



BOWIE STATE MARC STATION JOINT DEVELOPMENT PROJECT

The Bowie State MARC Station Joint Development (JD) project represents a key opportunity to advance the State of Maryland's Transit-Oriented Development (TOD) which has been identified as a main priority under Governor Moore's 2024 State Plan and reinforced by the Governor's Executive order to address Maryland's affordable housing crisis. Located on the MARC Penn Line and directly adjacent to Bowie State University (BSU), the 4.6-acre state-owned site offers the potential to create a vibrant, mixed-use community integrated with the growing BSU campus. Redevelopment of state-owned and adjacent land could yield more than 400 housing units, support up to 670 construction jobs, and generate an estimated \$108 million in state and local tax revenue and will deliver affordable housing, unlock long-term economic development, and enhance access to transit.

Following the completion of the Penn Line TOD Strategy in October 2024, the Bowie State MARC Station Joint Development project has been shaped by a series of strategic partnerships. These include a Memorandum of Understanding (MOU) between MDOT, BSU, and the Prince George's County Revenue Authority to coordinate site planning and redevelopment, as well as an interagency MOU between MDOT and the Maryland Department of Housing and Community Development to align financing tools and programs to support TOD.

Building on this foundation, MDOT released a Request for Proposals on August 7 seeking to identify a qualified joint development partner to lead the project. The selected developer will be responsible for leading the site's master planning, completing due diligence, advancing designs for both station-related infrastructure and private development, and constructing an initial affordable housing phase targeted for delivery by Q1 2027.

Proposals are due October 14, 2025, with all information and solicitation materials available on the project website found here: <https://www.mdot.maryland.gov/tso/pages/index.aspx?PageId=227>

