ACTIVATING OLD TOWN BOWIE
WITH NEW FAMILIES, PROGRAMMING & CONNECTIVITY

GUIDING PRINCIPLES

- Improve Walkability & Connectivity
  Improve neighborhood walkability and connectivity with street grid and sidewalk extensions and better access to multi-modal transit.

- Respond to the Context
  Respond to the context by incorporating single family residential immediately adjacent to existing homes and locating missing middle housing typologies to transition to larger Bowie context and/or multi-family/mixed use building(s).

- Connect to Public Amenities
  Utilize the stream corridor and natural assets as opportunities to connect new and existing residents to existing public amenities.

- Design Open Spaces
  Design open spaces to incorporate improvements such as adequate sidewalks, pedestrian crossings, stormwater treatment, landscaping, and street trees.

- Create a Sense of Place & Activate
  Create a sense of place and activate the neighborhood for visitors and new residents with active programming and community amenities.

- Strengthen Old Town Bowie Appeal
  Strengthen Old Town Bowie appeal and catalyze new development through full utilization of the site and building upon Old Town architecture.

CONCLUSIONS

- Affordable, senior and workforce housing development is viable w/a mix of market rate

- In addition, depending upon the amount of market rate housing the City can provide other incentives such as:
  - Reduce land cost
  - Subsidies for the developer/buyer
  - Grants
  - Waiver of fees

- Density can be accommodated with consideration of context, utilizing grade and site conditions to minimize building impacts.

- The context supports an opportunity for an integration of an authentic Old Town Bowie development.