



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

October 25, 2013

The Honorable Andrea C. Harrison, Chair  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: Preliminary General Plan (*Plan Prince George's 2035*)

Dear Chair Harrison:

On Monday, October 21, 2013 the Bowie City Council conducted a public hearing regarding the Preliminary General Plan. The City Council voted unanimously to support the proposed Plan because *Plan Prince George's 2035* creates a new concept for growth management and planning that will help the County focus its resources on priority districts, while attempting to ensure quality development of the remaining portions of the County in a responsible manner.

The City Council further recommends the following changes:

- 1. An additional Land Use strategy (new LU9.4) should be added under Established Communities (Policy 9 on page 93) to include specific concepts, policies and strategies necessary to create Neighborhood Conservation Areas. Neighborhood Conservation Areas are communities where existing character is fixed and stable and little potential exists for infill development or redevelopment. This initiative would address threats of "tear downs" and "mansionization", as well as incompatible re-subdivisions like the recent "Buckingham at Belair" application that came before the Planning Board.**
- 2. The Land Use policy dealing with Regional and Municipal Coordination (Policy 13 on page 95) should include a new strategy (new LU13.4) that discusses the potential for municipalities to take on a greater role in land use planning and administration.**
- 3. Transportation and Mobility Policy 3, Strategy TM3.1 (on page 120), which references Traffic Level of Service standards contained in Table 19 on page 116 should be amended to require a Level of Service standard "D" rather than "E" for Suburban Centers. The City Council has always opposed a lowering of the Level of Service standard from "D" to "E" within activity centers.**
- 4. Natural Environment Policy 6 (Lighting, on page 135) regarding light pollution and the proposed amendment to the County Code to include lighting standards for**

Letter to Chair Harrison re: Preliminary General Plan

appropriate development activities is specifically supported by the City. The City Council recommended adoption of such standards and policies in the 2002 General Plan amendment. The County can only achieve the results intended in Policy 6 by making these standards requirements of the Zoning Ordinance and enforcing them on private properties.

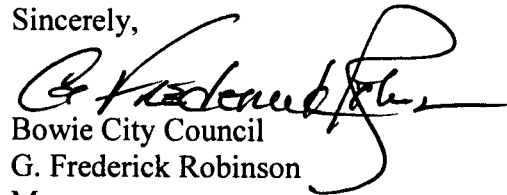
5. Under Implementation, Plan Administration Policy 3 should be revised to include the following specific strategy (as new S3.4):

*Establish enabling legislation that permits the elected municipal body to function in the role of the Planning Board for master plan preparation and development review within their jurisdiction, similar to the way in which the County Council serves in both legislative and administrative capacities.*

The City Council is very pleased with the approach taken in preparing this General Plan update, and we believe *Plan Prince George's 2035* is a credible growth policy document that will effectively and carefully guide future investment in our county. As you begin to make some monumental decisions regarding the "Blueprint for Tomorrow" in the coming months, we ask you to remember the strong desire of many municipal leaders throughout the County to work cooperatively and to share a role in planning and zoning decision making in their jurisdictions.

Thank you for the opportunity to provide public hearing comments on the *Plan Prince George's 2035*.

Sincerely,



Bowie City Council  
G. Frederick Robinson  
Mayor

cc: The Honorable Ingrid M. Turner ✓  
The Honorable Derrick Leon Davis ✓  
Mr. Kierre McCune, MNCPPC Project Manager ✓

RF  
CF 10/25 MB