

APPROVED

BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN

March 8, 2022

Updated April 2023



Abstract

Date March 8, 2022

Title 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*

Author The Maryland-National Capital Park and Planning Commission

Subject Bowie-Mitchellville and Vicinity Master Plan

Source of copies The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Series number 326222306

Number of pages 364

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.

APPROVED

\$15.00

BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN

March 8, 2022

Updated April 2023



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

March 8, 2022

Updated April 2023

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

www.pgplanning.org

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.

Council Members

Calvin S. Hawkins, II, At-large, Chair

Thomas E. Dernoga, 1st District

Deni Taveras, 2nd District

Dannielle M. Glaros, 3rd District

Todd M. Turner, 4th District

Jolene Ivey, 5th District

Derrick L. Davis, 6th District

Rodney C. Streeter, 7th District

Edward Burroughs III, 8th District

Sydney J. Harrison, 9th District, Vice Chair

Mel Franklin, At-large

Clerk of the Council: Donna J. Brown

The Maryland-National Capital Park and Planning Commission

Casey Anderson, Chairman

Elizabeth M. Hewlett, Vice Chairman

Officers

Asuntha Chiang-Smith, Executive Director

Gavin Cohen, Secretary-Treasurer

Adrian R. Gardner, General Counsel

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.

Prince George's County Planning Board



Elizabeth M. Hewlett, Esq.,
Chairman



Dorothy F. Bailey,
Vice
Chairman



Manuel R. Geraldo,
Esq.



William M. Doerner



A. Shuanise Washington

Montgomery County Planning Board



Casey Anderson, Esq.,
Chairman



Partap Verma,
Vice
Chairman



Gerald R. Cichy



Tina Patterson



Carol Rubin

Table of Contents

Section I: Blueprint for Tomorrow 1

Introduction	3
Plan Vision	3
Themes for Bowie-Mitchellville and Vicinity.....	4
Key Policies by Area	6

Section II: Defining the Context..... 9

Description of Bowie-Mitchellville and Vicinity	11
Demographic Indicators	16
History of Bowie-Mitchellville and Vicinity.....	18
Planning Background	22
Legal Context.....	25
Community Engagement.....	26
Public and Stakeholder Engagement: Key Takeaways	28
Major Opportunities and Challenges	29
Land Use	29
Comprehensive Zoning	29
Economic Prosperity	30
Transportation and Mobility.....	31
Natural Environment	31
Housing and Neighborhoods.....	32
Community Heritage, Culture, and Design	33
Healthy Communities	33
Public Facilities	33
How to Use this Plan.....	34

Section III: Plan 2035 Centers 35

Bowie Local Town Center.....	36
Bowie State University MARC Campus Center	37

Section IV: Master Plan Focus Areas & Corridors.... 39

Collington Local Employment Area.....	40
Old Town Bowie	41
MD 450 Corridor.....	42
MD 197 Corridor.....	43
US 301/MD 3 Corridor	44

Section V: Land Use..... 45

Land Use Goals	46
Existing Conditions Summary	46
Plan 2035 Goal	46
Future Land Use Map	50
Policies and Strategies.....	53

Section VI: Comprehensive Zoning 79

Existing Conditions Summary	80
Comprehensive Zoning Goal	80
Policies and Strategies.....	80

Section VII: Economic Prosperity 91

Economic Prosperity Goals.....	92
Plan 2035 Goal	92
Existing Conditions Summary	93
Policies and Strategies.....	93

Section VIII: Transportation and Mobility 105

Transportation and Mobility Goals.....	106
Existing Conditions Summary	106
Plan 2035 Goal	106
Policies and Strategies.....	112

Section IX: Natural Environment 139

Natural Environment Goals.....	140
Existing Conditions Summary	140
Plan 2035 Goal	140
Policies and Strategies.....	142

Section X: Housing and Neighborhoods..... 151

Housing and Neighborhoods Goals.....	152
Existing Conditions Summary	152
Plan 2035 Goal	152
Policies and Strategies.....	154

Section XI: Community Heritage, Culture, and Design	157
Community Heritage, Culture, and Design Goals....	158
Existing Conditions Summary	158
Plan 2035 Goal	158
Policies and Strategies.....	160
<hr/>	
Section XII: Healthy Communities	167
Healthy Communities Goals.....	168
Existing Conditions Summary	168
Plan 2035 Goal	168
Policies and Strategies.....	169
<hr/>	
Section XIII: Public Facilities	175
Public Facilities Goals	176
Existing Conditions Summary	176
Plan 2035 Goal	176
Policies and Strategies.....	178
<hr/>	
Section XIV: Implementation Framework	189
Introduction	190
Implementation Matrices	191
<hr/>	
Section XV: Monitoring and Evaluation	229
Plan 2035 Five-Year Evaluation	230
Evaluating Bowie-Mitchellville and Vicinity	230

Appendices	233
Appendix A: Technical Reports	234
A-1. Bowie-Mitchellville and Vicinity Master Plan: Existing Conditions Report	
A-2. Bowie-Mitchellville and Vicinity Master Plan: Playbook of Strategies	
A-3. Bowie State MARC TAP 2020	
A-4. Bowie State University Master Plan 2020-2030	
A-5. City of Bowie Sustainability Plan 2016	
A-6. Retail Marketability and Competitiveness Study 5/2016	
A-7. Bowie MARC Campus Center Concept Plan Report	
A-8. Bowie-Mitchellville and Vicinity Master Plan: Community Engagement Summary	
A-9. Plan Prince George's 2035 Approved General Plan Five-Year Evaluation (2019)	
Appendix B. Plan 2035 and Functional Master Plan Amendments	238
Appendix C. Inventory of Historic Sites and Resources	245
Appendix D. Recommended Master Plan Transportation Facilities	246
Appendix E. Functional Master Plan and Recent Other Relevant Plans and Studies	272
Appendix F. Zoning Recommendations	276
Appendix G. Public Facilities Cost Estimates	306
Appendix H. Map Citations	338
Certificate of Adoption	351
Acknowledgments	352

Maps

Map 1. Bowie-Mitchellville and Vicinity Boundary	7	Map 37. Top 25 Most Dangerous Intersections Measured by Number of Vehicle Crashes (2015–2019)	124
Map 2. Regional Context	10	Map 38. Pedestrian Involved Crashes by Severity (2015–2019)	125
Map 3. County Context	12	Map 39. Church Road Improvements	131
Map 4. Master Plan Boundaries	13	Map 40. F-10 Proposed Right-of-Way	138
Map 5. Planning Areas	14	Map 41. Green Infrastructure Network (2017)	143
Map 6. Major Geographic Features	15	Map 42. Nontidal Wetlands of Special State Concern (NTWSSC)—2017	144
Map 7. Amended Bowie Local Town Center Boundaries	36	Map 43. Forest and Tree Canopy Coverage (2017)	146
Map 8. Amended BSU MARC Campus Center Boundaries	37	Map 44. Impervious Surfaces (2017)	148
Map 9. Collington Local Employment Area Boundaries	40	Map 45. Anacostia Trails Heritage Area	162
Map 10. Old Town Bowie Boundaries	41	Map 46. Agriculture and Farm Fresh Food in Bowie-Mitchellville and Vicinity	170
Map 11. MD 450 Corridor Boundaries	42	Map 47. Supermarket Access in the Master Plan Area (Walking and Driving)	171
Map 12. MD 197 Corridor Boundaries	43	Map 48. Existing Public Facilities	177
Map 13. US 301/MD 3 Corridor Boundaries	44	Map 49. Fire Station Travelsheds in Prince George's County and Master Plan Area	180
Map 14. Master Plan Existing Land Use	47	Map 50. Recommended Public Facilities	185
Map 15. Public Land	48	Map D-1. Master Plan of Transportation Recommendations-1	255
Map 16. Future Land Use	50	Map D-2. Master Plan of Transportation Recommendations-2	256
Map 16A. Bowie Local Town Center Inset	51	Map D-3. Master Plan of Transportation Recommendations-3	257
Map 16B. Bowie State University MARC Campus Center (BSUMCC) Inset	52	Map D-4. Bicycle and Pedestrian Facilities	258
Map 17. Belt Woods Natural Environment Area—Plan 2035 Policy Area Amendment	54	Map D-5. Bicycle and Pedestrian Facilities—Grid Overview	259
Map 18. MD 3 and MD 450—Growth Policy Area Amendment	56	Map D-6. Bicycle and Pedestrian Facilities—01	260
Map 19. Northeast Corridor Parcel—Plan 2035 Policy Area Amendment	57	Map D-7. Bicycle and Pedestrian Facilities—02	261
Map 20. Bowie Local Town Center—Plan 2035 Policy Map Amendment, Center Boundary Expansion	59	Map D-8. Bicycle and Pedestrian Facilities—03	262
Map 21. Bowie Local Town Center—Core and Edge	60	Map D-9. Bicycle and Pedestrian Facilities—04	263
Map 22. Bowie Local Town Center—Center Boundary Amendment	61	Map D-10. Bicycle and Pedestrian Facilities—05	264
Map 23. BSU MARC Campus Center (BSUMCC)—Plan 2035 Growth Policy Map Amendment	64	Map D-11. Bicycle and Pedestrian Facilities—06	265
Map 24. BSU MARC Campus Center—Core and Edge	66	Map D-12. Bicycle and Pedestrian Facilities—07	266
Map 25. Plan 2035 Growth Policy Map Amendments	70	Map D-13. Bicycle and Pedestrian Facilities—08	267
Map 26. Old Town Bowie Recommendations	75	Map D-14. Bicycle and Pedestrian Facilities—09	268
Map 27. West Bowie Village	98	Map D-15. Bicycle and Pedestrian Facilities—10	269
Map 28. Master Plan Transportation and Trail Recommendations	107	Map D-16. Bicycle and Pedestrian Facilities—11	270
Map 29. Intersection Level of Service (LOS)	109	Map D-17. Bicycle and Pedestrian Facilities—12	271
Map 30. Percentage of Population Using Public Transit (2017)	110	Map F-1. CZ 1.1 Zoning Recommendations	277
Map 31. Bus Ridership Activity (Fall 2019)	111	Map F-2. CZ 1.2 Zoning Recommendations	280
Map 32. Bus Service Routes Serving the Master Plan Area	117	Map F-3. CZ 1.3 Zoning Recommendations	281
Map 33. The Proposed Bowie Byway	119	Map F-4. CZ 1.4 Zoning Recommendations	282
Map 34. The Proposed Greater Bowie Loop	120	Map F-5. CZ 1.5 Zoning Recommendations	283
Map 35. CSX Pope's Creek Railroad Trail Acquisition	121	Map F-6. CZ 2.1 Zoning Recommendations	287
Map 36. Vehicle Crashes (2015–2019)	123	Map F-7. CZ 2.2 Zoning Recommendations	288
		Map F-8. CZ 2.3 Zoning Recommendations	289
		Map F-9. CZ 3.1 Zoning Recommendations	290
		Map F-10. CZ 3.2 Zoning Recommendations	291

Map F-11. CZ 3.3 Zoning Recommendations	292
Map F-12. CZ 3.4 Zoning Recommendations	293
Map F-13. CZ 3.5 Zoning Recommendations	294
Map F-14. CZ 4.1 Zoning Recommendations	295
Map F-15. CZ 4.2 Zoning Recommendations	296
Map F-16. CZ 4.3 Zoning Recommendations	297
Map F-17. CZ 5.1 Zoning Recommendations	298
Map F-18. CZ 5.2 Zoning Recommendations— Bowie Local Town Center	299
Map F-19. CZ 6.1 Zoning Recommendations— Bowie State University	300

Map F-20. CZ 7.1 Zoning Recommendations— Collington Local Employment Area Expansion	301
Map F-21. CZ 8.1 Zoning Recommendations— Liberty Sports Complex	302
Map F-22. CZ 9.1 Zoning Recommendations— Leeland Road	303
Map F-23. CZ 10.1 Zoning Recommendations—Old Town Bowie Neighborhood Mixed-Use (CGO Zone)	304
Map F-24. CZ 11.1 Zoning Recommendations—Former Frank’s Nursery (CGO Zone)	305

Figures

Figure 1. Population Growth or Decline by Age in Bowie- Mitchellville and Vicinity and Prince George’s County (2010–2018)	16
Figure 2. Bowie Gateway Concept Plan	62
Figure 3. Bowie MARC Station TOD Plan: Neighborhoods	67
Figure 4. BSU MARC Campus Center Proposed Concept Plan (Three-Dimensional View)	68
Figure 5. BSU MARC Campus Center—Detailed Concept Plan	69
Figure 6. Old Town Bowie Concept Plan	74
Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan	77

Figure 8. Total Jobs by Industry Sector in Bowie- Mitchellville and Vicinity (2019)	94
Figure 9. Existing Retail Gap by Industry Sector (2017)	94
Figure 10. Employment Growth by Total Change in Jobs in Bowie-Mitchellville and Vicinity and Largo and Kettering (2015–2019)	95
Figure 11. Bridge Addition and Existing Bridge	134
Figure 12. Housing Stock by Unit Type (2019)	153
Figure A-1. Bowie State University—Student Focus Group	237

Tables

Table 1. Prince George’s County Ordinance References	25
Table 2. Master Plan Geographic Areas	34
Table 3. Future Land Use Categories	49
Table 4. Rural and Agricultural Area Additions—Belt Woods Natural Environment Area	53
Table 5. Rural and Agricultural Area Additions Policy Amendments—Jesuit Property	55
Table 6. Artist Housing Locations	73
Table 7. Zoning Categories	80
Table 8. CZ 1.3 Zoning Recommendations—Areawide Parks	81
Table 9. CZ 1.4 Zoning Recommendations—Sensitive Environmental Areas (ROS Zone)	81
Table 10. CZ 1.5 Zoning Recommendations—Sensitive Environmental Areas (AG Zone)	82
Table 11. CZ 2.2 Zoning Recommendations—Jesuit Property	82
Table 12. CZ 2.3 Zoning Recommendations—6513 and 6517 NE Robert Crain Highway	82
Table 13. CZ 3.1 Zoning Recommendations—MBNA LLC Properties	82
Table 14. CZ 3.2 Zoning Recommendations—7 and 11 SE Robert Crain Highway	82
Table 15. CZ 3.3 Zoning Recommendations—Freeway Airport with Properties Identified	84

Table 16. CZ 3.4 Zoning Recommendations—Chiaromonte Property	84
Table 17. CZ 3.5 Zoning Recommendations— Blake Property	84
Table 18. CZ 4.1 Zoning Recommendations— East of Bowie Local Town Center	84
Table 19. CZ 4.2 Zoning Recommendations— East of Bowie Local Town Center	85
Table 20. CZ 4.3 Zoning Recommendations— East of Bowie Local Town Center	85
Table 21. CZ 5.1 Zoning Recommendations— Bowie Local Town Center	86
Table 22. CZ 5.2 Zoning Recommendations— Bowie Local Town Center	86
Table 23. CZ 6.1 Zoning Recommendations— Bowie State University	87
Table 24. CZ 7.1 Zoning Recommendations— Collington Local Employment Area Expansion	88
Table 25. CZ 8.1 Zoning Recommendations— Liberty Sports Complex	88
Table 26. CZ 9.1 Zoning Recommendations— Leeland Road	89
Table 27. CZ 10.1 Zoning Recommendations— Old Town Bowie Neighborhood Mixed-Use	89
Table 28. CZ 11.1 Zoning Recommendations— Former Frank’s Nursery	89

Continued on next page

Table 29. Old Town Bowie—Recommended Food and Beverage Location	103
Table 30. Top 25 Most Dangerous Intersections Measured by Number of Vehicle Crashes (2015–2019).....	126
Table 31. Watersheds Countywide and within the Master Plan Area.....	141
Table 32. Green Infrastructure Network (2017).....	141
Table 33. Known Streams, Wetlands and Floodplains with the Master Plan Area.....	145
Table 34. Impervious Surfaces by Watershed (2017)....	147
Table 35. Impervious Surfaces	147
Table 36. Housing Market Overview	153
Table 38. Senior Housing in Bowie-Mitchellville and Vicinity.....	154
Table 37. Old Town Bowie—Infill Housing.....	156
Table 39. Interpretive Signage and Wayfinding Locations	161
Table 40. Recommended Parks, Recreation, and Open Space Improvements	186
Table 41. Table of Acronyms	191
Table 42. Land Use Implementation Matrix	192
Table 43. Economic Prosperity Implementation Matrix	197
Table 44. Transportation Implementation Matrix	201
Table 45. Natural Environment Implementation Matrix	214
Table 46. Housing and Neighborhoods Implementation Matrix	216
Table 47. Community Heritage, Culture, and Design Implementation Matrix.....	219
Table 48. Healthy Communities Implementation Matrix	222
Table 49. Public Facilities Implementation Matrix	224
Table 50. Bowie-Mitchellville and Vicinity Indicators of Success	230
Table B-1 through B-12. Plan 2035 and Functional Master Plan Amendments.....	238
Table C. Inventory of Historic Sites and Resources	245
Table D. Recommended Master Plan Transportation Facilities.....	246
Table E-1. Functional Master Plans.....	272
Table E-2. Recent Other Relevant Plans and Studies.....	274
Table F-1. CZ 1.1 Zoning Recommendations.....	276
Table F-2. CZ 1.2 Zoning Recommendations	278
Table F-3. CZ 2.1 Zoning Recommendations	284
Table G-1. Parks and Recreation Facilities	307
Table G-2. Fire/Emergency Medical Services Facilities	310
Table G-3. Public Water and Sewer Facilities	311
Table G-4. Other Public Facilities	311
Table G-5. Transportation Facilities (Specific)	312
Table G-6. Transportation Facilities (General).....	332

Foreword

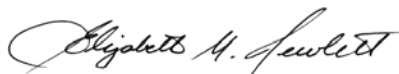
The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. This plan:

- 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

