

APPROVED

BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN

March 8, 2022

Updated June 2024



Abstract

Date	March 8, 2022
Title	<i>2022 Approved Bowie-Mitchellville and Vicinity Master Plan</i>
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The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* is the approved area master plan for Planning Areas 71A, 71B, 74A, and 74B. The Approved Bowie-Mitchellville and Vicinity Master Plan supersedes the 2006 *Approved Master Plan for Bowie and Vicinity* and the 2010 *Approved Bowie State MARC Station Sector Plan*. This plan amends portions of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and other Countywide functional master plans within Planning Areas 71A, 71B, 74A, and 74B.

This master plan was formulated over a 17-month period, guided by a detailed Public Participation Plan that included meetings with, and feedback from, residents, property owners, business owners, public agencies, and other stakeholders. This master plan contains the community's vision for Bowie-Mitchellville and Vicinity along with goals, policies, and strategies to implement the vision through the eight planning elements identified in Plan 2035 as well as an additional element, Comprehensive Zoning.

The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* recommends directing future growth to the Plan 2035-designated Bowie Local Town Center (at the US 50/301 and MD 3 interchange) and Bowie State University MARC Campus Center, expanding economic development opportunities along MD 450 at Free State Shopping Center/Bowie Marketplace, and the Collington Local Employment Area, revitalizing Old Town Bowie, and strategically investing along US 301/MD 3, MD 450, and MD 197. The plan recommends preserving rural character and sensitive environmental features within the County's Rural and Agricultural Area. The plan includes land use concepts and illustrative sketches for parts of Bowie Local Town Center, Bowie State University MARC Campus Center, Old Town Bowie, and Free State Shopping Center/Bowie Marketplace. The plan also includes an implementation matrix, clearly illustrating the timeline, and necessary partnerships to implement the vision for Bowie-Mitchellville and Vicinity over the next 25 years.

NOTE: Administrative changes identifying spelling errors, typos, mismatched addresses and tax IDs, and street name updates were applied in April 2023 to Tables 10, 12, 16, 17, 24, and F-3 (see BMVMP AC 2023-04 - Signed.pdf for list of changes). Updates to maps and minor additional administrative changes were applied in June 2024 (see BMVMP AC 2023-05 - Signed.pdf for list of changes).

APPROVED

\$15.00

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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

March 8, 2022

Updated June 2024

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
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Prince George's County



Angela Alsobrooks
County Executive

County Council

The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and resident involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, residents, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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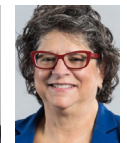
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Foreword

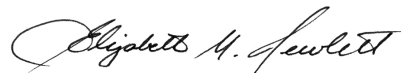
The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. This plan:

- Provides a vision for the City of Bowie and portions of the Mitchellville and Collington areas and describes how the plan area will grow and evolve over the next 25 years.
- Recommends creation of a university-focused, mixed-use community at the Bowie State University MARC Campus Center.
- Identifies strategies to achieve economic success for this area of Prince George's County by recommending an increased mix of land uses at the Bowie Local Town Center, expanding economic development opportunities at the Free State Shopping Center/Bowie Marketplace area along MD 450 (Annapolis Road) and at the Collington Local Employment Area, revitalizing Old Town Bowie, and strategically investing along US 301/MD 3 (Robert Crain Highway), MD 450 (Annapolis Road), and MD 197 (Collington/Laurel Bowie Road).
- Recommends expansion of employment opportunities in critical growth industries, such as health care, higher education, and transportation, logistics, and warehousing, at Bowie Local Town Center, BSU MARC Campus Center, and the Collington Local Employment Area.
- Recommends the creation of a more diverse housing stock that attracts new residents while retaining existing ones.
- Recommends continued preservation and protection of important environmental resources and scenic, rural, and agricultural areas.

This is a comprehensive master plan that contains recommendations for Land Use and Comprehensive Zoning, Economic Prosperity, Transportation and Mobility, Natural Environment, Housing and Neighborhoods, Community Heritage, Culture, and Design, Healthy Communities, and Public Facilities specific to Bowie-Mitchellville and Vicinity, and a matrix that identifies the time frame and responsible entities for implementation. The plan is organized by plan element and then further organized by geographic area, with policies and strategies applicable to the entire plan area, followed by policies and strategies applicable to Plan 2035 Growth Policy Areas and Centers, and other policies and strategies applicable to key opportunity areas and corridors.

The Prince George's County Planning Board and the District Council held a duly advertised joint public hearing on October 4, 2021 to solicit comments from property owners and residents. All comments and recommendations presented at the public hearing became a matter of public record. The Bowie-Mitchellville and Vicinity Master Plan was approved by the District Council on March 8, 2022.

Sincerely,



Elizabeth M. Hewlett, Chairman
Prince George's County Planning Board

