

Plan Progress Report

Approved Bowie-Mitchellville and Vicinity Master Plan

Date Plan Approved: March 8, 2022

Date of Progress Report: September 22, 2025

Councilmanic Districts: 4, 6, 9

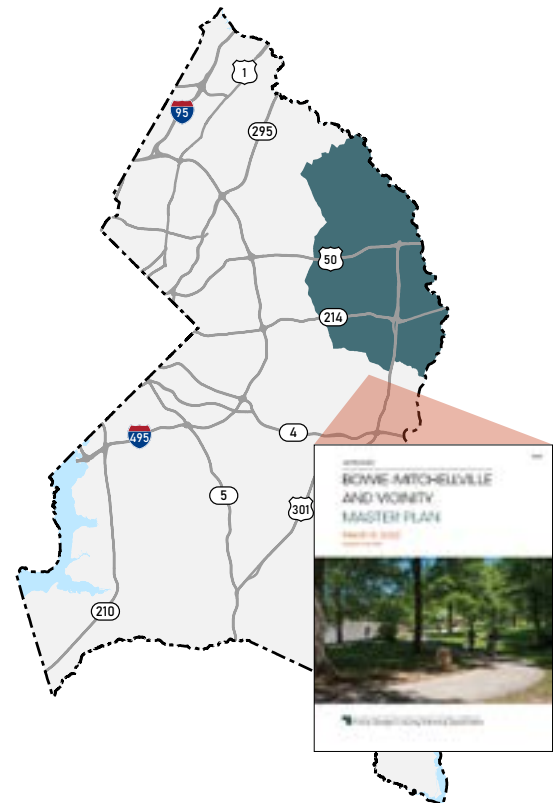
Progress Summary

The Approved Bowie-Mitchellville and Vicinity Master Plan contains 601 recommendations, primarily focused on transportation and mobility, land use, and public facilities.

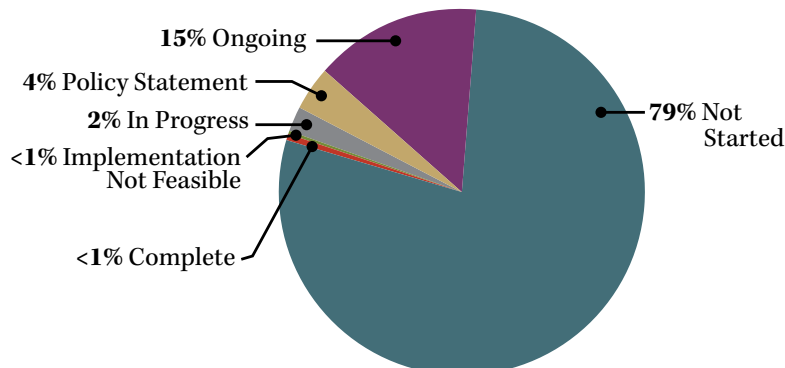
Since its adoption in 2022, less than 1 percent (1) of the recommendations have been completed, 2 percent (10) are in progress, and 15 percent (90) are ongoing. Approximately 79 percent (473) have not yet had action taken.

Some highlights of completed recommendations include:

- Phase II plans to develop 10th Street Park and Bowie Heritage Trail were completed.
- A Sectional Map Amendment was completed in 2024.



Plan Recommendation Status



Suggested Next Step(s)

- ☐ Review in 2028
- ☒ Major/Minor Plan Amendment
- ☐ Replace
- ☐ Consolidate

More information about this recommendation can be found at the end of the report.

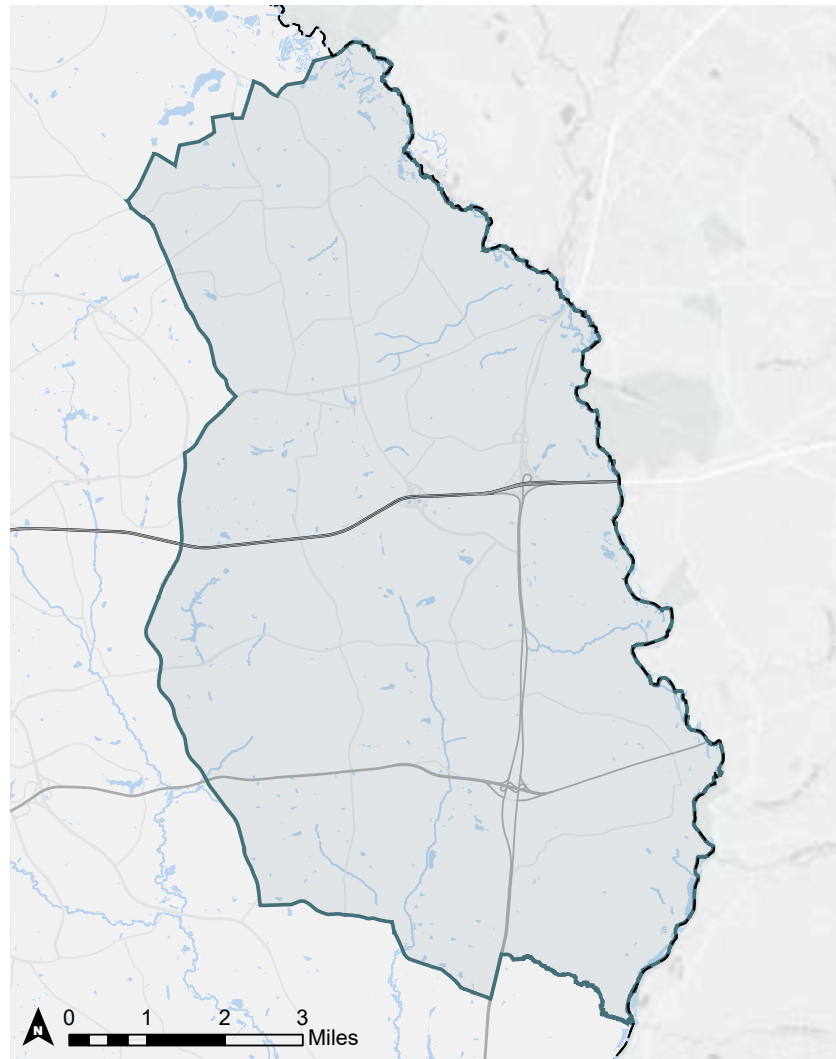
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The approved Bowie-Mitchellville and Vicinity Master Plan area centered on the City of Bowie and vicinity, and was bounded by Glenn Dale Boulevard to the west, Patuxent Research Refuge to the north, Anne Arundel County to the east, and Leeland Road and the District Branch stream valley to the south. The plan area has not been superseded by any other plans since adoption.

-  **As-Approved Plan Area**
-  **Superseding Plans**
-  **Superseded Plans**
-  **Metrorail Lines and Stations**

As-Approved Plan Area and Related Plan Boundaries



Plan Area Summary

Plan Area

The Bowie-Mitchellville and Vicinity Master Plan area consists of approximately 59 square miles (37,760 acres), including 20 square miles (12,800 acres) within the City of Bowie. This plan covers portions of Councilmanic Districts 4, 6, and 9 and Planning Areas 71A (Mitchellville and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity) in Subregion 3 in the northeastern portion of the county. The area consists of approximately 59 square miles (37,760 acres); of this area, 20 square miles (12,800 acres) are within the City of Bowie. The plan area covers portions of Plan 2035's Rural and Agricultural Areas and Established Communities, and includes two Plan 2023 Local Centers: Bowie State University (BSU) MARC Station Campus Center and Bowie Local Town Center.

Plan Area Aerial with Key Locations Highlighted



Focus Areas and Goals

- 1 Bowie Local Town Center:** the primary location in the plan area with potential for economic growth. Grow into a more walkable environment with a mix of complementary uses.
- 2 BSU MARC Campus Center:** promote transit-oriented development and improve pedestrian connectivity.
- 3 Collington Local Employment Area:** continue to serve as an important industrial center.
- 4 Old Town Bowie:** improve its vibrancy and accessibility for nearby residents and surrounding communities. Preserve historic character and attract infill development.
- 5 MD 450 Corridor:** support the creation of a vibrant and active corridor along MD 450 using traffic calming strategies and improved public transit access.
- 6 MD 197 Corridor:** Increase safety and connectivity and expand its commercial market.
- 7 US 301/MD 3 Corridor:** provide opportunities to improve regional access to the area, especially access to Collington Local Employment Area.

SOURCE: M-NCPPO AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision

In 2047, Bowie-Mitchellville and Vicinity is a place where people want to live, work, play, and stay. It meets the diverse needs of a wide range of residents and visitors and is distinguished by vibrant, walkable, mixed-use destinations that support active lifestyles; convenient access to community amenities for all; a range of entertainment options; a variety of housing types suitable for all age groups and incomes; a robust and diversified economy; safe, healthy, and sustainable communities; quality parks and recreation opportunities; active agricultural areas; restored environmental resources; and a rich historic character and culture.

Plan Goals

The plan has a variety of goals that all aim to support the related Plan 2035 goals, which are as follows:

Land Use: Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources.

Economic Prosperity: Create a diverse, innovative, and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax base.

Transportation and Mobility: Provide and maintain a safe, affordable, accessible, and sustainable multimodal transportation network that supports the County's desired land use pattern and Plan 2035 goals.

Natural Environment: Preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.

Housing and Neighborhoods: Provide a variety of housing options—ranging in prices, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.

Community Heritage, Culture, and Design: Create walkable places that enable social interaction and reflect community character, and preserve and promote our cultural, historic, and rural resources to celebrate our heritage.

Healthy Communities: Create safe, connected communities that promote active lifestyles and provide convenient access to healthy foods.

Public Facilities: Enhance the quality of life and economic competitiveness of Prince George's County through the efficient, equitable, and strategic siting of education, public safety, water and sewer, solid waste, and parks and recreation facilities.

Plan Highlights

The 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. Two additional focus areas, Collington Local Employment Area and Old Town Bowie, present opportunities for revitalization via the expansion of employment and housing options, as well as improvements to transportation connections. The plan recommends preserving rural character and sensitive environmental features within the County's Rural and Agricultural Area. There are also recommendations related to improving three major corridors: MD 450, MD 197, and US 301/MD 3. Actions revolve around enhancing mixed-use options and improving pedestrian and bicycle networks.

Measuring Success

To track the success of the 2022 Bowie-Mitchellville and Vicinity Master Plan over time, the document identifies the following metrics and goals:

Indicator	Target	Progress
 Retail Sales by Shopping Center	Increase	No data available as of December 2025
 Percent of multifamily and townhouses of overall housing stock ¹	Increase	Percent as of 2022: 24.5% Percent as of 2025: 25.3% <i>Increase</i>
 Number of Dwelling Units in the BSU MARC Campus Center ¹	Increase	Units as of 2022: 6 Units as of 2025: 6 <i>No change</i>
 Single-Occupant Vehicle (SOV) Mode Share ²	Decrease	SOV mode share 2022: 64.4% SOV mode share 2023: 61.8% <i>Decrease</i>
 Number of Jobs ³	Increase	Total jobs in 2022: 26,544 2023-2025 data not available <i>Change cannot be calculated</i>
 Number of Workers Leaving the Plan Area ³	Decrease	Total workers in 2022: 43,364 2023-2025 data not available <i>Change cannot be calculated</i>
 Market Value of Agricultural Products Sold	Increase	No data available as of December 2025

SOURCES:

1 — PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, PROPERTYINFO; ONLINE REAL ESTATE SITES; IMAGERY.

2 — THE U.S. CENSUS BUREAU, 2022 AND 2023 ACS 5-YEAR ESTIMATES.

3 — THE U.S. CENSUS BUREAU, LONGITUDINAL EMPLOYER-HOUSEHOLD DYNAMICS (LEHD).

Where Are We Now?

Population¹

PLAN AREA

2010: 89,914

2020: 99,114



+10.2%



COUNTY

2010: 863,420

2020: 967,201



+12.0%



Housing²

TOTAL UNITS

+7.9%

2010:
32,936

2020:
35,521

PLAN AREA

+9.7%

2010:
328,182

2020:
359,957

COUNTY

OCCUPANCY RATE (PLAN AREA)



+0.9%

95.5%
2010

96.3%
2020

HOMEOWNERSHIP RATE (PLAN AREA)

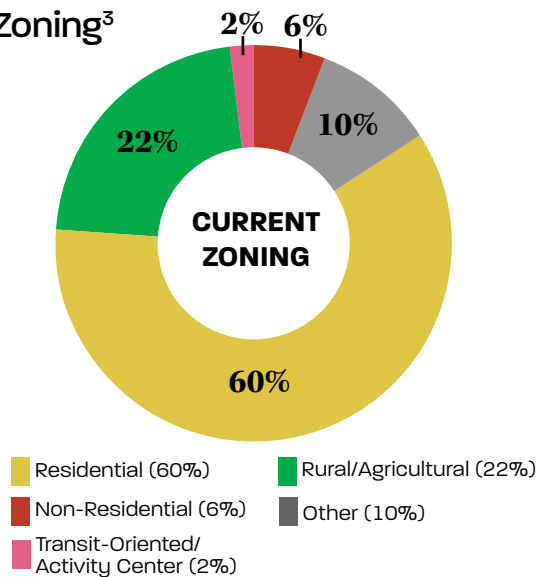


+2.0%

76.8%
2010

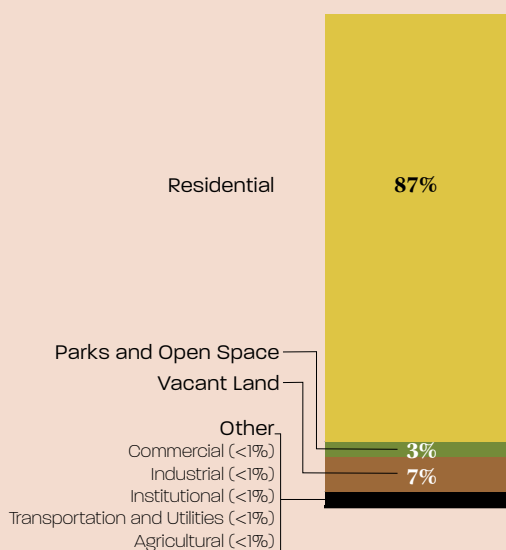
78.3%
2020

Zoning³

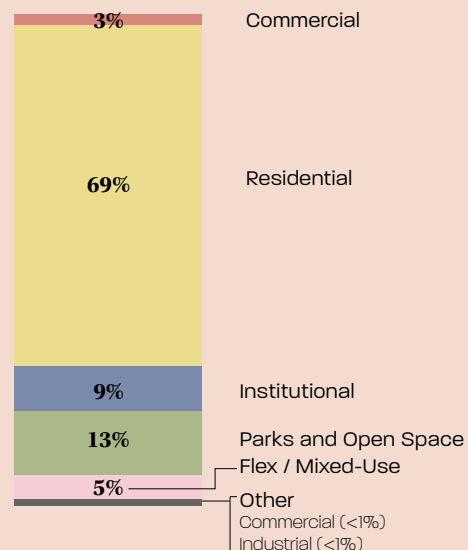


Land Use

CURRENT LAND USE⁴



PLANNED FUTURE LAND USE⁵



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.

SOURCES: 1 — 2010 AND 2020 DECENNIAL CENSUS; 2 — 2010 AND 2020 DECENNIAL CENSUS; 3 — 2025 COUNTY DATA; 4 — 2025 COUNTY PARCEL DATA; 5 — 2025 COUNTY PLANNING DATA. ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

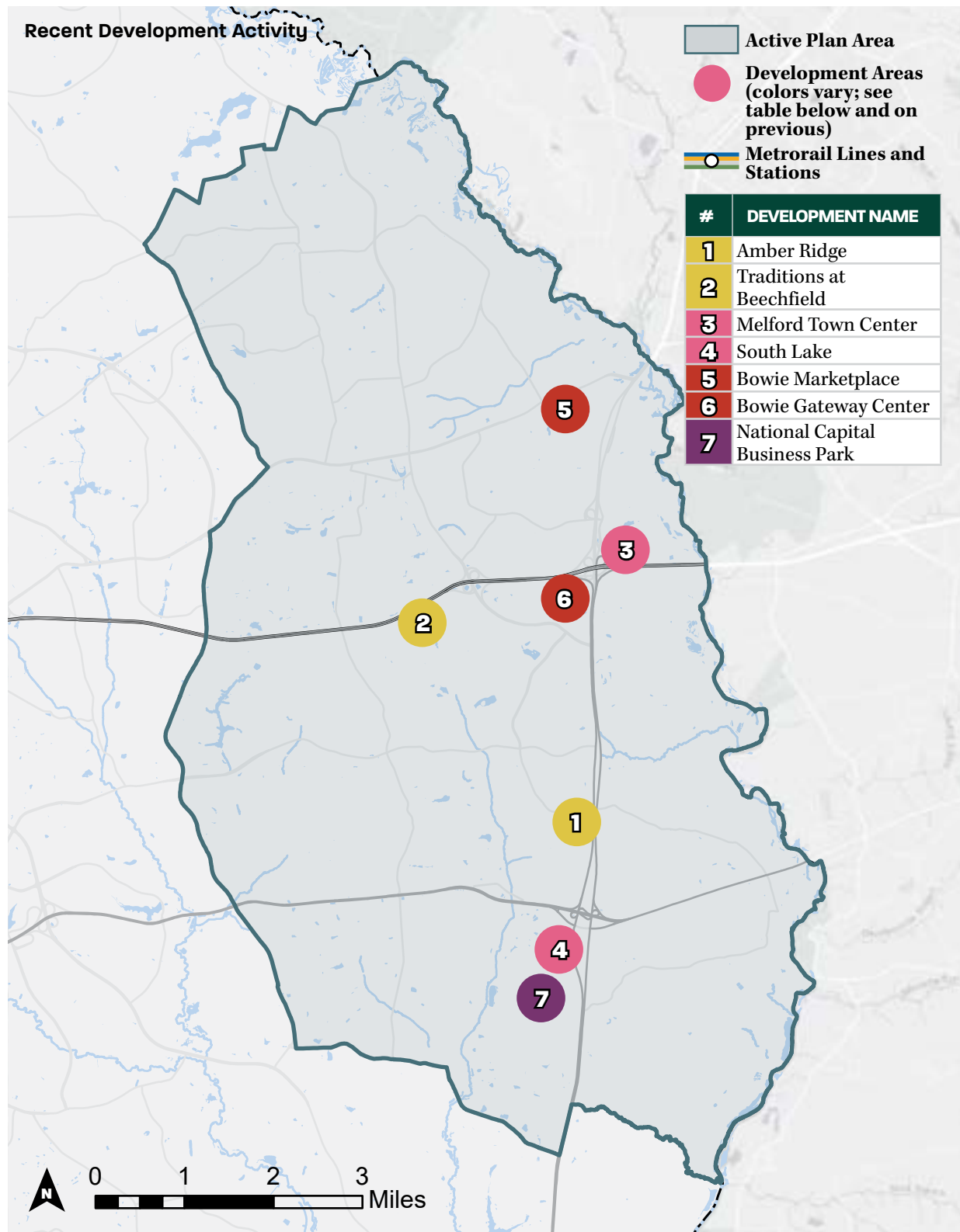
Development Activity

Development is occurring across the plan area in a manner that reflects the wider variety of character areas across the transect found within the Bowie-Mitchellville area. Development potential is centered around employment centers and mixed-use nodes such as the Collington Local Employment Area, Old Town Bowie, Bowie Local Town Center, and Bowie State University MARC Campus Center, and along the key MD 450, MD 197, and US 301 corridors. Large parcels of low- to medium-density and intensity residential and mixed-use development, along with large office and industrial developments, have been the most notable.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Amber Ridge	187 units constructed	
2	Traditions at Beechfield	186 units constructed, 305 in the pipeline	
Mixed-Use/Flex			
3	Melford Town Center	400 units constructed, 1393 in the pipeline	8,167 SF constructed, 68,105 in the pipeline
4	South Lake	686 units constructed, 349 in the pipeline	6,150 SF constructed, 894,506 in the pipeline
Retail/Services			
5	Bowie Marketplace		275,100 SF constructed
6	Bowie Gateway Center		9,175 SF constructed
Industrial			
7	National Capital Business Park		3,500,000 SF under construction

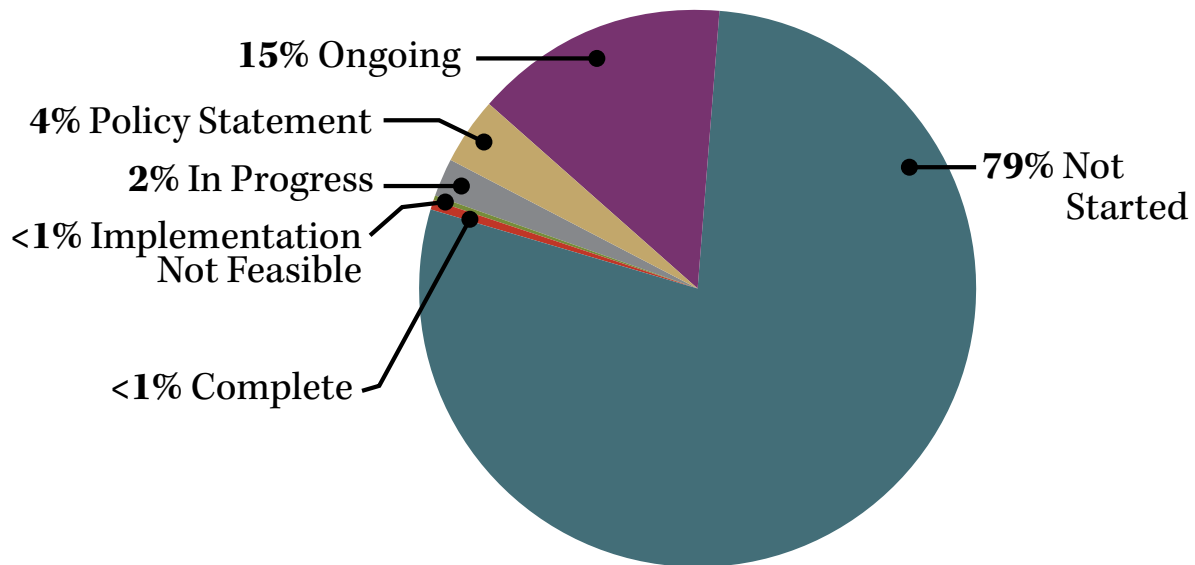
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE OF ALL DEVELOPMENT IN THE COUNTY AND MAY NOT REFLECT THE MOST UP-TO-DATE BUILDOUT INFORMATION. THE PRIMARY SOURCE OF DEVELOPMENT ACTIVITY INFORMATION IS THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT DEVELOPMENT PIPELINE DATASET, WHICH WAS UPDATED THROUGH AUGUST 2022. DEVELOPMENT PIPELINE VALUES INCLUDE THE NUMBER OF RESIDENTIAL UNITS AND THE GROSS FLOOR AREA IN SQUARE FEET OF COMMERCIAL DEVELOPMENT THAT HAVE BEEN BUILT, AS WELL AS THE AMOUNT LEFT TO BE BUILT. ADDITIONAL DATA SOURCES THAT WERE USED TO IDENTIFY DEVELOPMENT ACTIVITY INCLUDE THE COUNTY'S DEVELOPMENT APPLICATION REVIEW TRACKING SYSTEM (DARTS), LOCAL MUNICIPALITY WEBSITES, AND NEWS ARTICLES.

Development Activity



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS¹



Liberty Sports Park opened in fall 2022. The park has 10 fields that can accommodate multiple sports, and is located near South Lake, a planned mixed-use community.



Sandy Hill Park renovations were completed in summer 2025. The park now includes redesigned fields, ADA-accessible trails, and more.

KEY UPCOMING PROJECTS



Reconstruction of the **Chestnut Avenue Bridge** is underway as of late 2024.



The **Green Branch Athletic Complex** is currently in the design phase. In addition to sports fields, it will also include a pavilion, a playground and interpretive learning area, and a large rain garden.

Challenges

- **Loss of a tourism driver:** With the announcement that Six Flags Great America will close in November 2025, the plan area is losing a tourism center as well as an employment driver. While this presents a new opportunity to rethink that area, changes are not currently considered in the master plan.

¹ Constructed projects highlight infrastructure, community amenities, or other projects that have been built since plan approval.

Next Steps

Near-Term Opportunities

This is one of the most recently-approved comprehensive plans in Prince George's County. The plan's horizon year is set 25 years into the future, with many strategies having an anticipated completion date set beyond 10+ years, as shown in the implementation matrices. Many of the strategies that have been completed were policy statements, whose completion coincided with the approval of the plan, or were already in progress at the time the plan was being developed. With that said, there are many near-term opportunities, including those that can support implementation of Plan 2035.



Support Transit-Oriented Development (TOD): In August 2025, Maryland Department of Transportation (MDOT) released a request for proposal for Bowie State University (BSU) MARC Station Joint Development. This project can be a catalyst for several strategies from the plan, including priority action EP 10.4, to “transform BSU MARC Campus Center into a research and innovation hub by fostering public-private partnerships and other initiatives to create employment and professional development opportunities.” Responsible parties should continue to work together to ensure this TOD is supported. This opportunity can support the Plan 2035 Growth Policy goal to have 15 percent of new jobs in local transit, neighborhood, and campus centers.

Responsible Parties:

- MDOT
- BSU
- Revenue Authority of Prince George's County
- Prince George's County Economic Development Corporation (PGCEDC)
- City of Bowie



Branding: Another catalyst effort identified in the plan is to develop a commercial district brand for Old Town Bowie and identity that reflects local community character and markets the area as a retail destination (EP 12.4). This short-term strategy can support other strategies focused on supporting a vibrant Old Town. This opportunity can support Plan 2035 Community Heritage, Culture, and Design Policy 4, to “enhance and expand heritage tourism as a component of the County's economic development.”

Responsible Parties:

- City of Bowie
- PGCEDC

PLAN UPDATE RECOMMENDATION

Review for potential amendments

NEXT SIX-YEAR UPDATE DUE DATE

March 2028

While this plan is relatively new (2022) the closure of Six Flags presents an opportunity to coordinate with the property owner to reenvision the area. A plan amendment may be warranted to ensure the plan area can benefit from this opportunity.