The entry plaza at the southern end of the building should be extended to and incorporated with the northern edge of the adjacent library building, creating a physical and visual link between the two buildings.
- The University should simplify the architectural design elevations of the building to address the overly busy grid pattern by introducing some solid areas to improve the overall design.



## **STAFF MEMOS**



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

February 12, 2014

## MEMORANDUM

**TO:** Christine Osei, Mandatory Referral Project Manager  
Special Projects Section, Countywide Planning

**VIA:** Ruth Grover, Planner Coordinator, Urban Design Section, Development Review  
Division

**FROM:** Jill Kosack, Senior Planner, Urban Design Section, Development Review  
Division

**SUBJECT:** Mandatory Referral MR-1401F  
Bowie State University – Center for the Sciences, Mathematics and Nursing

The Urban Design Section has reviewed materials provided in support of MR-1401F, Bowie State University – Center for the Sciences, Mathematics and Nursing, which includes the demolition of the existing 52,500 square foot Crawford Science Building to provide a new landscaped area between the student center and the Marshall Library and the demolition of the existing 65,350 square foot Wiseman Student Center, to allow for the construction of a new three-story, 150,000 square foot teaching and research facility. The subject project proposes to disturb approximately 3.9 acres located internally to the Bowie State University campus, north of the Thurgood Marshall Library and approximately 1,100 feet northeast of the main campus entrance off of MD Route 197. The subject project is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article 28, Section 7-112 and Section 27-294 of the Prince George's County Zoning Ordinance.

The subject project is located in a fully developed area of the campus and is seeking Leadership in Energy and Environmental Design (LEED) Gold certification. The Urban Design Section offers the following recommendations for the proposed project:

- 1) The proposed building would be better located at the southern end of campus, close to Jericho Park Road. This would allow for the expansion of the existing central campus green space into the area of the proposed to-be-demolished buildings, while also creating a more outward orientation of the campus onto the surrounding public rights-of-way, which are currently mostly fronted with parking lots.
- 2) The conflict between the location of the proposed building's loading area off of the main pedestrian promenade through campus and facing the residential complex to the east should be mitigated by enhanced screening and other mitigation of the negative impacts resulting from placing the loading area near a residential area with a lot of pedestrian traffic.
- 3) The more than 2,000 proposed shrubs and more than 5,000 proposed groundcover plants should include more than two different species of each. Additional types of shrubs and groundcover



plants should be included in order to diversify the vegetation and landscape design.

- 4) The multiple seating walls on the north side of the proposed building should be removed, since they do not add any architectural value to the building. The applicant should consider creating an outdoor gathering space closer to the northwest corner of the building where it will get more sunlight, and designing it to create a link between the proposed building and the residence hall to the north.
- 5) The entry plaza at the southern end of the building should be extended to incorporate the northern edge of the adjacent library building, creating a physical and visual link between the two buildings.
- 6) The design of the architectural elevations might be simplified. The Urban Design Section suggests that the grid pattern is overly busy and the introduction of some solid areas might improve the design.

Should the Special Projects Section wish, the Urban Design Section is willing to re-review the architecture when, and if, revised architectural elevations are received.



## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

February 22, 2014

### **MEMORANDUM**

TO: Christine Osei, Special Projects Section, Countywide Planning Division

FROM: Glen Burton, Transportation Planning Section, Countywide Planning Division

SUBJECT: Mandatory Referral, Bowie State University, Center for Natural Sciences, Mathematics and Nursing

The Transportation Planning Section has reviewed the referral noted above. The referral involves the construction of a new three-story, 150,000 square foot teaching and research facility on the campus of Bowie State University (BSU). To make room for the proposed structure, two existing building on the campus will be razed. Those buildings are:

- The 65,350 square foot Wiseman Student Center
- The 52,500 square foot Crawford Science Building

### **Review Comments**

An official justification statement has not been presented to staff, however; a meeting between staff, the architect and representatives of BSU has indicated that the new building will not result in an increase in student enrollment. Information provided by the architect has indicated that the net increase in gross floor area will not result in an increase in vehicular traffic to and from the campus. This revelation is significant, in light of the fact that no traffic study has been prepared and submitted in support of this on-campus development. The *Trip Generation Manual, 9th Edition*, (Institute of Transportation Engineers) identifies student enrollment as a variable that affects trip generation, but gross floor area does not. If there is no increase in student enrollment, staff would concur that the overall increase in space will not result in an increase in traffic generation on the campus.

The property is located in an area where the development policies are governed by the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*, the *Approved Countywide Master Plan of Transportation*, November 2009, and the 2010 *Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment*. The property fronts on two master planned roads; Laurel-Bowie Road (A- 4) and Jericho Park Road (C-315). Neither of these roads will be affected by the proposed development.

### **Conclusion**

The Transportation Planning Section has reviewed the referral, and determines that the proposal for the teaching and research facility is consistent with the area and functional master plans that govern transportation. Staff further concludes that the proposed development will have marginal impact on the nearby transportation network.



Prince George's County Planning Department  
Community Planning Division

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February 7, 2014

## MEMORANDUM

TO: Christine Osei, Mandatory Referral Project Manager, Special Projects Section,  
Countywide Planning Division

VIA: Martin Matsen, Planning Supervisor, Community Planning Division

FROM: Judy D'Ambrosi, Senior Planner, Community Planning Division

SUBJECT: **MR-1401F Bowie State University, Center for Natural Sciences, Mathematics and  
Nursing**

## DETERMINATION

**General Plan:** This application is consistent with the 2002 *General Plan* development pattern policies for the Developing Tier.

**Master Plan:** The application conforms with the institutional land use recommendations of the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*

## BACKGROUND

Location: Bowie State University, vacant Wiseman Center

Size: The vacant Wiseman Center is 65,350 square feet.

Existing Uses: The vacant Wiseman Student Center.

Proposal: The applicant is requesting to demolish the vacant Wiseman Student Center for the new research facility for the College of Arts and Sciences, and the College of Professional Studies. The new building will be three stories and 150,000 square feet. This building will be the Center for Natural Sciences, Mathematics, and Nursing (CNSMN). Also, the existing Crawford Science Building will be demolished to provide a new landscaped area between the new Student Center and the library.

## GENERAL PLAN, MASTER PLAN AND SMA

**2002 General Plan:** This application is located in the developing tier. The vision for the developing tier is to maintain a pattern of low-to moderate density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

**Master Plan:** The 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*

**Planning Area:** 71A/ Bowie and Vicinity

**Land Use:** Institutional land use

**Environmental:** Refer to the Environmental Planning Section referral for comments on the environmental chapter of the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* and the 2005 *Approved Countywide Green Infrastructure Plan*.

**Historic Resources:** None identified

**Transportation:** Access is from Jericho Park Road.

**Public Facilities:** None identified

**Parks and Trails:** None identified.

**Aviation:** The subject site does not fall within any aviation policy area or the Joint Base Andrews Interim Land Use Control impact area.

**SMA/Zoning:** The 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* retained the O-S Zone

#### **PLANNING COMMENTS**

There are no General Plan issues raised by this application. This application is also consistent with the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*.

cc: Ivy Lewis, Division Chief, Community Planning North Division  
Long-range Agenda Notebook

J:\Mandatory Referral\Bowie State University\MR-14001F Bowie State University ,center for Natural Sciences, Mathematics, & Nursing.doc





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Historic Preservation Section**

**(301) 952-3680  
www.mncppc.org**

February 5, 2014

**MEMORANDUM**

**TO:** Christine A. Osei, Planner Coordinator, Mandatory, Referral Review Project Manager  
Special Projects Section, Countywide Planning Division

**FROM:** Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide  
Planning Division

Robert Krause, Planner Coordinator, Historic Preservation Section, Countywide Planning  
Division

**SUBJECT: MR-1401F: Bowie State University Center for Natural Sciences, Mathematics, and  
Nursing**

**Background**

The applicant proposes construction of The Center for Natural Sciences, Mathematics, and Nursing at Bowie State University. This new teaching and research facility for the College of Arts and Sciences and the College of Professional Studies will contain modern laboratories and classrooms for the Natural Sciences and Mathematics departments, as well as the Department of Nursing. The three-story, 150,000 square foot building will be located centrally within the Bowie State University campus. The building will not be visible from Jericho Park Road, but will be accessible by pedestrian and bike traffic from all sides. No new parking or road access is proposed. The existing 65,350 square-foot Wiseman Student Center (constructed in 1981) will be demolished to provide the site for the new building, and the existing 52,500 square foot Crawford Science Building (constructed in 1967) will also be demolished to provide a new landscaped area on campus.

*Historic Preservation*

There are no Prince George's County Historic Sites, Historic Resources or documented properties in the vicinity of the proposed construction. Buildings slated for demolition include the Wiseman Student Center (1981) and the Crawford Science Building (1967). The proposed work will not affect any significant historic properties on or adjacent to the Bowie State University campus. The nearest historic site or resource to the proposed project is the D.S. Goodloe House (71A-030), located 1.5 miles west of the proposed project site.

### *Archeology*

There are no known archeological sites or resources that would be impacted by the proposed project. All identified archeological resources have been impacted by previous construction on the subject property. The proposed building will occupy the same location as a previous non-historic structure. Any archeological deposits would have been previously disturbed by that construction. Therefore, Phase I archeological survey is not recommended in any of the proposed construction areas. There are no identified archeological resources in any of the proposed areas of construction.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Countywide Planning Division**

**(301) 952-3650  
www.mncppc.org**

February 6, 2014

**MEMORANDUM**

**TO:** Christine Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division

**VIA:** Maria Martin, Supervisor, Special Projects Section, Countywide Planning Division

**FROM:** Jay Mangalvedhe, Senior Planner, Special Projects, Section, Countywide Planning Division

**SUBJECT:** **MR-1401F Bowie State University – Center for Sciences, Mathematics and Nursing (CNSMN)**

**Project Description**

The proposed project will be a state-of-the-art teaching and research facility for the College of Arts and Sciences and the College of Professional Studies at Bowie State University (BSU), containing modern laboratories and classrooms for the Natural Sciences and Mathematics Departments, and a national-class nursing simulation facility for the Department of Nursing. The three-story 150,000 square foot building will be located in the heart of the campus. The CNSMN will be accessible to pedestrians and for delivery vehicles from the east side, but no new parking or road access is proposed. The existing 65,350 square foot Wiseman Student Center building will be demolished to provide the site for new building and the existing 52,500 square foot Crawford Science Building will also be demolished to create a new landscape area.

The project is located in Councilmanic District 4, and is in the area classified as Developing Tier. The campus can be accessed from Jericho Park Road.

**Evaluation of Existing Public Facilities**

**Police Facilities**

The BSU Department of Public Safety, located on the northern portion of the campus in the Theodore McKeldin Gymnasium building, provides primary police service to the University. Additional police services are provided by the Prince George's County Police Department, District II, located at 601 S.W. Crain Highway in Upper Marlboro.

**Fire and Emergency Medical Services Facilities**

The proposed project is served by Bowie Fire/EMS Co. 19, a first due response station, with a maximum of seven minutes travel time, and is located at 13008 9<sup>th</sup> Street. The station is equipped with two engines, one ambulance and one truck.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.

**MANDATORY REFERRAL REVIEW  
BOWIE STATE UNIVERSITY (BSU)**

**PROPOSED CENTER FOR NATURAL SCIENCES,  
MATHEMATICS AND NURSING (CNSMN)**

For Review by

PRINCE GEORGE'S COUNTY PLANNING BOARD

April 3, 2014

AGENDA ITEM: 10  
APPLICATION: MR-1401F

# **BOWIE STATE UNIVERSITY (BSU)**

## **MANDATORY REFERRAL (MR) REVIEW**

### **ROLE OF THE PLANNING BOARD:**

The Land Use Article Section §20:301 through 305 of the Maryland Annotated Code requires the Planning Board to review all public construction projects through the Mandatory Referral review process. All proposed public sector construction projects submitted by:

1. Federal/State/Prince George's County/Municipalities
2. Public and Private Utility Companies such as:
  - o Washington Gas Light Company
  - o Potomac Electric Power Company
  - o Washington Suburban Sanitary Commission
  - o Proposed Keys Energy Center and Mattawoman Energy Electric Plants
  - o Washington Metropolitan Transit Authority (WMATA)
  - o State Universities and Colleges:
    - Prince George's Community College
    - University of Maryland College Park/Bowie State University (BSU)

Planning Board recommendations are advisory but affected property owners may seek resolution to any issues raised in the staff report. Planning Board action is required within a 60-day period after a Mandatory Referral application is accepted by staff.



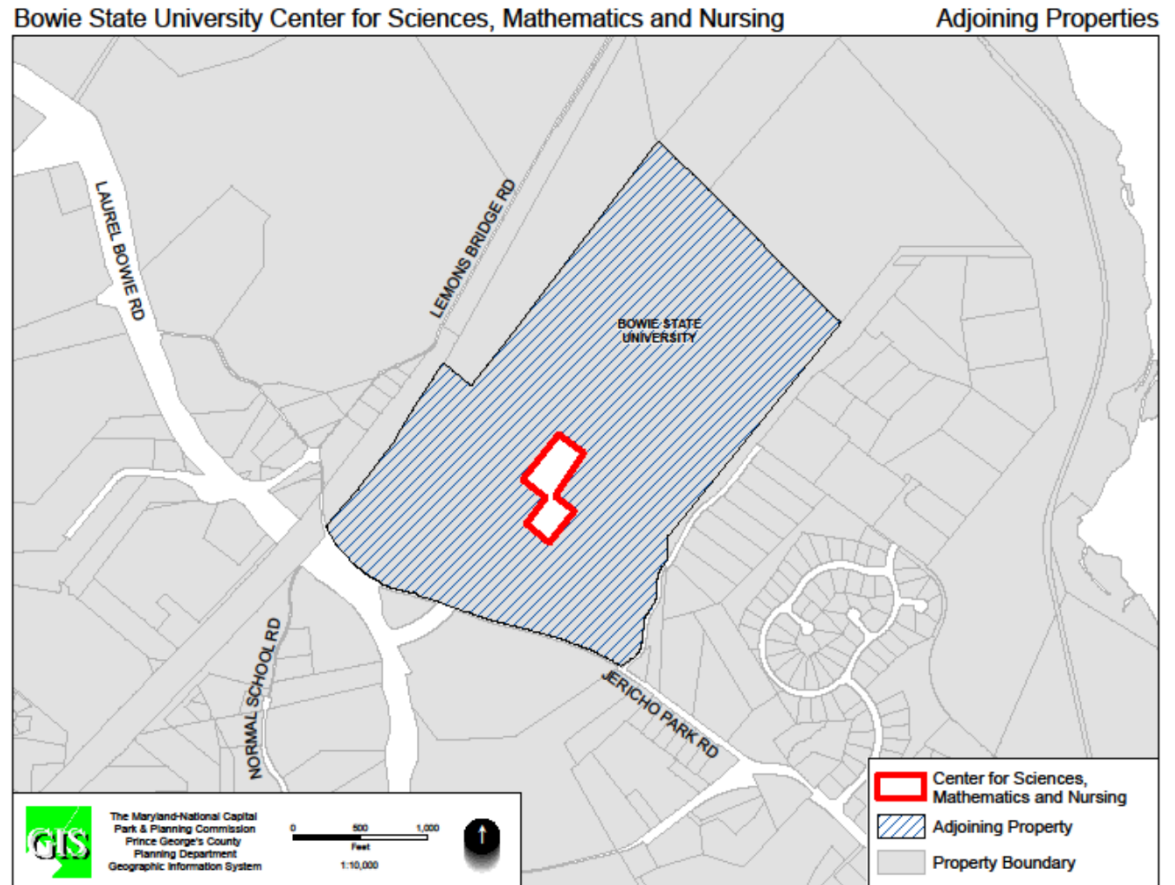
# **BOWIE STATE UNIVERSITY - PROPOSED CNSMN**

## **PRESENTATION OUTLINE:**

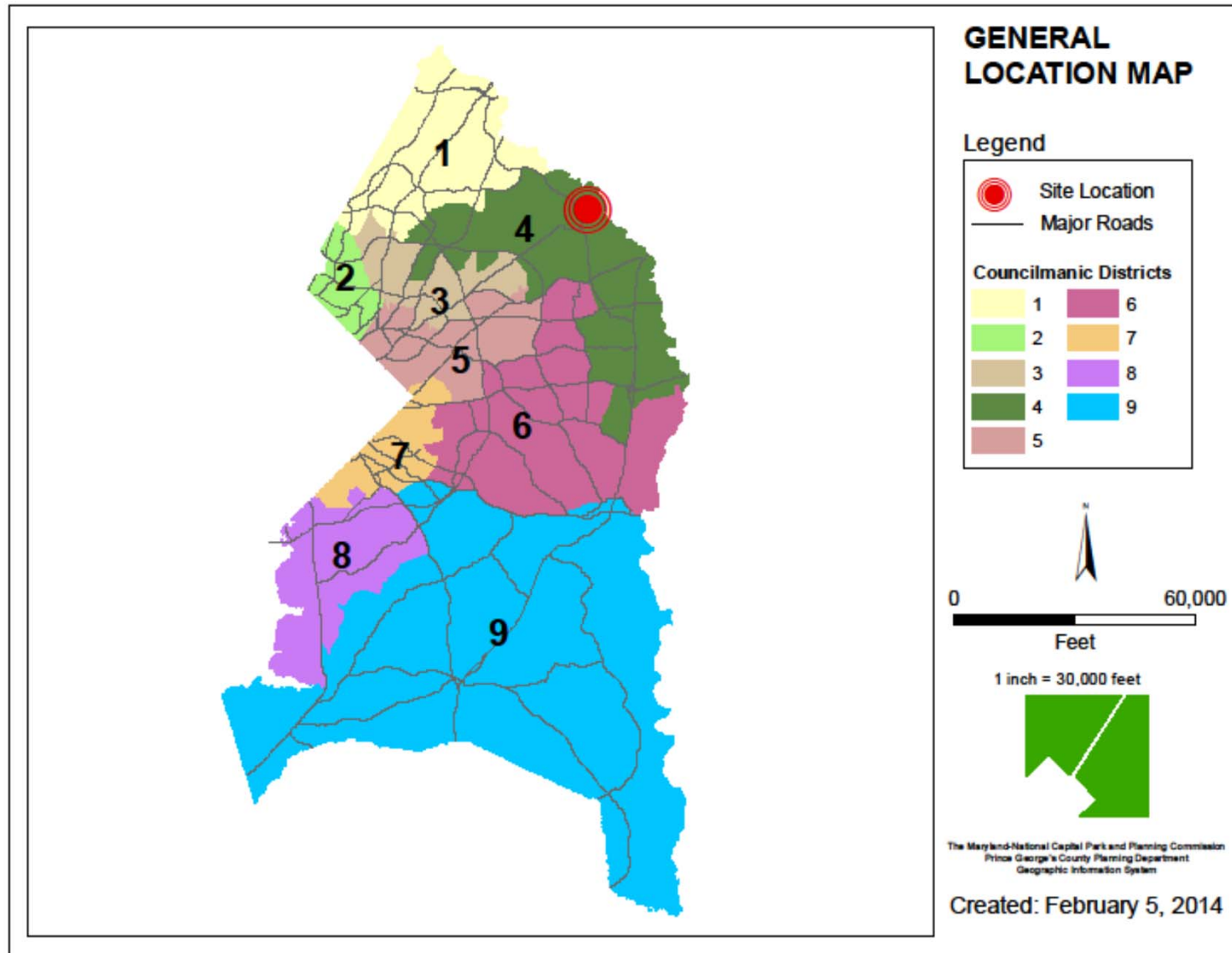
1. General Project Orientation
2. Existing Buildings/Demolitions
3. Existing Public Facilities
4. Proposed Building Design
5. Staff Concerns – Location of Building/landscape
6. Staff Recommendations
7. Staff Request - Board Action

# PROPOSED BOWIE STATE UNIVERSITY CNSMN - NOTIFICATION LETTERS

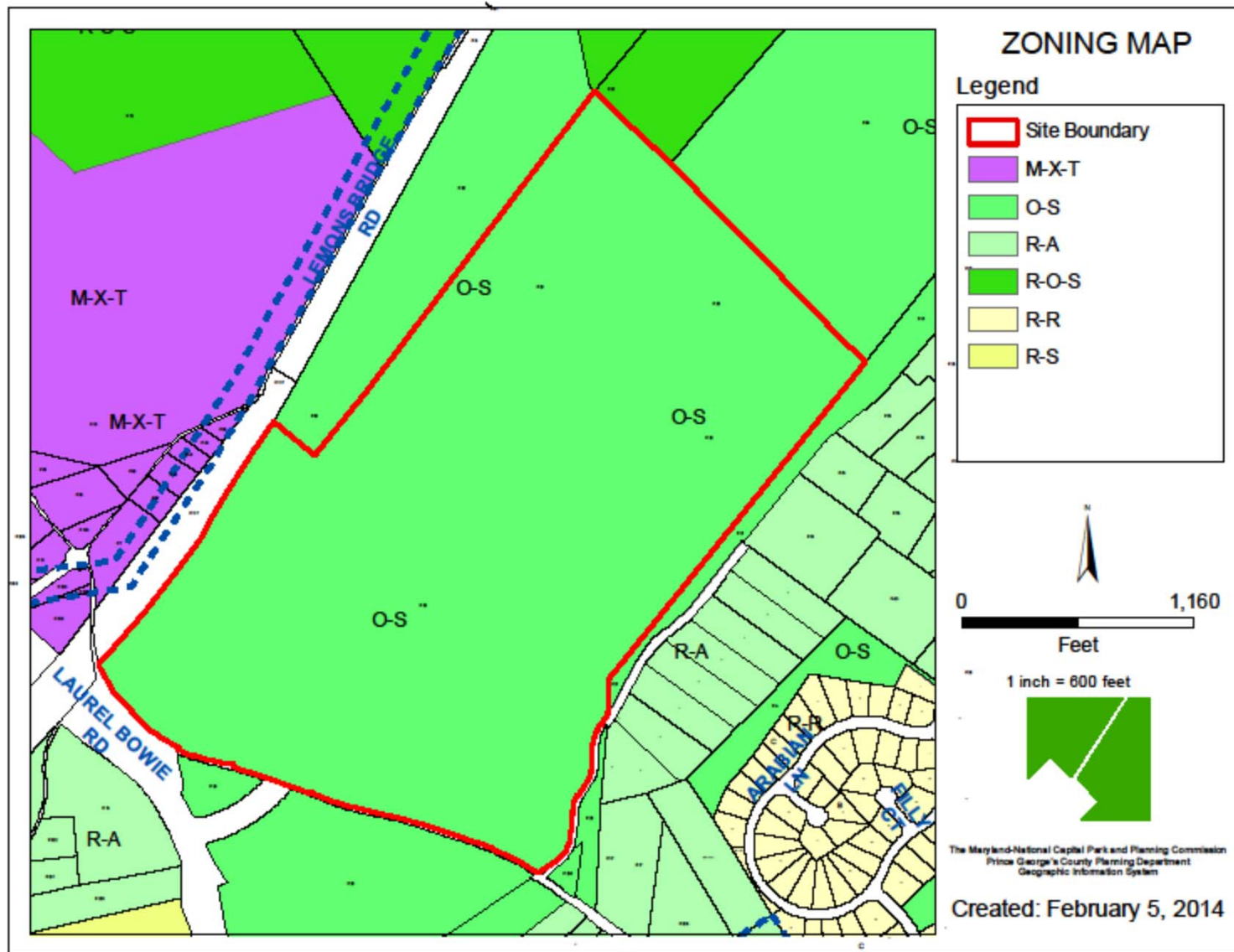
1. Notification letters were sent to civic associations and the City of Bowie.
2. Notices included:  
Project/applicant's name,  
location, a brief  
description of project,  
staff contact, and a  
tentative Planning  
Board hearing date.
3. Final notice of the hearing  
was published in the  
Planning Board's weekly  
online agenda.



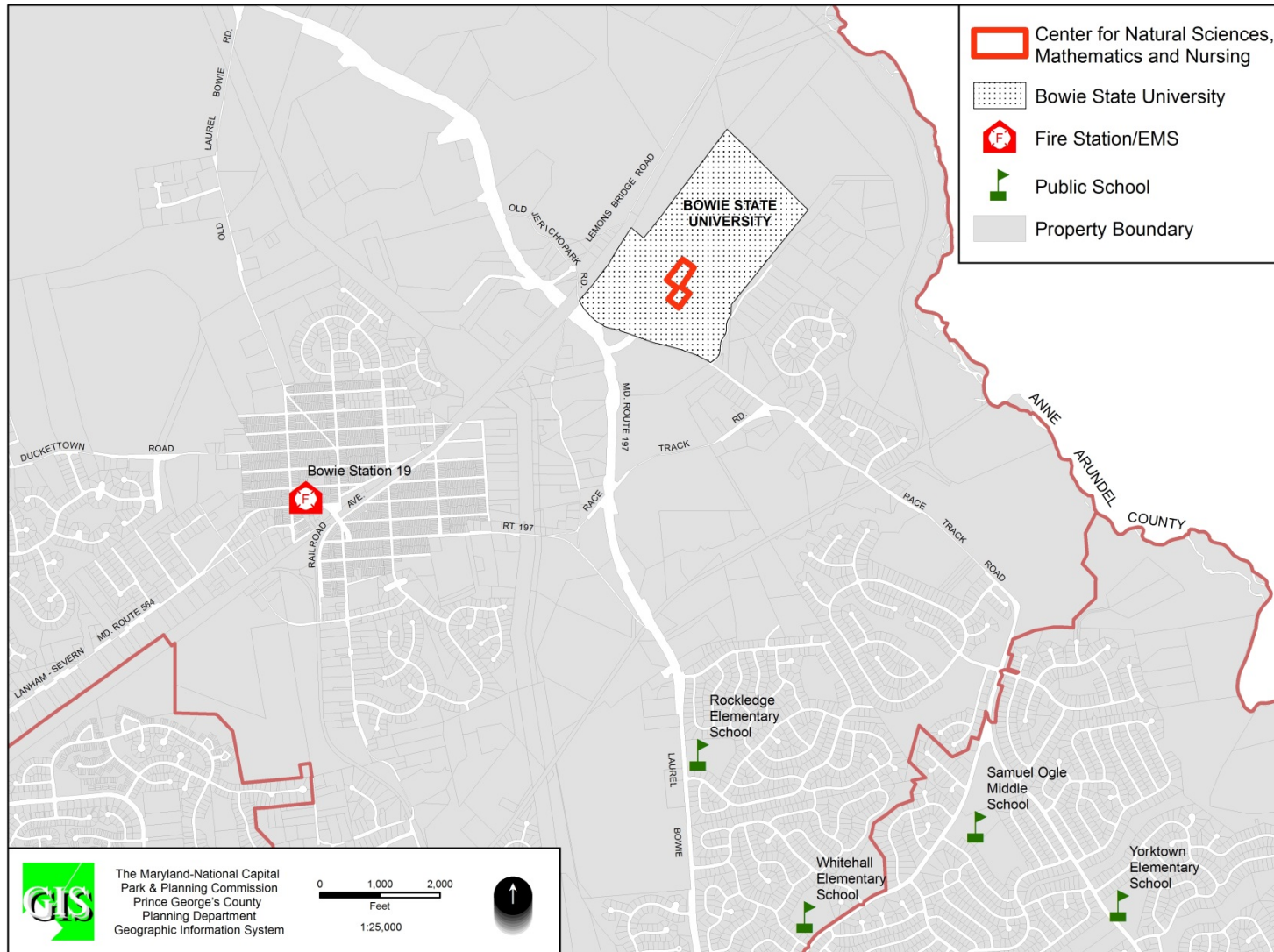
# GENERAL CAMPUS LOCATION



## BSU - EXISTING ZONING



# BSU – EXISTING PUBLIC FACILITIES





# AERIAL VIEW OF BSU CAMPUS/EXISTING BUILDINGS





## **EXISTING CRAWFORD SCIENCE BUILDING ( TO BE DEMOLISHED)**



## **EXISTING WISEMAN STUDENT CENTER (TO BE DEMOLISHED)**



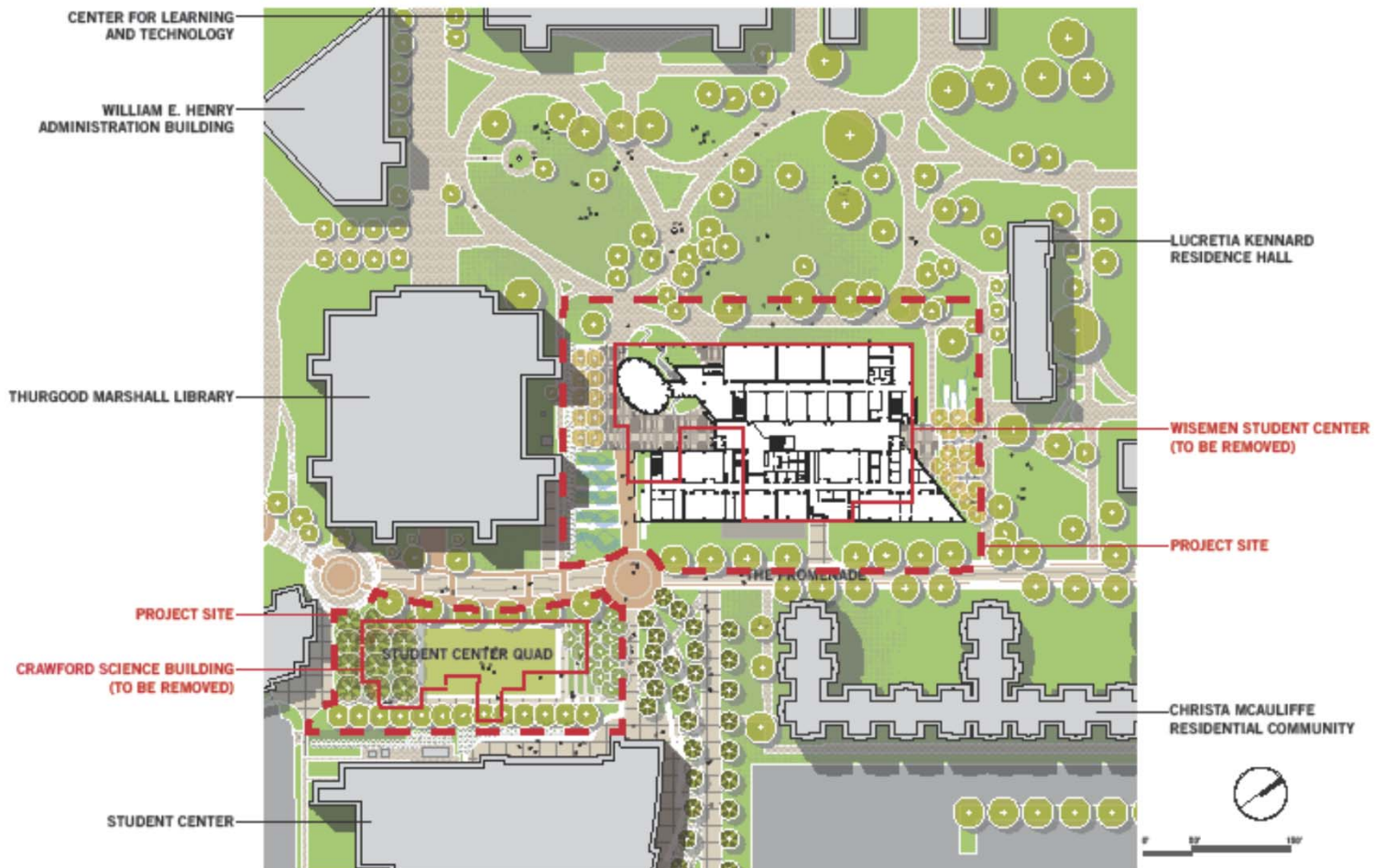


# AERIAL VIEW OF PROPOSED CNSMN SITE EXISTING CAMPUS DEVELOPMENTS





# PROPOSED CNSMN SITE DEVELOPMENT



# **PROPOSED CNSMN BUILDING ARTIST RENDERING -VIEW FROM THE PROMENADE**



**BOWIE STATE UNIVERSITY EXISTING BUILDINGS**

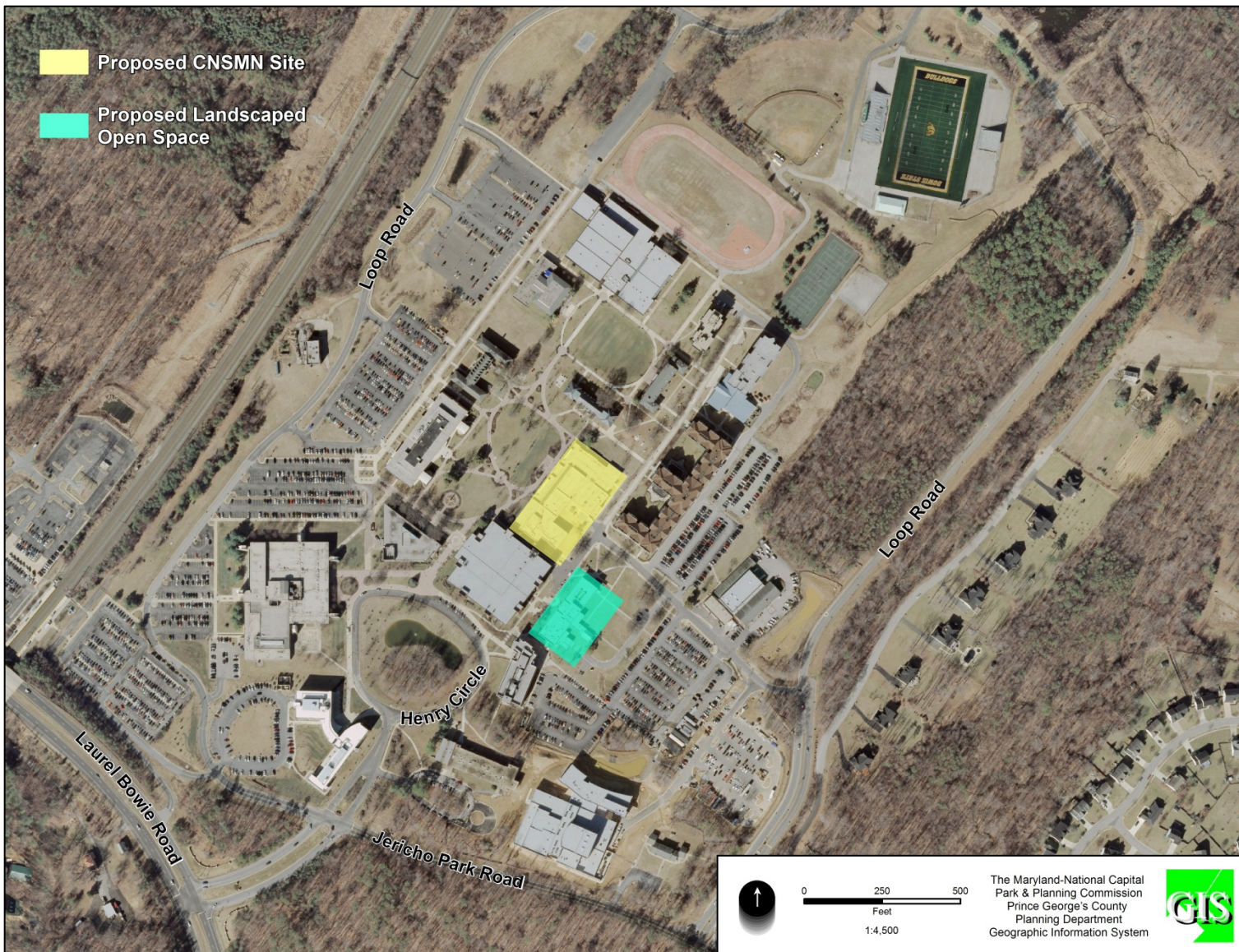
**AND**

**THE LOCATION OF PROPOSED CNSMN BUILDING**

**STAFF CONCERNS**

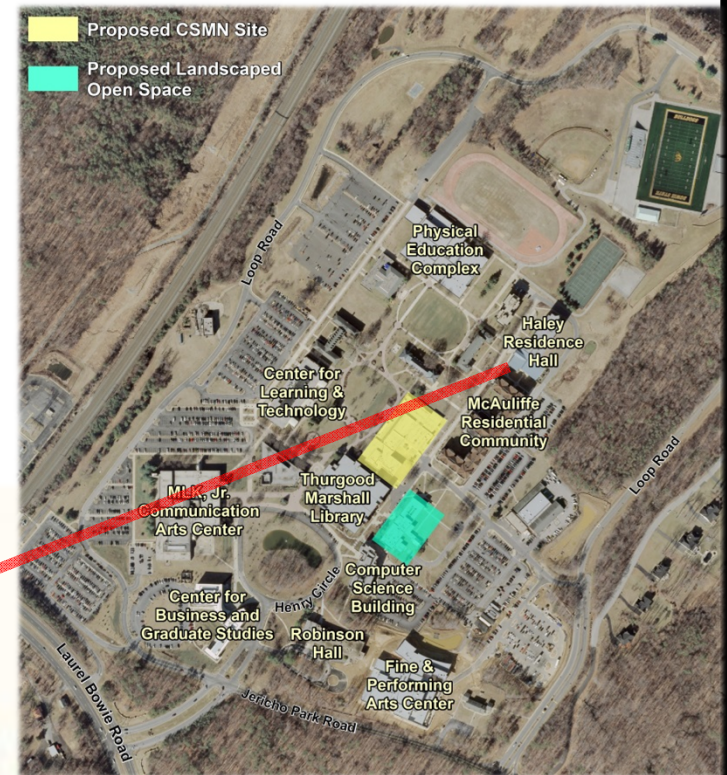


# AERIAL VIEW OF PROJECT SITE AND PROPOSED STUDENT QUAD





# Alex Haley Residence Hall



# Center for Business & Graduate Studies



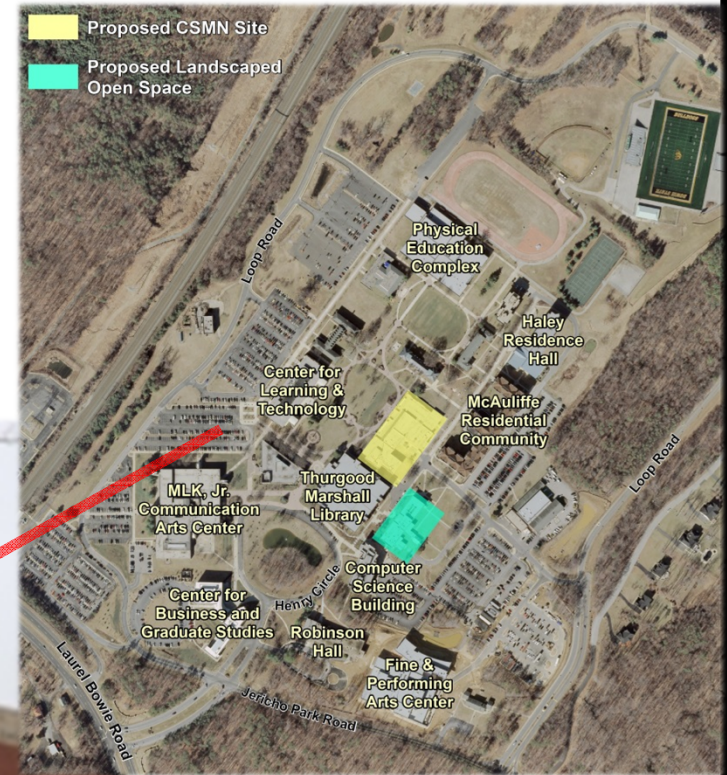
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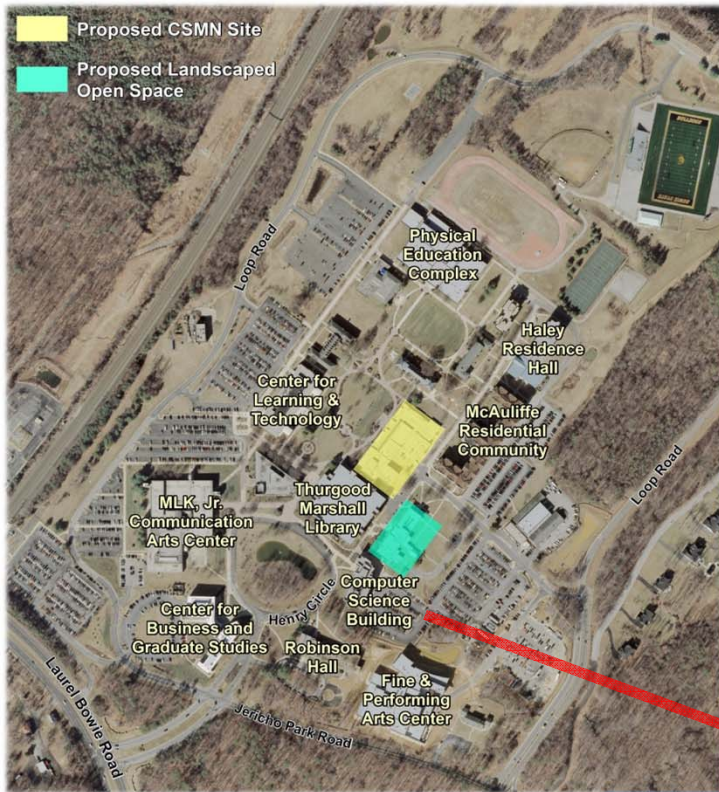


# Center for Learning & Technology



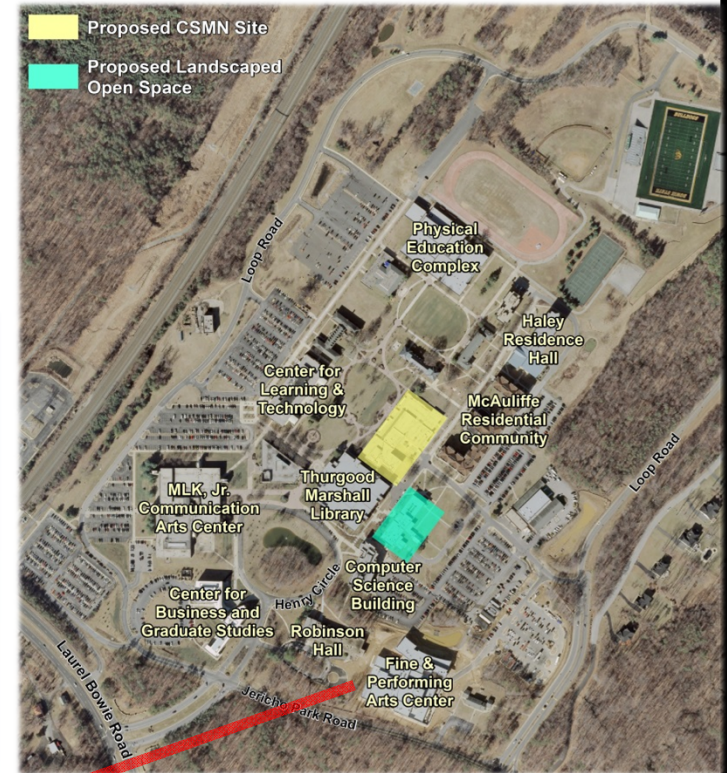


# Computer Science Building



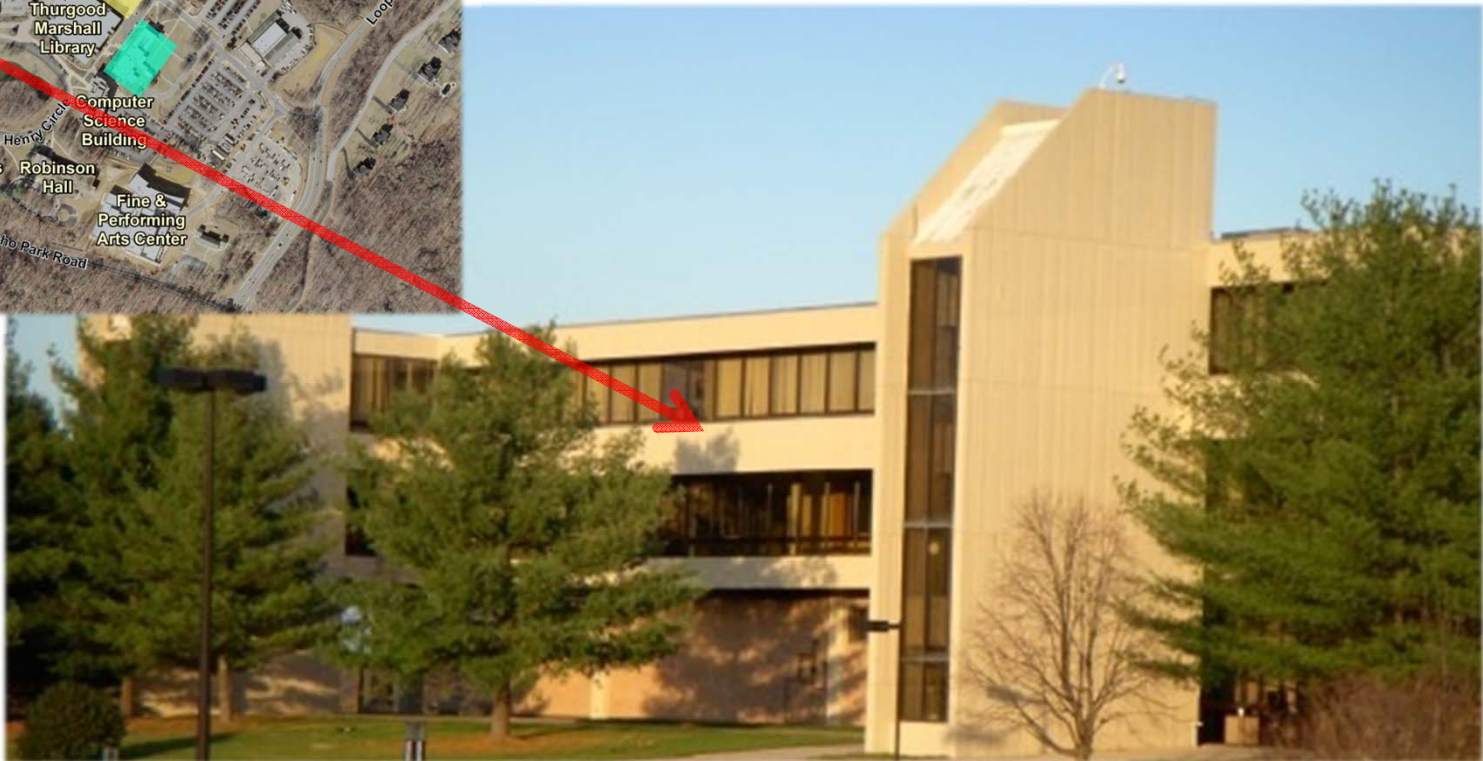
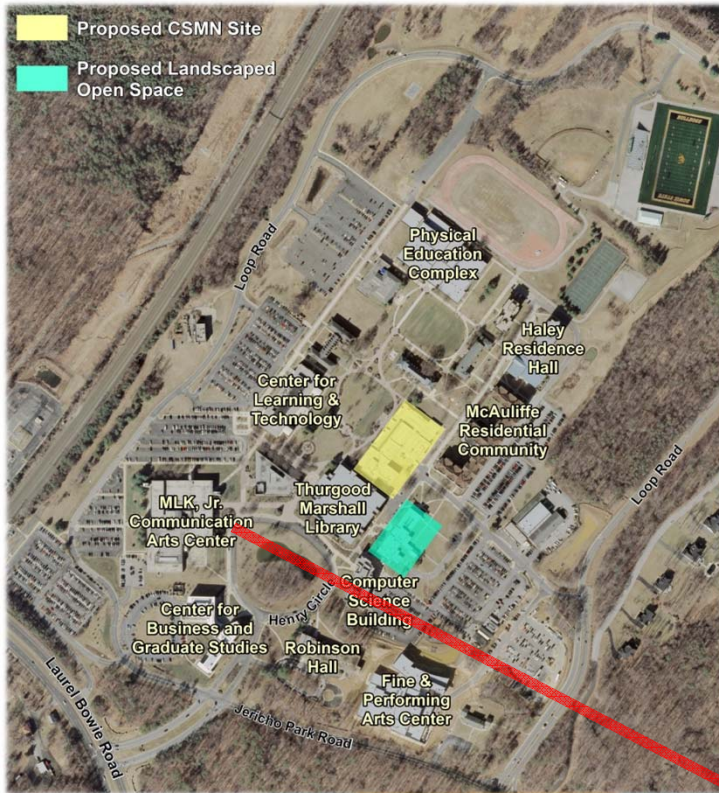


# Fine & Performing Arts Center





# Martin Luther King, Jr. Communication Arts Center



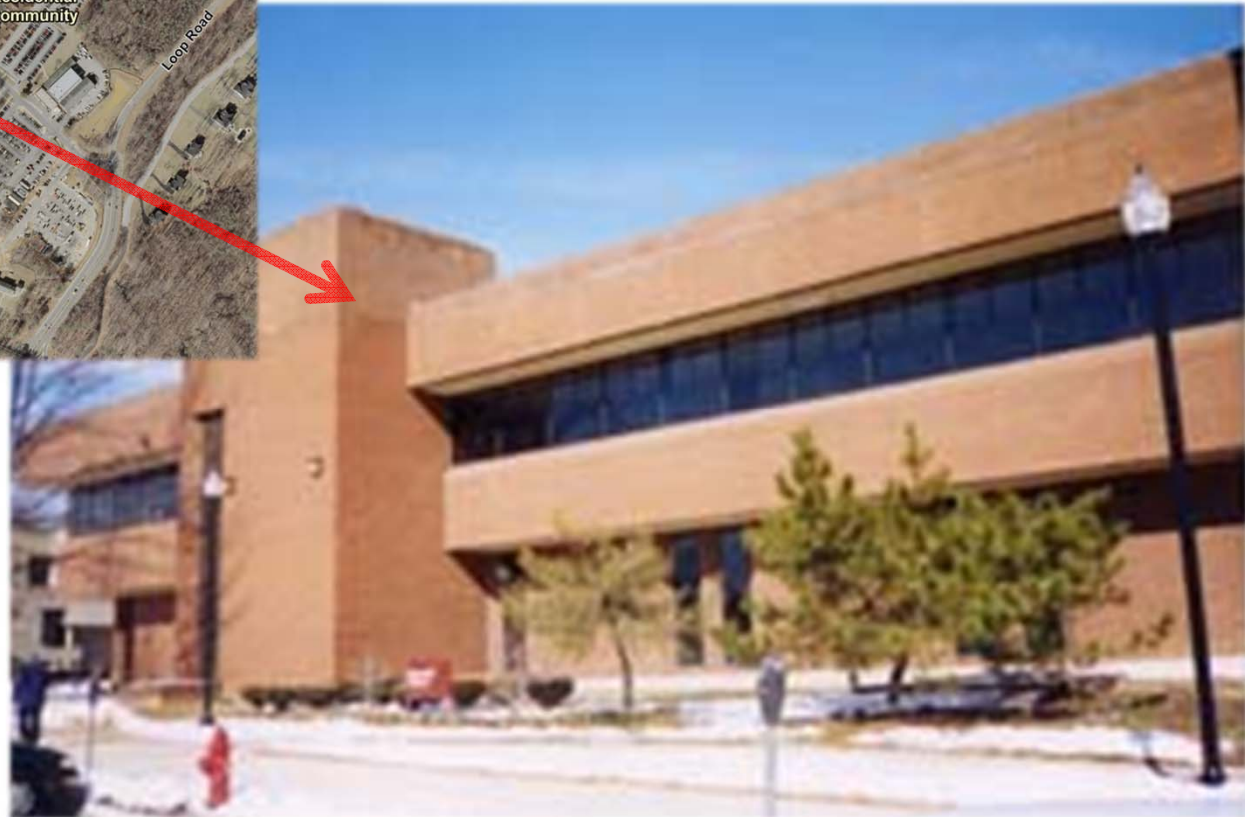


# McAuliffe Residential Community





# Thurgood Marshall Library





# PROPOSED CNSMN SITE AND ADJACENT USES

## STAFF CONCERNS

- The location of the proposed building is too removed from Jericho Park Road, and fails to create an outward orientation of the campus onto the surrounding public rights-of-way which are currently fronted mostly by surface parking lots.
- There are potential conflicts between the building's loading area facing the residential complexes to the east and current pedestrian traffic.
- The proposed landscape lacks a diversity in plant species and shrubs.

# PROPOSED CNSMN - STAFF CONCERNS

## STAFF CONCERNS - continued

- The proposed multiple seating walls to the north side of the building do not add any architectural value to the building.
- There is a need for an outdoor gathering space between the proposed building and the residence hall to the north.
- There is no physical and visual link between the entry plaza at the southern end of the building and the northern edge of the adjacent library.
- The proposed architectural elevations might be simplified.

# PROPOSED CNSMN FACILITY

## STAFF RECOMMENDATIONS

1. The University should consider locating the proposed building to the southern end of campus, closer to Jericho Park Road. This will expand the existing central campus green space and create an outward orientation of the campus onto the surrounding public rights-of-way, which is currently mostly fronted with parking lots.
2. The University should address the potential conflict between the location of the proposed building's loading area off of the main pedestrian promenade (through campus), and facing the residential complex to the east by enhanced screening and other mitigation of the negative impacts resulting from placing the loading area near a residential area with a lot of pedestrian traffic.
3. The proposed 2,000 shrubs and 5,000 groundcover plants should include more than two different species of each. Additional types of shrubs and groundcover plants should be included to diversify the vegetation and landscape design.

# PROPOSED CNSMN FACILITY

## STAFF RECOMMENDATIONS - continued

4. The multiple seating walls on the north side of the proposed building should be removed, since they do not add any architectural value to the building.
5. The University should consider creating an outdoor gathering space closer to the northwest corner of the building where it will get more sunlight, and design it to create a link between the proposed building and the residence hall to the north.
6. The entry plaza at the southern end of the building should be extended to incorporate the northern edge of the adjacent library building, creating a physical and visual link between the two buildings.
7. The University should simplify the architectural design elevations of the building to address the overly busy grid pattern by introducing some solid areas to improve the overall design.

# **MANDATORY REFERRAL REVIEW BOWIE STATE UNIVERSITY (BSU)**

**PROPOSED CENTER FOR NATURAL SCIENCE, MATHEMATICS  
AND NURSING (CNSMN)**

**THIS CONCLUDES THE STAFF PRESENTATION**

**ANY QUESTIONS?**

**STAFF REQUEST:**

**AGENDA ITEM: 10  
APPLICATION: MR-1401F**