MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report*** DATE: December 31, 2014

1. 2015 Development Sites & Highway Projects Outline
   Attached is a copy of the end of year report prepared by the Department of Planning and Economic Development. The publication gives the current status of 44 development and transportation projects in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

2. City Council Vacancy
   As of 3:00 p.m. on December 31st, we have received a total of 30 letters of interest for the At-Large Councilmember position that is currently vacant. They are:
   - Bruce D. Edwards – Westview
   - James A. Golato – Kenilworth
   - Brenda Thompson – Somerset
   - Karl H. Stehmer – Overbrook
   - Joseph Edward Lim – Saddlebrook East
   - Courtney D. Glass – Northview
   - Sybil Smith-Gray – Glenn Allen
   - Stephen N. Barr – Somerset
   - Brandon A. Smith – Northridge/Hillmeade
   - Carl J. Schuettler – Overbrook
   - Keith Jackson Jr. – Chapel Forge
   - Mishondy Wright-Brown – Highbridge Park
   - Gail L. Elkins – Woodmore
   - Kelly L. Pierce – Saddlebrook West
   - H. L. Dufour Woolfley, Jr. – Longridge
   - Parag Ambardekar – Derbyshire
   - Mary Cunningham – Saddlebrook East
   - James G. Bell – Northview
   - Craig M. Muckle – Grovehurst
   - Shawn Paxton – Huntington
   - Monica Brown-Lipscomb – Somerset

- Kelly P. Rowe – Kenilworth
- Toni Adams – Glenridge
- Patrice Little Murray – Collington Station
- Babatunde Alegbeleye – Northview
- David J. Grogan – Bowie Town Center Condo
- Sanford E. Holman – Northridge
- Julie S. Holley – Somerset
- Dustin M. Kuzan – Bowie Forest
- Piero "Pete" V. Mellits - Buckingham

Interviews will take place on Saturday, January 10th in the Council Chambers.

Attachment

CITY OF BOWIE
2015
DEVELOPMENT SITES & HIGHWAY PROJECTS OUTLINE

PREPARED BY THE DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

UPDATED 12/18/14

GLOSSARY & DEFINITIONS

Basic Plan: a plan approved in conjunction with a ZMA for a CDZ. This plan identifies the general location of the different land uses within the project, and the general location of access to property from outside roads, as well as a general design for internal road system. This plan does not contain any specifics as to building locations, density, etc. This is the first step in the CDZ process.

CDP: Comprehensive Design Plan: the second step in the CDZ process where, among other aspects of the project, comprehensive design details including land uses, densities, non-residential land uses, access to the project, setbacks from streets and property lines, and buffering are approved.

CDZ: Comprehensive Design Zone: a special zoning district requiring multi-step review of development proposals which are typically more intensive than a traditional subdivision, and may consist of a mixture of residential, commercial, office, or institutional uses. **(NOTE:** Projects marked with an asterisk (*) are projects in a CDZ.**)**

Cluster Subdivision: a Preliminary Subdivision Plan which is not within a CDZ, where lot sizes are reduced and grouped more tightly than would normally be permitted within that zone in exchange for preserving environmental characteristics including steep slopes, flooded areas, 100-year floodplain and wetlands, etc., in the form of common open space.

DSP: Detailed Site Plan: a detailed design plan similar to an SDP, required for special subdivisions such as cluster developments within a standard zoning district, not a CDZ. Two aspects of the DSP are architectural and landscaping plans.

Preliminary Subdivision Plan: the County process for legally dividing property into smaller parcels such as lots for sale and development. Except for projects within CDZ's, or for special subdivisions such as cluster developments within a standard zoning district, no further public review may be necessary beyond this stage in the development process before proceeding to Record Plat (or final plat) and then to the issuance of building permit(s).

Final Subdivision Plan: a plan which is placed in the County Land Records to record and establish property boundaries on parcels created through a Preliminary Subdivision Plan to permit the lawful sale of the parcel(s).

SDP: Specific Design Plan: a detailed plan identifying precisely where all improvements such as roads, buildings, landscaping, entrance drives and trails, etc., will be located in a CDZ project. This is the third step in the CDZ review process. Architectural plans are a part of this review process.

Special Exception: a land use not permitted by right in a zone unless the use is found to meet very specific criteria, and will have minimal or negligible impacts on adjacent properties.

WSSC: Washington Suburban Sanitary Commission:a bi-County agency responsible for providing public water and sewer service outside of the City's public sewer and water system.

ZHE: Zoning Hearing Examiner: a quasi-judicial official of the County responsible for reviewing and preparing a written recommendation for ZMA's and Special Exceptions as to conformity with County laws and ordinances.

ZMA: Zoning Map Amendment: a proposal to change the zoning of land to permit a use other than or in addition to that previously permitted on the property.

SMA: Sectional Map Amendment: a comprehensive rezoning for an entire planning area that systematically considers zoning and land use issues in conjunction with approval of a Master Plan.

NOTE: Staff Contacts may be reached at 301-809-3047.

PIPELINE PROJECTS

- **P-1 BOWIE STATE UNIVERSITY/MARC STATION**
- **P-2 SADDLEBROOK ESTATES**
- **P-3 HILLTOP PLAZA SHOPPING CENTER**
- **P-4 BOWIE MARKETPLACE**
- **P-5 BEALL FUNERAL HOME EXPANSION**
- **P-6 BUCKINGHAM AT BELAIR**
- **P-7 MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER**
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- **P-42 10TH STREET PARK AND BOWIE RAILROAD MUSEUM**
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- **P-44 TULIP GROVE ELEMENTARY SCHOOL RENOVATION**

TRANSPORTATION PROJECTS

- **H-1 OLD TOWN BOWIE TRAFFIC SAFETY IMPROVEMENTS (SHA & CITY)**
- **H-2 THE BOWIE HERITAGE TRAIL (CITY)**
- **H-3 THE BOWIE HERITAGE TRAIL/WB & A SPUR (MNCPPC)**
- **H-4 MD RTE 450 (ANNAPOLIS ROAD) (SHA)**
- **H-5 RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)**
- **H-6 MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)**
- **H-7 ROUTE 197 SOUTH LANDSCAPING PLAN (SHA)**
- **H-8 MD RTE 3 (SHA)**
- **H-9 US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)**
- **H-10 US 301 CORRIDOR SOUTH TRANSPORTATION STUDY (SHA)**
- **H-11 US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)**
- **H-12 CHURCH ROAD (PRINCE GEORGE'S COUNTY)**
- **H-13 HALL ROAD (SHA, MNCPPC, CITY)**

DSO 2015 ALPHABETICAL LISTING

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H-3	THE BOWIE HERITAGE TRAIL/WB & A SPUR TRAIL (MNCPPC)
H-12	CHURCH ROAD (PRINCE GEORGE'S COUNTY)
H-13	HALL ROAD (SHA, MNCPPC, CITY)
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H-6	MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
H-4	MD RTE 450 (ANNAPOLIS ROAD) (SHA)
H-1	OLD TOWN BOWIE TRAFFIC SAFETY IMPROVEMENTS (SHA)
H-5	RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
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H-9	US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
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H-11	US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)

DEVELOPMENT SITES OUTLINE
PIPELINE PROJECTS

"Pipeline" projects are generally identified as major projects for which an official subdivision or zoning application has been filed, is under review, or a decision is pending. Also, pipeline projects include properties such as surplus schools undergoing renovation/re-use, active projects with approved Water and Sewer Systems Area changes, and projects under construction. (**NOTE**: Projects marked with an asterisk (*) are projects in a CDZ).

P-1 **BOWIE STATE UNIVERSITY/MARC STATION MIXED USE DEVELOPMENT** 219 acres

Zoning:	R-O-S (Reserved Open Space) O-S (Open Space)
Proposed Land Use:	Mixed use activity center
Project Status:	County Sector Plan approved, 2010. County Council appointed Development Board reviewing property disposal options and implementing Sector Plan recommendations. Request for Qualifications for a master developer issued, 2014.
Project Contact:	MNCPPC – Community Planning North Division Ms. Vanessa Akins-Mosley, Division Chief 301-952-3134

P-2 **SADDLEBROOK ESTATES (formerly Colt's Neck Subdivision)** 54 acres

Zoning:	O-S (Open Space)
Proposed Land Use:	Eight (8) single-family detached units and conservation lot
Project Status:	Final Subdivision Plan for eight (8) single-family detached lots approved, 2010. Seven units (including existing historic house) completed, 2014.
Project Contact:	Race Track Road, LLC Mr. Steve McAllister P.O. Box 420 Waldorf, MD 20604

P-3 **HILLTOP PLAZA SHOPPING CENTER** 17 acres

Zoning:	C-S-C (Commercial Shopping Center) R-R (Rural Residential)
Proposed Land Use:	Renovation of existing 162,260 square foot shopping center including the addition of 49 residential dwelling units.
Project Status:	4,506 square foot Bank of America building completed, 2008. Rezoning application for the M-X-T (Mixed Use Transportation Oriented) zone recommended for denial by City, 2009. 3,870 square foot Sun Trust bank building, a new 227-seat, 6,398 square foot Outback Steakhouse and 14,967 sq.ft. Walgreen's pharmacy and partial redevelopment of existing commercial shopping center completed. Renovation of former Outback Steakhouse building completed and new restaurant (Olive Grove) opened, 2013. 6,272 square foot addition to Olive Grove building completed, 2014.
Project Contact:	M. Leo Storch Management Company Mr. Bruce Levine 410-486-0800 Gibbs & Haller, PA Mr. Tom Haller 301-306-0033 Macris, Hendricks & Glascock, PA Mr. Steve Wilde 301-670-0840

P-4 **BOWIE MARKETPLACE** 26 acres

Zoning:	C-S-C (Commercial Shopping Center)
Proposed Land Use:	Commercial retail and mixed use redevelopment
Project Status:	City stormwater management plan approved, 2008. Special Exception application for Safeway gas pumps submitted, 2009. Developer submitted for grading and building permits, 2010. Alternative Compliance application approved by City, 2012. Property acquired by new owner, 2013. Redevelopment proposal under review by City, 2014.
Project Contact:	Owner: Berman Enterprises Mr. Brian Berman 301-816-1555

P-5 **BEALL FUNERAL HOME EXPANSION** 5 acres

Zoning:	R-E (Residential Estate)	
Proposed Land Use:	3,560 square foot crematory addition and 5,100 square foot chapel addition to existing 10,256 square foot funeral home and new 1,680 square foot detached garage building.	
Project Status:	Departure from Parking and Loading Standards (DPLS) application withdrawn; Special Exception revision approved by District Council and plan certified by Zoning Hearing Examiner, 2011. Special Exception revision to increase gross floor area by 1.4% from 20,596 square feet to 21,345 square feet submitted, 2013. Owner preparing additional architectural revisions, 2014.	
Project Contacts:	Rifkin, Livingston, Levitan & Silver, LLC Mr. Mike Nagy 301-345-7700	Landesign, Inc. Mr. Jeff Felker 301-249-8802

P-6 **BUCKINGHAM AT BELAIR** 0.75 acres

Zoning:	R-55 (One-Family, Detached Residential)	
Proposed Land Use:	Residential	
Project Status:	Preliminary Subdivision Plan to resubdivide existing lot into three (3) lots revised to two (2) lots and approved by County Planning Board, 2013. City Water and Sewer Category Change submitted, 2014	
Project Contact:	Owner Mr. Shawn Yerby 410-919-8615	Surveys, Inc. Mr. Greg Benefiel 301-776-0561 O'Malley, Myles, Nylen and Gilmore, P.A. Mr. Lawrence Taub 301-572-3274

P-7 **MELFORD (FORMERLY MARYLAND SCIENCE AND TECHNOLOGY CENTER)** 466 acres

Zoning:	M-X-T (Mixed Use, Transportation Oriented)
Proposed Land Use:	Mixed use employment park
Approvals:	- Rezoning from R-R to E-I-A and Basic Plan for up to 6.4 million square feet approved, 1982. - Comprehensive Design Plan approved, 1986. - Specific Design Plan for 117,000 square foot Supercomputing Research Center approved, 1986. - Specific Design Plan for 130,000 square foot U.S. Census Bureau Computing Facility approved, 1994. - Preliminary Subdivision Plan for 1.95 million square feet in the E-I-A zone re-approved, 1999. - Specific Design Plans for 300,000 square feet in two (2) four-story office buildings, 30,450 square feet in a one-story office building, 160,000 square feet in four (4) one-story office-flex buildings approved, 2001.

- Specific Design Plan for 83,000 square feet in three (3) flex-office buildings approved, 2002.
- Specific Design Plan for limited signage approved, 2003.
- Preliminary Subdivision Plan for three (3) parcels in Phase 2 approved, 2003.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) containing a two-story, 60,500 square foot national training center and office, a three-story, 45,500 square foot main building and dormitory approved, 2003.
- Specific Design Plan for two (2) stormwater management ponds approved in 2003 and redesigned and re-approved, 2004.
- Specific Design Plan for 81,600 square feet in two (2) office buildings approved, 2004.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) 125,000 square foot corporate office (Phase 2), and a 5,000 square foot dormitory addition (Phase 3) approved, 2005.
- Specific Design Plan for a 40,440 square foot, one-story flex building and a 27,990 square foot, two-story office building approved, 2005.
- Detailed Site Plan for 235,289 square feet in three (3), five-story hotels with 362 rooms approved, 2008.
- Detailed Site Plan for 24,375 square feet in three (3), one-story retail buildings approved, 2008.
- Preliminary Subdivision Plan for nine (9) parcels approved, 2008.
- Detailed Site Plan for 134,480 square feet in four (4) office buildings and 248,820 square feet in seven (7) research and development buildings approved, 2008.
- Detailed Site Plan for comprehensive signage proposal approved, 2011.
- Conceptual Site Plan revision for a mixed use development containing up to 2,500 single-family attached and multi-family residential units, 260,000 square feet of office space and 268,500 square feet of retail space (Melford Village) approved by County Planning Board, 2014.

Construction Status: 1,113,270 square feet completed. Remaining currently approved development at St. John Properties portion includes 167,320 square feet of R&D/Flex, 51,680 square feet of single-story office, 42,000 square feet of three-story office and 24,375 square feet of retail.

Project Status: Site work for Melford Village component underway, 2014.

Project Contact:

St. John Properties, Inc.	Shipley and Horne, PA
Mr. Andrew Roud	Mr. Robert Antonetti
410-788-0100	301-925-1800

P-8 **GOVERNOR'S BRIDGE** 3 acres

Zoning: R-R (Rural Residential)

Proposed Land Use: Four single-family detached lots

Project Status: Final Subdivision Plan approved, 2004. Site work underway.

Project Contact: Belle Grove Corporation
Mr. Rob Jones
410-977-3015

P-9 **AUTOZONE AT BALL PARK ROAD** 1 acre

Zoning:	C-M (Commercial Miscellaneous)	
Proposed Land Use:	6,816 square foot automotive parts store	
Project Status:	Stormwater management concept plan submitted, 2014. Developer preparing to file Detailed Site Plan.	
Project Contact:	Autozone Mr. Curtis Sigler 901-495-8717	Dewberry Ms. Lisa Betz 410-265-9500

P-10 **CHICK-FIL-A DRIVE-THRU EXPANSION** 1 acre

Zoning:	C-M (Commercial Miscellaneous)	
Proposed Land Use:	Construction of a dual drive-thru lane and a 550 square foot building addition	
Project Status:	Special Exception for a 4,211 square foot fast-food restaurant and Detailed Site Plan approved, 2000. Applications for a Detailed Site Plan, Revision to Special Exception Site Plan and Departure from Parking and Loading Spaces to add 550 sq. ft. to the existing restaurant, add a dual drive-thru lane and to request relief from providing 5 of 51 required parking spaces approved by Planning Board, 2013.	
Project Contact:	Owner: Chick-Fil-A Inc.	McNamee, Hosea, Jernigan, Kim, Greeman & Lynch, PA Mr. Dan Lynch 301-441-2420 Bohler Engineering Mr. Matt Jones 301-809-4500

P-11 **BOWIE VALVOLINE** 1 acre

Zoning:	C-M (Commercial Miscellaneous)
Proposed Land Use:	2,498 sq. ft./4-bay vehicle lubrication facility
Project Status:	Detailed Site Plan approved, 2010. Project completed.
Project Contacts:	McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A. Mr. Matt Tedesco 301-441-2420 Bohler Engineering Mr. Matt Jones 301-809-4500 Mid-Atlantic Lubes, LLD Mr. Richard MacDonald 617-243-0404

P-12 **BOWIE GATEWAY CENTER** 102 acres
(formerly known as the International Renaissance Center and the City of Capitals)

Zoning:	C-M (Commercial Miscellaneous)
Proposed Land Use:	Up to 1 million square feet of mixed commercial/retail/restaurant/office use on five blocks.
Project Status:	See below
Completed:	**752,784** square feet of office and commercial completed as follows: 95,400 square feet existing office building (**Omni**); 5,400 square foot, non-fast-food restaurant (**Applebee's**) opened, 1994; 144,403 square foot home center (**Lowe's**) opened, 1995; 6,700 square foot, non-fast-food restaurant (**Bob Evans Farms**) opened, 1995; 27,000 square foot bank/office building (**BB&T**, formerly Community Bank of Maryland) opened, 1995; 1,910 square foot gas station/shop/car wash (**Exxon**)

opened, 1996; 12,621 square foot auto car rental office (**Enterprise Car Rental**, formerly insurance office/claims center-State Farm Insurance) opened, 1996; 117,800 square foot department store (**Target**), opened, 1996; 42,954 square foot sporting goods store (**The Sports Authority**), opened, 1996; 23,912 square foot office supply store (**Staples**), opened, 1996; 25,125 square foot book/music store (**Borders**), opened, 1996; 2,200 square foot fast-food restaurant (**McDonalds**), opened, 1996; 93,000 square foot department store (**Kohl's**) opened, 1997; 54,990 square foot bank/office building (**Washington Savings Bank**) opened, 1997; 3,285 square foot, 114-seat fast-food restaurant (**Wendy's**) opened, 1997; 25,000 square foot pet supply store (**PETsMART**) opened, 1997; 11,138 square foot tire retail/service center (**NTB**) opened, 1997; and a 48,948 square foot retail store (**Haverty's**, formerly HomePlace) opened, 1997; 8,042 square foot variety retail store (**Pier 1 Imports**); and a 2,956 square foot office/retail (**Eye Care Center**) opened, 1998; 4,598 square foot, 130-seat non-fast food restaurant (**Memphis Bar-B-Q**) opened, 1999 (re-opened as Monterey Grille, 2007); 23,923 square foot retail craft store (**Michael's Crafts**) opened, 1999; 6,899 square foot, 299-seat, non-fast food restaurant (**On the Border**) opened, 2000; 5,567 square foot, 225-seat, non-fast food restaurant (**Chili's**) opened, 2000; and a 3-story, 40,200 square foot medical office building, opened 2000; an 8,495 square foot electronics store **(Tweeter**) and 1,900 square foot communications retail store (**Sprint**), opened 2005; 7,966 square foot expansion of Target completed, 2007. Detailed Site Plan for one-story, 3,500 square foot financial institution building (**Navy Federal Credit Union**) approved, 2007. Revised Detailed Site Plan for **Applebee's** for exterior architectural renovations and for new building-mounted and freestanding signage approved, 2012. Monterey Grille Restaurant converted to dental office, 2013. Proposal to amend Conceptual Site Plan from "Office" use to "Office/Retail" and "Fast Food Restaurant", subdivide property for Lot 5, Block E to create two lots, renovate the existing Enterprise Car Rental building to provide 1,600 sq. ft. of office and 11,000 sq. ft. of retail space, and construct a new one-story/2,228 sq. ft./66-seat Taco Bell restaurant submitted, 2014.

Project Contact:

CB Richard Ellis
Ms. Valerie Dow
202-585-5732

Navy Federal Credit Union
Mr. Jim Gibbons
703-206-4624

For Lot 5, Block E:

Rifkin, Livingston, Levitan & Silver, LLC
Mr. Chip Reed
301-951-0150

McLaren Engineering Group
Mr. Pete Mellits
410-243-8787

Seneca Properties
Mr. Marc Geffroy
301-941-8000

P-13 BOWIE TOWN CENTER* 274 acres

Zoning: M-A-C (Major Activity Center)
R-S (Residential Suburban Development)

Proposed Land Use: 1.225 million square feet of retail, 719,500 square feet of office, and, 1,365 multi-family and townhouse units.

Completed: **282,250 square feet of office space** completed as follows:
132,250 square foot office building;
110,000 square foot office building;
79,945 sq. ft. municipal government office building and,
40,000 square foot office condominiums

1,406 dwelling units completed, including:
915 multi-family and condominium units, and;
491 townhouse units

936,662 square feet of commercial retail, restaurants and hotel, including:
3,119 square foot, 161-seat restaurant (**Chipotle**), opened 2004; 106,930 square foot retail center (**The Shoppes at Bowie Town Center**), opened 2005 and free-standing bank (**Bank of America**), opened 2004; a 56,400 square foot, 4-story/119-unit extended stay hotel (**Marriott Towne Place Suites**), opened 2005; a 20,000 square foot expansion of Hecht's store, opened 2005; and, 262 residential condominium units (**Parcel U**), 2005. 4,070 square foot bank (**Wachovia Bank, Bowie Corporate Center**), 2007. Conversion of 5,328 sq. ft. of retail space to a 174-seat sit-down restaurant (Red Robin) completed, 2011. One-story/2,837 sq. ft. free-standing bank building **(TD Bank)** in Bowie Corporate Center completed, 2012.
Specific Design Plan revision to add an electric vehicle charging station to accommodate two vehicles approved, 2013. Project completed. Specific Design Plan revision to designate event areas under review, 2014.

Project Contacts: The Simon Property Group
Mr. Steve Andrews, Mall On-Site Manager (Parcel N)
301-860-1401
Mr. Rod Vosper, Vice President, New Development
317-685-7331
MLS Commercial Real Estate Services
Ms. Kathy Coakley (The Shoppes at Bowie Town Center)
410-653-3222
Buchanan Partners (Office building at Bowie Corporate Center)
Mr. Steve Hubert
301-417-0510
O'Malley, Miles, Nylen and Gilmore, P.A
Mr. Bill Shipp (Special Events Areas SDP Revision)
301-572-3248

P-14 MILL BRANCH CENTER (RUBY TUESDAY/TIA'S/PNC BANK) 6 acres

Zoning: C-S-C (Commercial Shopping Center)

Proposed Land Use: Two (2) restaurants and bank

Project Status: 5,000 square foot Ruby Tuesday restaurant completed. 3,395 square foot PNC Bank completed, 2008. Revision to Annexation Agreement to allow office uses approved, 2010. 4,721 square foot former Tia's restaurant demolished, stormwater management concept plan approved, Detailed Site Plan revision for a 15,000 square foot, two-story medical office

building redevelopment of the former Tia's restaurant site approved, 2013. Building permit issued, and site work underway.

Project Contact: OxfordChaseRetail
Mr. William Steffey
410-703-6553
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
Mr. Dan Lynch
301-441-2420

P-15 MILL BRANCH CROSSING 74 acres

Zoning: C-S-C (Commercial Shopping Center)

Proposed Land Use: Mixed commercial. Site development proposed in two (2) phases. Phase I will include: 91,000 sq. ft. of office; 405,000 sq. ft. of retail; and, a 150-room hotel. Phase II includes 181,500 sq. ft. of retail use.

Project Status: Property rezoned to the C-S-C zone in the SMA. Preliminary Subdivision Plan approved, 2009. Annexation completed and a new Preliminary Subdivision Plan for site for the purpose of creating four (4) building lots and one (1) parcel to be conveyed to a business association providing access from Mill Branch Road to the Mill Branch Crossing properties was submitted but withdrawn, 2012. Special Exception for 186,933 square foot Wal-Mart Superstore on 25 acres pending Zoning Hearing Examiner decision, 2014.

Project Contact:

William F. Chesley Real Estate, Inc.	Myers, Rodbell & Rosenbaum, P.A.
Mr. Russell Baker	Ms. Michelle LaRocca
301-261-6700	301-699-5800
Gingles, LLC	Bowman Consulting Group, Ltd.
Mr. Andre Gingles	Ms. Katie Oosterbeek
301-572-5009	703-530-8093

P-16 GREEN BRANCH PARK (M-NCPPC) 319 acres

Zoning: R-O-S (Reserved Open Space)

Proposed Land Use: Public athletic field complex

Project Status: Permits approved for Phase I. The Maryland Stadium Authority is conducting preliminary design and archaeological studies for a proposed lacrosse field complex. Project is on hold.

Project Contact: M-NCPPC Parks Department
Mr. Chris Colvin
301-699-2485

P-17 MILL BRANCH ESTATES 105 acres

Zoning: R-A (Residential-Agricultural)

Proposed Land Use: 38 single-family detached units

Project Status: Final Subdivision Plan approved, 2010. Six units completed, one unit under construction.

Project Contact: K & P Builders
Mr. Roy Kilby
301-262-7227

P-18 THE PRESERVE AT POINTER RIDGE (formerly Page Court Subdivision) 2 acres

Zoning:	R-80 (One Family Detached Residential)	
Proposed Land Use:	Five (5) single-family detached units	
Project Status:	Final Subdivision Plan approved, 2005. One (1) unit completed. One lot sold in 2011. No recent activity.	
Project Contact:	Vitech Engineering, Inc. Mr. Victor Amole 703-730-3459	Mona Design/Build, Inc. Mr. Patrick Mona 301-261-0343

P-19 WALKER PROPERTY AUTO DEALERSHIPS 10 acres

Zoning:	C-M (Commercial Miscellaneous)	
Proposed Land Use:	Auto dealership	
Project Status:	Existing house demolished, and permit for temporary sales trailer adjacent to existing dealership issued, 2012. New dealership building completed, 2013. Additional dealership under construction.	
Project Contact:	Bernard Walker (Owner) 2404 Crain Highway South Bowie, MD 20716	Joyce Engineering Corporation Mr. Bill Joyce 301-595-4353

P-20 MILLS PROPERTY 27 acres

Zoning:	R-R (Rural Residential) C-M (Commercial Miscellaneous)	
Proposed Land Use:	14 single-family detached units and two (2) commercial parcels	
Project Status:	Detailed Site Plan on Parcel B for 1-story/34,112 square foot vehicle sales and service facility and car wash (Mills Nissan of Bowie) approved, 2008. Final Subdivision Plan approved, 2010. 10-acre portion of property approved for residential subdivision purchased by the City, 2011. Nissan dealership completed, 2012. Detailed Site Plan for a 11,098 square foot car wash building and a 1,773 square foot detail building on Parcel C approved, 2014.	
Project Contact:	<u>Commercial portion, Parcel B (Bowie Nissan)</u> March/Hodge Baltimore Holding Co. LLC Mr. Phil Morelli 301-218-2300 <u>Commercial portion - Parcel C (Car Wash)</u> Chesapeake Holdings BB MB, LLC Crain Partners, LLC (contract purchaser) Mr. Brett Schaechter 301-262-2650	Dewberry, LLC Mr. David Taylor 410-265-9500 O'Malley,Miles, Nylen & Gilmore, PA Ms. Nancy Slepicka Dewberry, LLC Mr. David Taylor 410-265-9500

P-21 CVS MITCHELLVILLE ROAD 2 acres

Zoning:	C-M (Commercial Miscellaneous)
Proposed Land Use:	14,600 sq. ft. pharmacy/department/variety store
Project Status:	Special Exception and Preliminary Subdivision Plan applications submitted. Preliminary Subdivision Plan approved, 2012. Due to legislative change impacting County Zoning Ordinance, Special Exception not necessary; use is permitted by right in C-M zone. Detailed Site Plan approved, 2013. Under construction.

Project Contact: Velmeir Companies
Mr. Kevin McGhee
703-256-5890

Lerch, Early & Brewer, Chtd.
Ms. Stacy Silber
301-841-3833
Bohler Engineering
Mr. Matt Jones
301-809-4500

P-22 AMBER RIDGE 19 acres

Zoning: M-X-T (Mixed Use Transportation-Oriented)

Proposed Land Use: 320 multi-family residential units and up to 22,000 square feet of retail space (consisting of one 14,000 square foot pharmacy and two 4,000 square foot banks)

Project Status: Rezoning application from the C-S-C (Commercial Shoping Center) zone to the M-X-T (Mixed Use Transportation Oriented) zone approved, 2014. Developer preparing Conceptual Site Plan.

Project Contact: The Rappaport Companies
Mr. Gary Rappaport
571-382-1225

McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.
Mr. Matthew Tedesco
301-441-2420

P-23 HALL STATION* 15 acres

Zoning: L-A-C (Local Activity Center)*
R-R (Rural Residential)

Proposed Land Use: 109 dwelling units (39 townhouse units and 70 attached, two-family units), a 2-story/20,000 square foot office building (credit union) with a potential future expansion of 6,000 square feet, 14,726 square feet of retail use (pharmacy), 1,270 square feet of future retail use and a 2-story, 43,376 square foot public library

Project Status: Specific Design Plan revision application for: revised fence design along the residential portion of the site fronting on MD Route 214 (Central Avenue); addition of building-mounted signage to the Prince George's Community Federal Credit Union building; review of footprint and building architecture for free-standing 1,866 sq. ft. coffee house; and, review of footprint and building architecture of a new 13,240 sq. ft. retail building (to replace the 14,726 sq. ft. pharmacy building approved as part of the original Hall Station SDP), approved, 2012. Credit union, public library, all residential dwelling units and main retail building completed, 2014.

Project Contact: The Rappaport Companies
Mr. Will Collins
571-382-1225
County Library:
Prince George's County
Office of Central Services
Mr. Jack Sloan
301-883-6466

McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.
Mr. Dan Lynch
301-441-2420

P-24 KARINGTON* 362 acres

Zoning: E-I-A (Employment and Institutional Area)

Proposed Land Use: 650,000 square feet of office use, 343,000 square feet of retail use and 1,239 dwelling units, including 490 multi-family apartments, 210 multi-family condominium units, 20 live-work units 120 multi-family senior units, 245 townhouse units and 154 single-family detached units.

Project Status: Conceptual Site Plan approved by District Council and Preliminary Subdivision Plan approved by County Planning Board, 2004. Detailed Site Plan for grading and infrastructure approved, 2005. Final Subdivision Plan approved, 2006. Revision to Detailed Site Plan and Woodland Conservation Plan approved, 2008. Stormwater management and sediment control permits approved, 2011. Developer marketing site.

Project Contact:

Kenneth H. Michael Companies	Ben Dyer Associates
Mr. Kevin Kennedy	Mr. Paul Woodburn
301-918-2946	301-430-2000

P-25 COLLINGTON CENTER/FOREIGN TRADE ZONE * 920 acres

Zoning: E-I-A (Employment and Institutional Area)

Proposed Land Use: Offices, research laboratories, specialty manufacturing, retail and wholesalers

Project Status: Central Area- (Collington Center): Revision to CDP for up to 6.5 million square feet of office/light industrial uses on 708 acres approved, 1990. Approximately 3,761,086 square feet completed. Specific Design Plan for approximately 437,127 square feet of flex space and 73,095 square feet of retail space on 52.4 acres known as Lots 23, 24 and 25 of "Collington Park" approved by District Council, 2009. Final Subdivision Plan to create Lots 13-18, Block F approved, 2014. Approximately 68 acres of vacant land at five (5) sites deemed surplus property by Prince George's County, 2012. Specific Design Plan for a 13,892 square foot addition to existing Washington Research Library Consortium warehouse, approved in 2013, is now under construction. A 170,850 square foot Fed Ex ground distribution center (on 28 acres) completed, 2014. Grading and site infrastructure installation is underway for a 220,800 square foot industrial building (Buildings A, B and C) on 12.8 acres (MRP Industrial). Up to 87,400 square feet of flex space on 7.1 acres being marketed, 2014. South Area- (Safeway Distribution Center): 1.98 million square feet on 168 acres for manufacturing, warehousing and distribution facilities completed. The south area is fully developed.

Project Contact:

Collington Center
NAI/KLNB
Mr. Alan Coppola
301-621-5114
NAI/The Michael Companies
Mr. David Michael/Mr. Lance Schwarz
301-459-4400
Burke Real Estate
410-520-0030
WRLC c/o Mark Jacobs
703-986-1242
Fed Ex Ground
SunCap Property Group
412-427-6328
Panattoni Development
Mr. Reid Townsend
410-685-0000

Ben Dyer Associates
Mr. Paul Woodburn
301-430-2000
Prince George's County Office of Central Services
Ms. Monica J. Johnson, Director
301-883-6450

P-26 WILLOWBROOK 453 acres

Zoning: R-S (Residential Suburban)*
I-1 (Light Industrial)

Proposed Land Use: Mixed residential and light industrial/employment uses

Project Status: Property rezoned to the R-S (Residential Suburban) and I-1 (Light Industrial) in Bowie and Vicinity SMA. Comprehensive Design Plan containing 818 dwelling units, including 505 single-family detached and 97 townhouse market rate units and 50 single-family detached, 56 townhouse and 110 multi-family mixed retirement units approved, 2006. Preliminary Subdivision Plan approved, 2007. Residential developer renewed contract, 2013. No change in status.

Project Contact: Residential portion – WBLH, LLC/Toll Brothers, Inc.
Mr. Tom Mateya
410-381-3191
Commercial portion - Atapco Properties, Inc.
Mr. Kevin McAndrews
410-347-7150

P-27 LOCUST HILL* 507 acres

Zoning: R-L (Residential Low Density)

Proposed Land Use: Up to 581 dwelling units, including up to 465 single-family detached units and 116 townhouse units

Project Status: Rezoning to the R-L (Residential Low Density) Comprehensive Design Zone and Comprehensive Design Plan approved, 2006. Preliminary Subdivision Plan approved and Comprehensive Design Plan revision for 93 townhouse units and 457 single-family detached units approved, 2007. Specific Design Plan withdrawn, 2008. Developer preparing Specific Design Plan, 2014.

Project Contact: WBLH, LLC/Toll Brothers, Inc.
Mr. Tom Mateya
410-381-3191

Dewberry
Ms. Meredith Byer
301-337-2857

P-28 OAK CREEK CLUB* 943 acres

Zoning: L-A-C (Local Activity Center)
R-L (Residential Low Development)

Proposed Land Use: 1,179 dwelling units, 26,000 square feet retail/office center, church and day care facility, and 18-hole golf course

Project Status: Preliminary Subdivision Plan and Comprehensive Design Plan (CDP) revision approved, 2001. Final Subdivision Plan approved, 2002. Specific Design Plan for Phase I and IA approved, 2003. Phase I consists of 628 dwelling units, including 409 single-family detached units and 219 townhouse units. Phase IA consists of an 18-hole golf course. Specific Design Plan for Phase 2, including 86 single-family detached units, approved, 2004. Specific Design Plan for Phase 3, including 86 single-family detached units, approved, 2005, revised 2007. Specific Design Plan for Phase 4, including 135 single-family detached units, approved, 2007. Revisions to CDP to amend the timing of the construction of the golf course clubhouse and associated requirements approved and Detailed

Site Plan revision for architecture approved, 2011. Revision to CDP to reduce the size of golf course clubhouse from 25,000 square feet to 13,000 square feet approved 2013. Revision to Phase 3 to update MNCPPC trail alignment approved 2014. Revision to Phase 4 for layout changes in Landbay "N" under review. 660 units completed, 15 units under construction.

Project Contact: NV Homes
Mr. Marcus Brown
301-390-4403
Craftstar Homes
301-249-3935
K & P Builders
Mr. Roy Kilby
301-390-3667
Mid-Atlantic Builders
Mr. Steven Paul
301-352-9111
Ryan Homes
301-937-9361

Mr. Norman Rivera
301-580-3287
Charles P. Johnson and Associates
Ms. Sallie Stewart, RLA
301-434-7000

P-29 THE PALISADES AT OAK CREEK* 180 acres

Zoning: R-L (Residential Low Development)
Proposed Land Use: 135 single-family detached units
Project Status: Final Subdivision Plan approved, 2005. Project completed.
Project Contact: Caruso Homes
Mr. Mark Summerville
301-261-0277, ext. 254
Craftmark Homes (5 lots on Church Road)
Ms. Barb Stoehr
301-390-4471
Pulte Homes (Inactive)
Ms. Mary Batkin
703-934-9300
KHovnanian Homes
Mr. Dave Priddy
240-375-3243
NV Homes
301-258-0002

Myers, Rodbell & Rosenbaum, PA
Mr. Russ Warfel
301-699-5800

P-30 WOODMORE ESTATES (aka Tall Oaks Estates & the Franklin Property)

Zoning: R-E (Residential-Estate) 235 acres
Proposed Land Use: 132 single-family detached units
Project Status: Final Subdivision Plan approved, 1991. Limited Detailed Site Plan re-approved, 2000. 130 units completed. Building permits previously issued for Lots 18 and 19 in 2009. No recent activity.
Project Contacts: K. Hovnanian Homes of MD.
Mr. Chester Willet
240-375-4515
Dewberry
Claudia Shehata
301-731-5551

P-31 THE PRESERVE AT WOODMORE ESTATES 18 acres

Zoning:	R-E (Residential Estate)
Proposed Land Use:	16 detached single-family residential units
Project Status:	Final Subdivision Plan approved, 2006. Fine Grading Permit issued, 2009. Four units completed; one unit under construction.
Project Contacts:	Mastercraft Communities, LLC Mr. Gary Berman 410-580-1995, ext.224 Craftmark Homes 301-780-3901

P-32 KING'S ISLE ESTATES 41 acres

Zoning:	R-A (Residential Agriculture)
Proposed Land Use:	20 single-family detached units
Project Status:	Final subdivision plan recorded, 2001. One (1) unit completed.
Project Contact:	Triangle Homes 301-952-9710

P-33 PDC/RODENHAUSER PROPERTY 73 acres

Zoning:	R-E (Residential Estate)
Proposed Land Use:	62 single-family detached units
Project Status:	Preliminary Subdivision Plan approved, 2006. Final Subdivision Plan recorded, 2013. Site work for entrance road underway.
Project Contacts:	Collingbrook Development, LLC 301-772-5078 Caruso Homes Mr. John Tatum 301-832-4526 Soltesz Ms. Xin (Sheen) Yi, P.E. 301-794-7555

P-34 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY 24 acres

Zoning:	R-E (Residential Estate)
Proposed Land Use:	15 single-family detached units
Project Status:	Preliminary Subdivision Plan approved, 2007. Preliminary Plan extended through 2015 (per County legislation). Developer preparing Final Subdivision Plan.
Project Contacts:	Lonergan Homes, Inc. Mr. Ed Lonergan 240-375-8221 Collingbrook Development, LLC 301-772-5078

P-35 **FAIRVIEW MANOR (formerly Collingbrook)** 248 acres

Zoning:	R-E (Residential Estate)
Proposed Land Use:	202 single-family detached dwelling units
Project Status:	Final Subdivision Plan approved, 2003. Preliminary Subdivision Plans filed to add Collingbrook II and the Triangle property. 86 units completed, 2014.
Project Contact:	PDC, Inc. Mr. Michael Carnock 410-740-9863 Craftmark Homes 301-352-4236

P-36 **FAIRWOOD** 1,104 acres

Zoning:	M-X-C (Mixed-Use-Community)	1,057 acres
	R-E (Residential-Estate)	47 acres
Proposed Land Use:	Maximum of 1,799 dwelling units plus 36 additional estate lots (Roberts Estate), 100,000 square feet of retail, and 250,000 square feet of various non-residential uses (office, institutional and educational).	
Construction Completions:	- Ten of 14 condo buildings (total 213 multi-family units) completed, two (2) condo buildings under construction and two (2) condo structures partially completed; 397 townhouse units, including The Sanctuary (87 units completed), The Choice (75 units completed), The Retreat (157 units completed) and The Bounty (78 units completed); 844 single-family detached units completed, 15 single-family detached units under construction; and,117,000 square feet of retail space completed.	
Project Status:	Comprehensive Sketch Plan approved, 2002. Preliminary Subdivision Plans and Detailed Site Plans approved for each section.	
Project Contact:	Howard Hughes Development Mr. Bob Jenkins 410-964-5443 Woodlawn Development Group Mr. Christopher Rudy 703-649-5108 Ben Dyer Associates, Inc. Mr. Rick Groff 301-430-2000 Proposed Nursing Facility ManorCare Health Services <u>Condo Builder:</u> Steuart Kret Homes 301-860-6555 <u>Town Home Builders:</u> NVHomes 301-262-3483	Gibbs & Haller Mr. Ed Gibbs 301-306-0033 McGuire Woods, LLP Mr. Mark Viani, Esq. 703-712-5425 <u>Single Family Builders:</u> NVHomes 301-262-1475 Ryan Homes 301-262-4325

P-37 RESTORATION PRAISE CENTER (formerly Trinity Community Church) 8 acres

Zoning:	R-R (Rural Residential)	
Proposed Land Use:	27,120 square foot church with 850 seats and day care Center (future) for up to 75 children	
Project Status:	Final Subdivision Plan approved, 2012. Detailed Site Plan approved 2013. Under construction.	
Project Contact:	Restoration Praise Center Mr. Henry Sterling 301-821-7716	Rifkin, Livingston, Levitan & Silver, LLC Mr. Mike Nagy 301-345-7700 Landesign, Inc. Mr. Jeff Felker 301-249-8802

P-38 DIXON CROSSING 44 acres

Zoning:	R-R (Rural-Residential)
Proposed Land Use:	57 single-family detached units
Project Status:	Final Subdivision Plan approved, 2010. Project completed.
Project Contact:	K.Hovnanian Homes Mr. Chester Willet 240-375-4515

P-39 SANTOS PROPERTY – WEST BOWIE VILLAGE 3 acres

Zoning:	R-R (Rural Residential)	
Proposed Land Use:	Commercial	
Project Status:	Zoning Map Amendment application denied by the Zoning Hearing Examiner. Appeal of ZHE's decision denied by the District Council, 2014.	
Project Contact:	Owner: Santos, LLC Ms. Tina Santos	McNamee, Hosea, Jernigan, Kim, Greeman & Lynch, PA Mr. Dan Lynch 301-441-2420

P-40 PHEASANT RIDGE 15 acres

Zoning:	R-R (Rural Residential)	
Proposed Land Use:	19 single-family detached units	
Project Status:	Final Subdivision Plan approved, 2006. Developer preparing stormwater management concept plan, 2014.	
Project Contact:	Gibbs and Haller Mr. Tom Haller 301-306-0033 Capitol Development Design, Inc. 301-937-3501	United Ventures Ms. Sandra Gallagher 301-345-8800

P-41 KNIGHTS OF ST. JOHN HALL 1 acre

Zoning:	M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)	
Proposed Land Use:	1-story/1,036 sq. ft. addition to existing meeting hall	
Project Status:	Detailed Site Plan and building permit approved, 2013. Under construction.	
Project Contact:	Knights of St. John Mr. William Jones	Landesign, Inc. Mr. Jeff Felker 301-249-8802 O'Malley, Miles, Nylen and Gilmore, P.A. Mr. William Shipp 301-572-3248

P-42 10TH STREET PARK AND BOWIE RAILROAD MUSEUM ADDITION 3 acres

Zoning:	M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)—Railroad Museum R-55 (One Family Detached Residential)—10th Street Park	
Proposed Land Use:	New City park and playground on 10th Street and educational building enhancements at Railroad Museum	
Project Status:	Under design.	
Project Contact:	City of Bowie Department of Planning and Economic Development Mr. Joe Meinert 301-809-3047	Grace E. Fielder and Associates Ms. Grace Fielder 301-483-3171

P-43 MARANATHA ADVENTIST FELLOWSHIP 7 acres

Zoning:	R-E (Residential Estate)	
Proposed Land Use:	21,600 square foot church building	
Project Status:	Preliminary Plan of subdivision approved, 2014.	
Project Contact:	Owner: Allegheny E Conf. Corp. Seventh Day Adventists Uzooma Erondu, Pastor 410-686-5456	Alpha Omega Systems, Inc Mr. Ken Burruss 240-447-2737

P-44 TULIP GROVE ELEMENTARY SCHOOL RENOVATION 10 acres

Zoning:	R-55 (One Family Detached Residential)	
Proposed Land Use:	Renovation and new 23,208 square foot building addition to existing elementary school	
Project Status:	Stormwater Managerment Concept Plan approved, 2014.	
Project Contact:	Prince George's County Public Schools Mr. Elijah Gross 410-685-5687	Soltesz Mr. Tim Davis 301-794-7555

P:/joe/Dso2015

BOWIE AREA
TRANSPORTATION PROJECTS

H-1 Old Town Bowie Traffic Safety Improvements (SHA & City)

This future project consists of realignment of Chestnut Avenue, north of the bridge over Amtrak, to create a T-intersection at Chestnut/9th Street, a streetscape along 9th Street and a traffic calming circle at 9th Street/Maple Avenue. Design was completed by SHA for sidewalk retrofit of 9th Street (MD 564) and project is under construction.

H-2 The Bowie Heritage Trail (City)

Phase 1 of The Bowie Heritage Trail, which includes a pedestrian underpass of the MD 564 bridge over Amtrak, is under design by City and construction funding is programmed in Fiscal Year 2015. Construction of Segment E, south of the 5th Street/Myrtle Avenue intersection, is not currently funded by the City. The Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision is funded for design and construction in Fiscal Year 2015.

H-3 The Bowie Heritage Trail/WB & A Spur Trail (M-NCPPC)

This trail is a northern extension of the City of Bowie's planned Heritage Trail. It will extend from the Bowie State/MARC train station eastward through Bowie State University and State Department of Natural Resources land to the northern terminus of the WB & A spur trail. This section of trail will provide a way for pedestrians and bikers in Old Town Bowie to access the existing WB & A Trail and the new Horsepen Trailhead. When The Bowie Heritage Trail is constructed by the City of Bowie, a loop trail system will be created. This project also includes construction of a trail connecting the WB & A at Horsepen Pumping Station to the Fran Uhler Natural Area and pedestrian bridge and boardwalk to elevate the trail above the wetlands. $175,000 is programmed for construction in FY 2015. Portions of the project are under construction.

H-4 MD Route 450 (Annapolis Road) (SHA)

This project consists of design and engineering to upgrade the section of MD Route 450, from a point approximately 1,000 feet east of its intersection with Stonybrook Drive, to MD Route 3 to a multi-lane divided highway (1.37 miles). Planning studies were completed for this segment in 1988. Preliminary design is currently underway. Traffic volume in 2014 was 27,550 average vehicles per day; projected traffic volume for the Year 2030 is 58,850 vehicles per day. Engineering is 90-95% complete and project is on hold. No right-of-way or construction funds are programmed in the State Consolidated Transportation Program (CTP).

H-5 Route 197 North Landscaping/Streetscape (SHA)

This project involves creation of a concept plan for the corridor, from relocated Route 450 to Rustic Hill Drive. A task force consisting of local residents and business owners met regularly during 2000 and developed a proposal to convert the continuous center turn lane to a landscaped median and to install other streetscape improvements to enhance the safety and appearance of the corridor. City Council approved a concept plan and recommended the proposal to SHA, 2002. Funding for preliminary engineering placed on indefinite hold due to State budgetary constraints.

H-6 MD Route 197 from Kenhill Drive to MD Route 450 (SHA)

This project would consist of the planning required to convert this segment of MD Route 197 to a four-lane roadway with medians and significant landscaping to relieve congestion and improve safety. Project planning approval obtained in December, 2009 for "Alternative 4 With Sidewalks and Street Trees". Traffic volume in 2014 was 33,000 vehicles per day; projected traffic volume for the Year 2030 is 57,925 vehicles per day. No right-of-way or construction funds are included in the State Consolidated Transportation Program. $11 million approved for design and engineering through Fiscal Year 2018.

H-7 Route 197 South Landscaping Plan (SHA)

This project involves installing landscaping in the median of MD 197, between US 50 and US 301 to improve the appearance to travelers entering our community. A task force, formed with the objective of creating a landscape concept plan for this section of MD Route 197, submitted its final report to Council in February 2000. Shade trees were installed in 2014.

H-8 MD Route 3 (SHA)

This project consists of a study to upgrade MD Route 3 from US Route 50 to MD Route 32 (8.89 miles) to address safety and capacity concerns. The project would improve safety and relieve traffic congestion in this heavily traveled corridor. In 2014, the average daily traffic range was 64,000 – 82,950 vehicles per day, and is projected to grow to 78,375 – 124,800 vehicles per day in the Year 2030. The City, SHA, Crofton, Odenton and representatives of western Anne Arundel County (MD Route 3 Study Commission) concluded that there is a need to upgrade MD Route 3, including construction of interchanges at the two MD Route 3/450 intersections. Project planning funding continues through FY 2016 and $4.6 million of right-of-way funding was programmed in FY 2014, but no engineering or construction funds are included in the State Consolidated Transportation Program.

H-9 US Route 301 Improvements, including US Route 301/MD Route 197 Interchange (SHA)

This project consists of the planning and preliminary design of a new interchange and a continuous, fully integrated frontage road system. This project is necessary for the continued safe and efficient movement of traffic into, out of, and through the City. A focus group concluded its review of design alternatives, and SHA conducted a public hearing on the selected alternates in 2002. Traffic volumes in 2014 were: 69,175 vehicles per day (US 301) and 22,500 vehicles per day (MD 197); projected traffic volumes in 2030 are 114,300 vehicles per day (US 301) and 33,500 vehicles per day (MD 197). This project was only funded for planning purposes through FY 2009. Project is on hold. Planning funding was programmed through FY 2014. Project Planning approval obtained in 2009 for "Alternative 2 With Roundabouts" option. No engineering, right-of-way or construction funds are included in the State CTP.

H-10 US Route 301 South Corridor Transportation Study (SHA)

This multi-modal corridor study continues to examine highway and transit improvements from south of La Plata to the US 301/US 50 interchange in Bowie. Right-of-way funding is programmed through FY 2019.

H-11 US 301 Improvements (Prince George's County)

This is a two-phase project for the US 301 corridor between Central Avenue (MD 214) and Marlboro Pike (MD 725). The first phase consists of minor geometric and landscaping improvements at selected intersections. The second phase consists of the improvement of US 301 by providing a third through lane north and south bound between MD 214 and MD 725 (under construction) and further widening as needed, at Trade Zone Avenue, MD 214 and MD 725. Associated intersection improvements at Old Central Avenue, Trade Zone Avenue, Leeland Road and Village Drive West will also be undertaken. A new access to the Collington Center/Foreign Trade Zone onto US 301, constructed as a 700 foot roadway extension of Queens Court from the existing cul-de-sac to US 301, was completed in FY 2009. Some developers may provide additional lane improvements at their frontage along US 301 in lieu of the required developer contributions. This project is necessary to provide satisfactory levels of service during peak periods at the intersections along US 301 should State Highway Administration planned improvements be delayed. It provides for increased capacity to accommodate planned development in this area as well as enhanced safety for the traveling public. $24 million construction cost moved into Year 6 of the CIP.

H-12 Church Road (County)

This project provides geometric and safety improvements to Church Road between Woodmore Road and MD 214 (Central Avenue). Improvements will include intersection improvements, some local realignment of the roadway, and the addition of shoulders and roadside drainage where necessary. Developer-funded improvements of the portion between US 50 and Fairwood Parkway were completed in 2006, and developers completed the segment between Woodmore North and Dixon Crossing, from MD 450 to Loganville Street in 2012. Prince George's County completed a major intersection reconstruction at Woodmore Road/Mount Oak Road in 2011. The Church Road Task Force final report was presented to the City and County, 2005. This improvement is needed to enhance safety along the roadway. All funding remains in the Beyond 6 Years category in the CIP.

H-13 Hall Road (SHA, MNCPPC, City)

Roadway widening, curb, gutter and sidewalks are planned, specifically to address the need for sidewalk connectivity and pedestrian safety from Pointer Ridge Drive to Devonwood Drive, including a crossing of the CSX railroad tracks. Both the City and County are partnering with SHA to complete pedestrian improvements that will ensure safe access to the new South Bowie Library. SHA is preparing a concept design for improvements and has agreed to cost-share a segment of sidewalk retrofit between the CSX railroad track and Ashleigh Station Drive, with the City paying 20%. The Maryland-National Capital Park and Planning Commission is working with SHA to engineer a pedestrian project to cross the Collington Branch, connecting Pointer Ridge Drive with the crossing of the CSX railroad tracks. The M-NCPPC project cost of $400K remains in County CIP in FY 2015.

Bowie and Vicinity Development Sites Outline 2015

N

Legend

DSO

Bowie

1 inch = 4,000 feet

Laurel Bowie Rd
197
P-1
P-42
P-43
564
P-2
3
P-41
Lanham Severn Rd
P-40
Laurel Bowie Rd
Race Track Rd
Hillmeade Rd
High Bridge Rd
P-3
Annapolis Rd
P-5
Glenn Dale Rd
P-4
450
P-38
P-39
P-44
P-6
P-7
Annapolis Rd
P-37
50
P-36
Collington Rd
P-12
P-9
P-8
50
P-35
P-13
P-10
P-16
P-34
P-11
P-33
P-15
P-32
P-14
P-31
P-17
Woodmore Rd
P-30
P-19
Church Rd
P-20
P-21
P-18
Queen Anne Bridge Rd
P-22
Enterprise Rd
P-23
214
Central Ave
Central Ave
P-29
P-24
P-28
P-25
301
P-26
P-27
Leeland Rd

- Data Sources: MNCPPC & The City of Bowie
- Prepared by the City of Bowie Planning Dept
- All data are offered as-is and without any actual or implied warranty as to accuracy
- Created December 2014
- Public\PLANNING\GIS\JMM\DSO2015.mxd

Bowie and Vicinity Transportation Projects 2015

N

Bowie State University

RACE TRACK RD

ANNAPOLIS RD

CHURCH RD

BEL AIR DR

MOUNT OAK RD

WOODMORE RD

QUEEN ANNE BRIDGE RD

197 450 564 3 50 214 301

H-1 H-2 H-3 H-4 H-5 H-6 H-7 H-8 H-9 H-10 H-11 H-12 H-13

Legend

- WB&A Trail
- Planned Projects
- Bowie
- Streets

1 in = 3,300 ft

- Data Sources: MNCPPC & The City of Bowie
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