

PGCPB No. 2021-142  
MNCPPC No. 2022-05

### RESOLUTION

WHEREAS, the *Bowie-Mitchellville and Vicinity Master Plan* was initiated by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on January 23, 2020, and authorized by the Prince George's County Council, sitting as the District Council, pursuant to CR-5-2020 on February 18, 2020; and,

WHEREAS, the *Preliminary Bowie-Mitchellville and Vicinity Master Plan* was released for public review and comment by the Planning Board on July 29, 2021; and,

WHEREAS, the Planning Board, in conjunction with the County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised joint public hearing on the *Preliminary Bowie-Mitchellville and Vicinity Master Plan* on October 4, 2021; and,

WHEREAS, the *Bowie-Mitchellville and Vicinity Master Plan* will amend the 2014 Prince George's 2035 Approved General Plan by defining the boundaries of the Bowie Local Town Center and Bowie State University MARC Campus Center, and expanding the Rural and Agricultural Area; and,

WHEREAS, the *Bowie-Mitchellville and Vicinity Master Plan* will replace the 2006 *Approved Master Plan for Bowie and Vicinity* and replace the 2010 *Approved Bowie State MARC Station Sector Plan* in their entirety; and,

WHEREAS, the *Bowie-Mitchellville and Vicinity Master Plan* will amend the 2009 *Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for Planning Areas 71A, 71B, 74A, and 74B; and,

WHEREAS, this master plan will not include a concurrent sectional map amendment; accordingly, zoning for properties within the master plan area remains the same; and,

WHEREAS, the master plan area is located in the northeastern part of Prince George's County, adjacent to the Anne Arundel County and the Potomac River, centering largely around the confluence of MD 450 (Annapolis Road), MD 197 (Laurel Bowie Road), US 50 (John Hanson Highway) and US 301/MD 3 (Robert Crain Highway), and includes MD 214 (Central Avenue) and MD 564 (Lanham-Severn Road), two major thoroughfares through the plan area; and,

WHEREAS, the plan area is served by the Bowie State MARC Station and is comprised of the City of Bowie and portions of the unincorporated residential communities of Mitchellville and Collington, and vicinity; and,

WHEREAS, the plan area also includes Collington Local Employment Area, a key employment area in the County and the Washington, D.C. metropolitan region; and,

WHEREAS, the *Bowie-Mitchellville and Vicinity Master Plan* provides a new vision to guide future growth and redevelopment at Bowie Local Town Center, which includes the Bowie Corporate Center, Bowie Town Center, Bowie Gateway, and Melford; and the Bowie State University MARC Campus Center; and provides strategies to expand opportunity at critical commercial areas along MD 450 (Annapolis Road), the commercial properties along 9th Street in Old Town Bowie, and the Collington Local Employment Area; and,

WHEREAS, on December 9, 2021 the Planning Board held a public worksession on the *Preliminary Bowie-Mitchellville and Vicinity Master Plan* to examine the transcript analysis of the Joint Public Hearing and all the exhibits received that constitute the hearing record; and

WHEREAS, the Prince George's County Planning Board agrees to amend the *Preliminary Bowie-Mitchellville and Vicinity Master Plan* based on its review of the record of the joint public hearing, including the documentation accepted by the Board into the record from the Office of the County Executive, as considered by the Board on December 9, 2021 including deletions and additions from the staff errata provided at the Joint Public Hearing on October 4, 2021 as Exhibit 2, and updated December 1, 2021 (**See Attachment A: Preliminary Bowie-Mitchellville and Vicinity Master Plan Errata Sheet**) and incorporate the recommended staff changes as outlined;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *Bowie-Mitchellville and Vicinity Master Plan*, incorporating therein amendments, deletions, and additions in response to the public hearing record; as follows:

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

***Please note all Attachments are contained in supplemental material outside the packet.***

## **Section I: Blueprint for Tomorrow**

1. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 1. Bowie-Mitchellville and Vicinity Boundary (p. 7) to show the updated boundaries of the Rural and Agricultural Area, based on Amendments 7(b) below. **See Attachment B: Replacement Map 1. Bowie-Mitchellville and Vicinity Boundary.**

## Section V: Land Use

2. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the paragraph in the Sustainability and Climate Change text box (p. 31) to include the recommended text:
  - a. The Prince George's County Council established The Prince George's Climate Action Commission with Council Resolution CR-07-2020 to develop a Climate Action Plan for Prince George's County and to prepare for and build resilience to regional climate change impacts, and to set and achieve climate stabilization goals. The Bowie City Council approved a Climate Action Plan 2020-2025 to reduce greenhouse gas emissions and to enhance community resilience. Climate stabilization and community sustainability are impacted by all elements that define this master plan. Consequently, comprehensive planning is necessary to fully achieve the outcomes of this plan while also achieving climate action and sustainability goals.
  
3. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the paragraph in the Sustainability and Climate Change text box (p. 51) with suggested edits and corrections:
  - a. Land use, sustainability, and climate change are closely connected. Land use decisions [Deciding what land uses should go where] across the plan area have [is] a key role [component] in sustainable development, resource protection, and mitigating [protecting resources and developing in a sustainable manner that mitigates the possible] the impacts [on] of climate change. Directing development to specific locations [certain areas], such as the Plan 2035 centers and the plan-defined focus areas, can [help] preserve undeveloped land [open space] and protect sensitive environmental features such as streams, forested areas, habitat, and open space.

4. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy LU 3.1 (p. 53) as follows:
  - a. [Redevelop the former Freeway Airport property at 3600, 3702, and 3900 Church Road (Tax ID 0801290) into single-family housing appropriate for its Agricultural-Residential (AR) zoning except permitted by law as of the effective date of this Plan.] Should Freeway Airport be unable to redevelop pursuant to Preliminary Plan of Subdivision 4-20006, and should it cease operation as an airport, the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) should be redeveloped with single-family housing appropriate for its Agricultural-Residential (AR) zoning at densities not to exceed 0.5 dwelling units per acre. Uses other than aviation, single-family housing, or rural or agricultural uses do not conform with this master plan. Map 16. Future Land Use, designates this property in the Rural and Agricultural land use category.
  - b. Revise Table 35. Land Use Implementation Matrix (p. 182) with updated text for LU 3.1. **See Attachment C: Freeway Airport**
5. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a new Strategy LU 3.2 (p. 53):
  - a. Support the development of single-family attached housing at 0 Mitchellville Road (Tax ID 0681619). Map 16. Future Land Use, designates this property in the Residential Medium-High land use category.
  - b. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding LU 3.2 to Table 35. Land Use Implementation Matrix (p. 182), Lead Entity: Property Owner(s), Anticipated Time Frame: Mid-term
6. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting LU 4 and LU 4.1 (p. 53).
  - a. [Policy LU 4 Support maximum commercial development potential at Six Flags America.]
  - b. [LU 4.1 Map 16. Future Land Use, recommends commercial land uses for Six Flags America (see Policy CZ 3).]

7. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy LU 2.3 (p. 53) as follows:
  - a. [Carry forward the recommendation of the 2006 Approved Master Plan for Bowie and Vicinity to a] Add the properties identified in Table 6. Rural and Agricultural Area Additions Policy Amendments–Jesuit Property, north and south of MD 450 (Annapolis Road) and west of MD 3 (Robert Crain Highway) to the Rural and Agricultural Area. Designate these properties for Rural and Agricultural land uses except for the properties that are Institutional land use (Tax IDs 0801563, 0692756, 0796425, 0712588, 0710434, and 0663195), commensurate with the property’s Agricultural-Residential (AR) Zoning, its existing historic and institutional uses, and its critical areas of preserved environmental resources. ([s]See Table 6. Rural and Agricultural Area Additions Policy Amendments–Jesuit Property), Strategy PF 16.1, Map 25. Plan 2035 Growth Policy Map Amendments, and Appendix B. Plan 2035 and Functional Master Plan Amendments).
  - b. Update Map 18. MD 3 and MD 450—Policy Area Amendment (p. 54) identifying the new properties identified above. **See Attachment D: Replacement Map 18. MD 3 and MD 450— Plan 2035 Growth Policy Area Amendment**
  - c. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Rural and Agricultural Area as shown in Table 6. Rural and Agricultural Area Additions Policy Amendments–Jesuit Property (p. 56).
  - d. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Rural and Agricultural Area on Map 25. Plan 2035 Growth Policy Map Amendments (p. 67). **See Attachment E: Replacement Map 25. Plan 2035 Growth Policy Map Amendments.**
  - e. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Rural and Agricultural Area on Appendix B. Plan 2035 and Functional Master Plan Amendments, specifically Table 2: Rural and Agricultural Area Additions Policy Amendments–Jesuit Property (p. 232).
8. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a strategy under Policy LU 5 (p. 57):
  - a. LU 5.6 As part of the Plan 2035 Five-Year Evaluation (see Section XV of this Plan at page 224), monitor and evaluate density and FAR of new development in the Bowie Local Town Center according to guidelines in the 2018 Zoning Ordinance and the recommendations set forth in Plan 2035 (see Plan 2035 Table 16, page 108); once those goals have been met on average for the Center, future expansion of the Bowie Local Town Center boundary may be considered.
  - b. Add LU 5.6 to Table 35. Land Use Implementation Matrix (p. 182), Lead Entity: M-NCPPC, Anticipated Time Frame: Long-term

9. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a strategy under Policy LU 8 (p. 60):
  - a. LU 8.5 As part of the Plan 2035 Five-Year Evaluation (see Section XV of this Plan at page 224), monitor and evaluate density and FAR of new development in BSU MARC Campus Center according to guidelines in the 2018 Zoning Ordinance and the recommendations set forth in Plan 2035 (see Plan 2035 Table 16, page 108); once those goals have been met on average for the Center, future expansion of the BSU MARC Campus Center boundary may be considered.
  - b. Add LU 8.5 to Table 35. Land Use Implementation Matrix (p. 182), Lead Entity: M-NCPPC, Anticipated Time Frame: Long-term
  
10. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the following strategy under Policy LU 9 (p. 61):
  - a. LU 9.4: Ensure that development in the Bowie State University MARC Campus Center includes appropriate buffers and transitions to minimize impacts to the Fran Uhler Natural Area and other sensitive environmental features.
  - b. Add LU 9.4 to Table 35. Land use Implementation Matrix (p. 183), Lead Entity: Property Owner(s), Anticipated Time Frame: Mid-term
  
11. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy LU 14.2 (p. 68) as follows:
  - a. Add limited retail, service, and eating and drinking establishments within Collington Local Employment Area [to supplement those proposed at South Lake] to serve employees within the employment center. This is intended to acknowledge the need for convenient retail and dining options within walking distance to jobs; such retail complement, and not replace, additional retail options at South Lake.

The Legacy Comprehensive Design (LCD) Zone (the former Employment and Institutional Area Zone) applicable to the Collington Local Employment Area does not permit the range of eating and drinking and convenience service/retail establishments necessary to maximize [this area's] the Collington Local Employment Area's regional competitiveness. CZ 9.1 recommends reclassification of this property to the Industrial [Employment (IE)], Heavy (IH) Zone.
  - b. Revise Table 35. Land Use Implementation Matrix (p. 183) with updated text for LU 14.2.
  
12. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy LU 17.3 (p. 72) as follows:
  - a. LU 17.3 After completing a feasibility study, and as redevelopment along [redevelop] Superior Lane occurs, transform the thoroughfare into [as] an active and lively tree-lined boulevard, with infill linear retail (restaurants and specialty shops in one- to two-story buildings) in the adjacent parking lots that stretches from Stonybrook Drive and extends northward toward Bowie Marketplace and crosses MD 450 into Free State Shopping Center (see Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan).
  - b. Revise Table 35. Land Use Implementation Matrix (p. 185) with updated text for LU 17.3.

## **Section V: Land Use – Map 16. Future Land Use (p. 50)**

**Make the following changes to Map 16. Future Land Use:**

13. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 8201 Laurel Bowie Road (Tax ID 1649292) as Parks and Open Space.
14. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 9351 Lemons Bridge Road (Tax ID 3079654) as Institutional.
15. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties located east of Adnell Woods (Parcels 220, 221, and 273, tax IDs 1577253, 1630656, 1617513) as Residential Low.
16. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties located south of 12th Street and east of Myrtle Avenue (Tax IDs 1678457, 1706399, 1626985, 5688375, and Unknown [Parcel D]) as Residential Low.
17. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties between Old Town Bowie, adjacent to the PEPCO property, north and south of MD 564 as Residential Low. **See Attachment H: East Old Town Bowie Tax IDs, which includes a full list of Tax IDs.**
18. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties located at 15222 and 15300 Old Chapel Road (1657014 and 1657022) as Commercial.
19. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties of Princeton Square Townhouse Community (Tax IDs 0710210, 0709675, 0691071, 0709667 0691089, 0690370, 0690362, 0819805, and 0819144) and the all the associated townhouse properties within as Residential Medium. **See Attachment I: Princeton Square Townhouse Community Tax IDs which includes full list of tax IDs.**
20. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 14201 Old Stage Road (Tax ID 5526056) as Institutional.
21. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 3635 Elder Oaks Boulevard (Tax ID 2921773) as Residential High.
22. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 15901 Fred Robinson Way (Tax ID 3065489) as Institutional.
23. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at Mitchellville Road (Parcel 40, Tax ID 0681619) as Residential Medium High.
24. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 3560 Mitchellville Road (Tax ID 0756387) as Institutional.



25. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the properties located at Covington 5 Townhouse Community (Tax IDs 3116571, 3117215, and 3118163) and the all the associated townhouse properties as Residential Medium High. **See Attachment J: Covington 5 Townhouse Community Tax IDs, which includes full list of tax IDs.**
26. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Map 16 to show the property located at 7 SE Robert Crain Highway (Tax ID 0731372) as Commercial.

**See Attachment F: Replacement Map 16. Future Land Use and Attachment G: Property Identification Maps – Amendments 15-28.**

## **Section VI: Comprehensive Zoning**

27. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a new Strategy CZ 2.2 (p. 78):
  - a. CZ 2.2 Reclassify the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594763) to the Agricultural Residential (AR) Zone to support rural, agricultural, and institutional uses within its existing woodland setting.
  - b. Add map to Appendix F. Zoning Recommendations (p. 253) that identifies the subject properties: **(See Attachment K: Added Map CZ 2.2)**
28. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting Policy CZ 3 and Strategy CZ 3.1 (p. 78) and deleting Table 11. CZ 3.1 Zoning Recommendations—North of MD 214, West of Church Road (p. 79).
  - a. [Policy CZ 3 Ensure the Six Flags properties are classified under the appropriate zoning to support an amusement park and ancillary commercial operations. Reclassify properties listed in Table 11.]
  - b. [CZ 3.1 Zoning Recommendations—North of MD 214, West of Church Road into the Commercial Service (CS) Zone (see Appendix F. Zoning Recommendations). The CS Zone permits Amusement Parks as a Special Exception use that allows for a range of uses an accessory uses customarily associated with an amusement park, including motorized and non-motorized rides, booths for the conduct of sporting events or games, constructed land features such as lakes, hills, or trails, office, and retail and other commercial uses.]
  - c. Delete Table 11. CZ 3.1 Zoning Recommendations—North of MD 214, West of Church Road (p. 79).



29. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by replacing Strategy CZ 3 and CZ 3.1, and adding CZ 3.2 (p. 78).
  - a. Policy CZ 3 Ensure that properties in the Established Communities are classified under the most appropriate zoning to support the recommended land uses.
  - b. CZ 3.1 Reclassify the property at 0 Mitchellville Road (Tax ID 0681619) to the Residential Single Family-Attached (RSF-A) Zone to support the recommended single-family attached residential development; Map 16. Future Land Use, designates this property in the Residential Medium-High land use category.
  - c. Add map to Appendix F. Zoning Recommendations (p. 253) that identifies the subject properties: **(See Attachment L: Added Map CZ 3.1)**
  - d. CZ 3.2 Reclassify the property at 7 SE Robert Crain Highway (Tax ID 0731372) as Commercial Service (CS) to support the recommended Commercial land use category.
  - e. Add map to Appendix F. Zoning Recommendations (p. 253) that identifies the subject properties: **(See Attachment M: Added Map CZ 3.2)**
  
30. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy CZ 7.1 (p. 81).
  - a. Revise recommendations to rezone the properties to Industrial, Heavy (IH) Zone rather than [Industrial, Employment (IE) Zone].
  - b. Update Table 18. CZ 7.1 Zoning Recommendations—Collington Local Employment Area Expansion (p. 82) to show the recommended zone as Industrial, Heavy (IH) Zone rather than [Industrial, Employment (IE) Zone].
  
31. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the last row, Tax ID column in Table 20. CZ 9.1 Zoning Recommendations—Leeland Road (p. 83), to 3466240, and delete [0713990] since it is duplicated from the row above.
  - a. Add map to Appendix F. Zoning Recommendations (p. 253) that identifies the subject properties: **(See Attachment N: Added Map CZ 9.1)**
  
32. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Table 21 CZ 10.1 Zoning Recommendations—Old Town Bowie Neighborhood Mixed-Use (p. 83) by removing the following properties from the list.
  - a. Tax IDs: [1587302, 1656982, 1684042, 1657865, 1657832, 1627496, 1627546 and 1652817], but retain 1667997, 1622547, 1652965, and 1658145.
  - b. Add map to Appendix F. Zoning Recommendations (p. 253) that identifies the subject properties: **(See Attachment O: Added Map CZ 10.1)**

## Section VII: Economic Prosperity

33. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the following text box to Section VII: Economic Prosperity (p. 86).
  - a. RETAIL ATTRACTION The Prince George’s County Retail Marketability and Competitiveness Study (2016) notes that: Two factors related to a retailer’s initial location analysis from the first look business standpoint complicate the identification of the ideal County sites to attract high-quality retail.
    - Prince George’s County has a disparity between where above-average household density is located and where median-household incomes are high.
    - The County’s prime retail locations must compete with the Baltimore-Washington region’s super prime locations with higher population densities and some of the highest incomes and education levels in the United States. (page 4).
  
34. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 88) as follows:
  - a. [Sea-level effects on coastal cities and storm damage to regional transportation and energy infrastructure could cause health and economic impacts to area residents. While the Washington, D.C. metropolitan area’s economy continues to grow, greenhouse gas (GHG) emissions have remained relatively flat, signaling that the grid has become more efficient. The challenge of reducing GHG emissions while maintaining economic growth is an important objective in state and regional planning. Reducing commercial energy consumption and increasing the use of renewable energy sources in the commercial sector will be essential to combat climate change.] Economic prosperity is essential to the vitality of sustainable communities and to the quality of life of its citizens. Maintaining economic prosperity while converting to renewable energy sources and reducing greenhouse gas emissions is an important challenge for local and regional planning. Investments in a zero-carbon economy also can be investments in a future workforce, the wellbeing of future generations, and the resilience of our infrastructure and public spaces. Creative approaches to establishing new jobs and commercialization around renewable energy, housing energy efficiency, and carbon-free transportation technology will be essential to combat climate change while maintaining economic prosperity. Finding sustainable and equitable solutions in the face of increasing heat waves, storm damage, and flooding threats is imperative for ensuring healthy and economically viable communities.

35. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a new Strategy under Policy EP 3 (p. 90):
  - a. EP 3.4 Revitalize or redevelop the West Bowie Village Shopping Center located at 13611-13637, 13701, 13711, 13801 and 13811 Old Annapolis Road (Tax IDs 0657106, 0822510, 0821579, 0822528, 0822536, 0821587, 0821660, 0821595, 0821652, 0821603, 0821611, 0821645, 0821629, 0821637, 0821561, 0800375, 0821249, and 0816942) to support economically viable uses.
  - b. **See Attachment P: West Bowie Village.**
  - c. Add EP 3.4 to Table 36. Economic Prosperity Implementation Matrix (p. 186), Lead Entity: Property Owner(s), Anticipated Time Frame: Long-term

### Section VIII: Transportation and Mobility

36. Amend the Bowie-Mitchellville and Vicinity Master Plan by revising Map 27, Master Plan Transportation and Trail Recommendations (p. 97), Appendix D. Recommended Master Plan Transportation Facilities (p. 247), and Appendix G. Public Facilities Report by adding all recommendations of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) not explicitly identified in Section VIII of the preliminary master plan, Map 27, Appendix D, or Appendix G. If there is a conflict between this master plan and the 2009 MPOT, this master plan is applicable. See Attachment A: Preliminary Bowie-Mitchellville and Vicinity Master Plan Errata Sheet for additional details.
37. Amend the Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 98) with following language:
  - a. Gasoline-powered [A]automobile dependency increases carbon emissions that contribute to climate change [and] while the many miles of roadway and acres of parking space detrimentally impact stormwater management and increase runoff pollution and the heat island effect. Supporting alternative transportation options is paramount to a climate-conscious, resilient community. This plan prioritizes increased public transit, bicycling, walking, and micro-transit (ride- and bikeshares, electric scooters, and on-demand transit) options to mitigate carbon emissions and limit transportation's impact on their environment. This plan also encourages policies that accelerate adoption of electric vehicles and deployment of charging infrastructure.
38. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a new Strategy under Policy TM 7 (p. 108) as follows:
  - a. TM 7.7 Connect the WB&A Trail to Anne Arundel County. (Anne Arundel County CIP Project #P393600)
  - b. Add TM 7.7 to Table 37. Transportation and Mobility Implementation Matrix (p. 191), Lead Entity: Anne Arundel County; Anticipated Timeframe: Short-Term

39. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan to add shared-use path T-208 to Appendix D. Recommended Master Plan Transportation Facilities (p. 247) and Appendix G. Public Facilities Report.
  - a. New/Existing: New  
ID: T-208  
Facility Name: TBD  
From: Church Road  
To: Northview Drive  
Min. ROW: 20'  
ROW Type: Shared-Use Path  
Multimodal Elements: 12-foot-minimum Shared-Use Path.  
Notes: Shared-Use Path connection between Church Road and Northview Drive on the former PT-1 (Public Transportation) Corridor
  - b. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a cost estimate for T-208 Facility to Appendix G. Public Facilities Report. Anticipated Timeframe, In Current County/CIP /State CTP Y/N N, Short-Term Cost Estimate \$1,181,600; With 20% contingency - \$1,417,920.
  - c. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding T-208 to Map 27. Master Plan Transportation and Trail Recommendation (p. 97). **See Attachment Q: Replacement Map 27. Master Plan Transportation and Trail Recommendations.**
  
40. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan to add the following strategy TM 6.13 (p. 106) and associated implementation action item as follows:
  - a. TM 6.13 Evaluate the potential for commuter bus service connecting Annapolis and Bowie via the Northview Park-and-Ride Lot.
  - b. Add TM 6.13 to Table 37. Transportation and Mobility Implementation Matrix, Lead Entity: MTA; Anticipated Timeframe: Mid-Term
  
41. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising TM 11.4 (p. 117) as follows:
  - a. TM 11.4 Evaluate the feasibility of parking districts as per Section 21A-306, and Parking Permit Areas as per Subtitle 26, Division 9, of the County Code in Bowie Local Town Center, BSU MARC Campus Center, and Old Town Bowie.
  - b. Revise Table 37. Transportation and Mobility Implementation Matrix (p. 197) with updated text for TM 11.4.
  
42. Amend Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising TM 15.4 (p. 119) as follows:
  - a. TM 15.4 If feasible, [C]create a 12-foot-wide shared-use path from Loganville Street to Old Church Road, crossing the utility corridor.
  - b. Revise Table 37. Transportation and Mobility Implementation Matrix (p. 198) with updated text for TM 15.4.
  - c. Revise Appendix G. Public Facilities Report with updated text for TM 15.4.

43. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding strategy TM 15.5 under policy TM 15 (p. 119) as follows.
  - a. TM 15.5 Direct driveway access away from Church Road or consolidate driveways, wherever possible.
  - b. Add TM 15.5 to Table 37. Transportation and Mobility Implementation Matrix (p. 198), Lead Entity: DPW&T, Property Owner(s); Anticipated Timeframe: Mid-Term
44. Amend the Preliminary Bowie-Mitchellville and Vicinity by revising the last paragraph (p. 119) as follows:
  - a. See the text box on the following page for more details about the future of Church Road. See Appendix D. Recommended Master Plan Transportation Facilities for complete details of Transportation and Mobility recommendations.
45. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting TM 22 and TM 22.1 (p. 123).
  - a. [Policy TM 22 Support a complete street network in Old Town Bowie.]
  - b. [TM 22.1 Construct New Road-F from 11th Street to Railroad Avenue as a shared street with a 20-foot right-of-way. See Appendix D. Recommended Master Plan Transportation Facilities for additional details.]
  - c. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting UC-315 from Map 27. Master Plan Transportation and Trail Recommendations (p. 97) and from Appendix D. Recommended Master Plan Transportation Facilities (p. 249).
  - d. Delete TM 22.1 from Table 37. Transportation and Mobility Implementation Matrix (p. 201) and the Appendix G. Public Facilities Report.
46. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising strategy TM 26.1 (p. 125) as follows.
  - a. TM 26.1 [Replace sidewalks with] Install 12-foot-wide shared-use paths along MD 197 (Collington Road) from US 50 to Old Annapolis Road.
  - b. Revise Table 37. Transportation and Mobility Implementation Matrix (p. 202) with updated text for TM 26.1.
47. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising strategy TM 29.4 (p. 127) as follows.
  - a. TM 29.4 Construct [Evaluate the potential for] partial access [points] at [Governor's Bridge Road, Mill Branch Crossing, and] Leeland Road.
  - b. Revise Table 37. Transportation and Mobility Implementation Matrix (p. 204) with updated text for TM 29.4.
  - c. Revise Appendix G. Public Facilities Report with updated text for TM 29.4.
48. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding the following new strategy TM 29.11 to Policy TM 29 (p. 127).
  - a. TM 29.11 Maintain the plan's recommended land use and regional traffic pattern by not constructing any interchanges on US 50 (John Hanson Highway) between MD 704 (Martin Luther King, Jr. Highway) and MD 197 (Collington Road).

### Section IX: Natural Environment

49. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan to add a Sustainability and Climate Change text box (p. 131, approximately) with the following language:
  - a. SUSTAINABILITY AND CLIMATE CHANGE Preservation of streams, forested areas, wetlands and other habitats are imperative for protecting natural ecosystems. Protecting the natural environment not only requires protection of the water, soil, and air resources required for human survival, but also the ecosystem functions required to support the diversity of life on this planet. Preservation of native species is essential to supporting the complex food webs native to this region. Mature forest ecosystems also play an essential role in removing carbon from the atmosphere and reversing the effects of climate change.

### Section X: Housing and Neighborhoods

50. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 143) with suggested edits:
  - a. Mixed-use, well-connected, and walkable neighborhoods can reduce carbon emissions while providing a greater range of services as well as affordable housing options for all income levels. In these neighborhoods, there is less incentive to drive and instead residents have active transportation alternatives such as biking, and walking. Policies and programs that support energy retrofits for housing in older neighborhoods and carbon-neutral standards for new housing developments can significantly reduce energy use and greenhouse gas emissions while increasing home values. [are resilient communities with minimal carbon emissions.]
51. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy HN 6.3 (p. 146) as follows:
  - a. Work with property owners [the City of Bowie] and the Prince George's County Housing Authority to leverage the Bond Finance Program to assist with constructing affordable multifamily housing at the BSU MARC Campus Center
  - b. Delete the [City of Bowie] as the Lead Entity from Table 39 Housing and Neighborhoods Implementation Matrix (p. 208) for HN 6.3.
52. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising HN 7.1 (p. 146) as follows:
  - a. HN 7.1 In Old Town Bowie, construct new infill housing at several locations[, including on City-owned property.]
    - i. [The property owned by City of Bowie on 10th Street, adjacent to the railroad tracks (Tax ID: 5606455; 1587278; 2832251).]
    - ii. Retain the 8th Street properties and other properties stated.
  - b. Revise Table 39. Housing and Neighborhoods Implementation Matrix (p. 208) with updated text for HN 7.1.

## Section XI: Community Heritage, Culture, and Design

53. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 149) with suggested additions and deletions:
  - a. The preservation, restoration, and adaptive reuse of historic properties can create vibrant communities that attract economic activity, provide a range of housing options, and reduce greenhouse gas emissions. Reuse and recycling of building materials preserves local cultural heritage while supporting sustainable construction practices. Minimal site disturbance during renovations leads to less environmental disruption and a lower [lead to a reduction in climate emissions with the recycling of building materials and minimal environmental impact through demolition. The minimal site development leads to less environmental disruption. Walkable communities have less of a ]carbon footprint.
  
54. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy HD 3.1 (p. 150) as follows:
  - a. The City of Bowie, in partnership with Prince George’s Arts and Humanities Council, should consider installation of public art at [the following] strategic locations and sites, which could include, but are not limited to:
    - Murals on City of Bowie-owned buildings
    - Utility wrap on utility boxes owned by the City of Bowie
    - Social justice mural or sculpture in a City of Bowie park [(location to be determined)]
  - b. Revise Table 40. Community Heritage, Culture and Design Implementation Matrix (p. 210) with updated text for HD 3.1.
  
55. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy HD 11.1 (p. 155) as follows:
  - a. In partnership with the Prince George’s Arts and Humanities Council and the City of Bowie, Arts Committee install public art at the bus stop located on MD 197 and Kenhill Drive.
  - b. Revise Table 40. Community Heritage, Culture and Design Implementation Matrix (p. 212) with updated text for HD 11.1.



## Section XII: Healthy Communities

56. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 159) with suggested edits:
- a. The master plan supports healthy communities by increasing equitable access to healthy food and by developing infrastructure that promotes active lifestyles. Accessibility to fresh, locally grown food supports local agriculture producers, promotes a healthier diet for consumers, and reduces energy requirements for food distribution. An active lifestyle can increase quality of life and wellbeing while promoting active transportation modes that minimize vehicle emissions. Taking action to curtail climate change will ensure the health of future generations by reducing the life-threatening impacts of future temperature extremes, storm damage, flooding, fire, and other hazards. [Healthy Communities are indispensable in climate change-conscious communities. Not only do healthy communities support active, car-free lifestyles but they promote healthy food and access to greenspaces and the natural environment. The Preliminary Bowie-Mitchellville and Vicinity Master Plan recommends Healthy Communities with increased active transportation and multi-mobility options to facilitate residents' active lifestyles as well as the creation of a built environment conducive to active lifestyles. Active lifestyles are less carbon emission intensive because there is less car usage, and communities are well connected by active transportation alternatives such as bicycling and walking.]
57. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy HC 1.4 (p. 159) as follows:
- a. HC 1.4 [Expand] Continue to [the operation] operate the local [City of Bowie's] food pantry to distribute fresh produce that meets the needs of the community. [ more than three times per week during peak season.]
  - b. Revise Table 41. Healthy Communities Implementation Matrix (p. 214) with updated text for HC 1.4. Delete [City of Bowie] as the Lead Entity and replace with Nonprofit Organizations.
58. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Strategy HC 6.2 (p. 162) as follows:
- a. HC 6.2: Attract a public or private recreation and wellness anchor at Bowie Gateway near 4400 Mitchellville Road (Tax ID 2976868) as part of a larger wellness and recreation trail to provide amenities for residents and draw regional visitors. This anchor should complement, but not compete with, nearby city and Commission facilities.
  - b. Revise Table 41. Healthy Communities Implementation Matrix (p. 215) with updated text for HC 6.2.

### Section XIII: Public Facilities

59. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising the Sustainability and Climate Change text box (p. 168) with suggested additions and deletions:
  - a. Public facilities are the foundation of a sustainable community and are key to its resiliency. Climate change will lead to greater threats from heat waves, storm damage, and flooding potential in this area. Emergency planning and preparedness that addresses the populations most vulnerable to these threats are the hallmark of a resilient community. The plan supports a diverse array of public facilities [and recommendations to] that will strengthen neighborhood services, ensure public safety in emergencies, and provide for community needs. Upgrades to public works facilities for handling waste, water, sewage, and backup power availability can both ensure rapid response to emergency situations and reduce energy and emissions that impact climate change [Public facilities designed to facilitate active transportation in mixed-use, connected neighborhoods are essential in a climate change conscious community.] Climate change resiliency can be further supported through retrofitting existing public facilities to be low-carbon buildings.
  
60. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding Strategy PF 4.2 (p. 169) of PF 4:
  - a. PF 4.2: Amend the 2018 Prince George's County Water and Sewer Plan by reclassifying the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) into Water and Sewer Category 6.
  
61. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting Strategy PF 7.2 (p. 171):
  - a. [PF 7.2 Construct a public recreation facility on the City of Bowie's property at 4151 Church Road (Tax ID 3665791).]
  - b. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by deleting PF 7.2 from Table 33. Recommended Parks, Recreation, and Open Space Improvements (p. 176).
  - c. Revise Table 42. Public Facilities Implementation Matrix (p. 218) by deleting PF 7.2.
  
62. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by updating Map 49. Recommended Public Facilities (p. 175) with the items missing on the map but listed in Table 33. Parks, Recreation, and Open Space Improvements (p. 176). Do not include PF 7.2, which has been deleted under amendment 61. **See Attachment R: Replacement Map 49. Recommended Public Facilities.**

### Appendix F. Zoning Recommendations

63. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Appendix F. CZ 1.2 Zoning Recommendations (p. 254) to remove [16200 Whitemarsh Drive (Tax ID 0722157)] from the table.

64. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by adding a series of maps to show the boundary of each of the properties listed in the tables in Comprehensive Zoning section and Appendix F (p. 253-258). **See Attachment S: Added Maps CZ X.X - Appendix F. Zoning Recommendations.**

**Table 42. Public Facilities Implementation Matrix**

65. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Table 42. Public Facilities Implementation Matrix (p. 217), from [Short-Term] to Long-Term for strategy PF 6.1.

**Appendix G. Public Facilities Report**

66. Amend the Preliminary Bowie-Mitchellville and Vicinity Master Plan by revising Appendix G. Public Facilities Report to include cost estimates. **See Attachment T: Public Facilities Report – Cost Estimates.**

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *Bowie-Mitchellville and Vicinity Master Plan*, amending the 2014 Prince George’s 2035 Approved General Plan by defining the boundaries of the Bowie Local Town Center and Bowie State University MARC Campus Center and expanding the boundary of the Rural and Agricultural Area, and will replace the 2006 *Approved Master Plan for Bowie and Vicinity* and replace the 2010 *Approved Bowie State MARC Station Sector Plan* in their entirety; and, will amend the 2009 *Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for the Planning Areas 71A, 71B, 74A, and 74B; and

BE IT FURTHER RESOLVED that the adopted master plan comprises the *Preliminary Bowie-Mitchellville and Vicinity Master Plan* document as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George’s County, the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Bowie-Mitchellville and Vicinity Master Plan*, shall be transmitted to the County Executive and each municipality whose territorial boundaries are in and within one-half mile of the master plan area; and

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George’s County for its approval pursuant to the Land Use Article, Annotated Code of Maryland; and


BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the plan recommendations, as heretofore described, are in conformance with the principles of orderly comprehensive land use planning and staged development, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that Prince George's County Planning Board staff is authorized to make appropriate text and graphical revisions to the master plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.


This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, December 9, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16<sup>th</sup> day of December 2021.

Elizabeth M. Hewlett  
Chairman

  
By Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

  
David S. Warner  
M-NCPPC Legal Department  
Date: December 15, 2021

#### CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 22-05 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Commissioner Geraldo, with Chair Anderson, Vice Chair Shapiro, Commissioners Bailey, Cichy, Doerner, Geraldo, Patterson, Rubin, Verma and Washington voting in favor of the motion, at its regular meeting held on Wednesday, April 20, 2022 via video-conference, and broadcast by the Department of Parks and Recreation, Prince George's County.

  
Asuntha Chiang-Smith Executive Director