

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: December 17, 2015

1. Economic Development Committee (EDC)

The Bowie EDC met last Wednesday and continued to update the economic development vision and strategy. First up was a review of the City's entrepreneurial climate with four guest speakers adding insight and personal experience to the discussion. Bowie is at best a lukewarm environment for start-up businesses with the lacking ingredient "heat" being little or no "buzz" or community excitement. There are many good services available for businesses, with the incubator being one of the better places to get guidance and referral to appropriate assistance. Next the EDC discussed the relationship between the City and Bowie State University. The University's 2013 strategic plan has many goals that parallel those the EDC envisions for the City-BSU relationship; perhaps the only missing step is the alignment of the goals of the two. The time seems right to resume annexation discussions with the University. The next regular EDC meeting is January 13, 2016.

2. 2016 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 40 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

3. Chesapeake Bay Trust Grant Award

On December 16th, Planning Department staff were notified that their application for a grant through the Chesapeake Bay Trust was awarded in the amount of \$50,000. This grant money will help offset the design cost for several stormwater retrofits for the Kenhill Center including a demonstration rain garden with educational signage. The design is expected to begin in Fiscal Year 2017 and construction is expected the following year. When constructed, these retrofits will remove 26 pounds of Total Nitrogen, four pounds of Total Phosphorus, and 953 pounds of sediment.

4. Bowie/WSSC Water Line Interconnection

The City is entering into another Cooperative Agreement to interconnect a City water main with the water distribution system operated by WSSC between Holiday Lane and Easthaven Lane. The interconnection will enable the City to purchase water from WSSC in the event of a City water emergency within the Heather Hills service area.

The Public Works Department has located a contract for Engineering, Design, & Construction Management Services with EBA Engineering, Inc. through Prince George's County (Contract #S10-029), upon which we will be able to piggyback. We intend to issue a purchase order to EBA Engineering, Inc. in the amount of \$55,832.04. This will be funded by the FY16 Water and Sewer Fund.

As provided in Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to purchase these services.

Attachment

City of Bowie 2016 Development Sites & Highway Projects Outline



**Prepared by the Department of Planning and
Economic Development**

Updated 12/17/15

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.

DSO 2016 NUMERICAL LISTING

PIPELINE PROJECTS

P-1	BOWIE STATE UNIVERSITY/MARC STATION
P-2	SADDLEBROOK ESTATES
P-3	HILLTOP PLAZA SHOPPING CENTER
P-4	CHILDREN OF AMERICA DAY CARE AT FREESTATE
P-5	BOWIE MARKETPLACE
P-6	BEALL FUNERAL HOME EXPANSION
P-7	BUCKINGHAM AT BELAIR
P-8	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
P-9	GOVERNOR'S BRIDGE
P-10	AUTOZONE AT BALLPARK ROAD
P-11	CHICK-FIL-A DRIVE-THRU EXPANSION
P-12	BOWIE GATEWAY CENTER
P-13	BOWIE TOWN CENTER
P-14	MILL BRANCH CENTER (RUBY TUESDAY/TIA'S/PNC BANK)
P-15	MILL BRANCH CROSSING
P-16	GREEN BRANCH PARK
P-17	MILL BRANCH ESTATES
P-18	WALKER PROPERTY AUTO DEALERSHIPS
P-19	MILLS PROPERTY
P-20	CVS MITCHELLVILLE ROAD
P-21	AMBER RIDGE
P-22	KARINGTON
P-23	COLLINGTON CENTER/FOREIGN TRADE ZONE
P-24	WILLOWBROOK
P-25	LOCUST HILL
P-26	OAK CREEK CLUB
P-27	WOODMORE ESTATES
P-28	THE PRESERVE AT WOODMORE ESTATES
P-29	KING'S ISLE ESTATES
P-30	PDC/RODENHAUSER PROPERTY
P-31	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-32	FAIRVIEW MANOR (formerly Collingbrook)
P-33	FAIRWOOD
P-34	RESTORATION PRAISE CENTER
P-35	LIDL GROCERY STORE
P-36	PHEASANT RIDGE
P-37	KNIGHTS OF ST. JOHN HALL
P-38	10TH STREET PARK AND BOWIE RAILROAD MUSEUM
P-39	MARANATHA ADVENTIST FELLOWSHIP
P-40	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 2016 ALPHABETICAL LISTING

PIPELINE PROJECTS

P-42 10TH STREET PARK/BOWIE RAILROAD MUSEUM
 P-22 AMBER RIDGE
 P-10 AUTOZONE AT BALLPARK ROAD
 P-6 BEALL FUNERAL HOME EXPANSION
 P-12 BOWIE GATEWAY CENTER
 P-5 BOWIE MARKETPLACE
 P-1 BOWIE STATE UNIVERSITY/MARC STATION
 P-13 BOWIE TOWN CENTER
 P-7 BUCKINGHAM AT BELAIR
 P-11 CHICK-FIL-A DRIVE-THRU EXPANSION
 P-4 CHILDREN OF AMERICAN DAY CARE AT FREESTATE
 P-23 COLLINGTON CENTER/FOREIGN TRADE ZONE
 P-20 CVS MITCHELLVILLE ROAD
 P-32 FAIRVIEW MANOR (formerly Collingbrook)
 P-33 FAIRWOOD
 P-9 GOVERNOR'S BRIDGE
 P-16 GREEN BRANCH PARK
 P-3 HILLTOP PLAZA SHOPPING CENTER
 P-22 KARINGTON
 P-29 KING'S ISLE ESTATES
 P-37 KNIGHTS OF ST. JOHN HALL
 P-35 LIDL GROCERY STORE
 P-25 LOCUST HILL
 P-31 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
 P-39 MARANATHA ADVENTIST FELLOWSHIP
 P-8 MELFORD/MARYLAND SCIENCE & TECHNOLOGY CENTER
 P-14 MILL BRANCH CENTER (RUBY TUESDAY/TIA'S/PNC BANK)
 P-15 MILL BRANCH CROSSING
 P-17 MILLBRANCH ESTATES
 P-19 MILLS PROPERTY
 P-26 OAK CREEK CLUB*
 P-30 PDC/RODENHAUSER PROPERTY
 P-36 PHEASANT RIDGE
 P-28 THE PRESERVE AT WOODMORE ESTATES
 P-34 RESTORATION PRAISE CENTER
 P-2 SADDLEBROOK ESTATES
 P-40 TULIP GROVE ELEMENTARY SCHOOL RENOVATION
 P-18 WALKER PROPERTY AUTO DEALERSHIPS
 P-24 WILLOWBROOK
 P-27 WOODMORE ESTATES

TRANSPORTATION PROJECTS

H-2 THE BOWIE HERITAGE TRAIL (CITY)
 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)
 H-8 MD RTE 3 (SHA)
 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)
 H-7 ROUTE 197 SOUTH LANDSCAPING PLAN (SHA)
 H-9 US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
 H-10 US RTE 301 SOUTH CORRIDOR TRANSPORTATION STUDY (SHA)
 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	<u>BOWIE STATE UNIVERSITY/MARC STATION MIXED USE DEVELOPMENT</u>	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 solicited and two responses received, 2015. One developer was asked to provide a specific proposal by January 2016.
	Project Contact:	Prince George's County Office of Central Services Mr. Floyd Holt, Deputy Director 301-883-6457
P-2	<u>SADDLEBROOK ESTATES (formerly Colt's Neck Subdivision)</u>	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, 2015. One remaining lot being marketed for sale.
	Project Contact:	Race Track Road, LLC Mr. Steve McAllister P.O. Box 420 Waldorf, MD 20604
P-3	<u>HILLTOP PLAZA SHOPPING CENTER</u>	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. Rezoning application on hold at developer's request.
	Project Contact:	M. Leo Storch Management Company Mr. Bruce Levine 410-486-0800
		Gibbs & Haller, PA Mr. Tom Haller 301-306-0033

- P-4 CHILDREN OF AMERICA DAY CARE (AT FREESTATE SHOPPING CENTER)** 29 acres
 Zoning: C-S-C (Commercial Shopping Center) and R-R (Rural Residential)
 Proposed Land Use: 12,500 square foot child care center, including a 10,000 square foot outdoor play area, with an enrollment of 232 children
 Project Status: Detailed Site Plan, Departure from Sign Design Standards for a building-mounted sign and for an on-site directional sign and a minor revision to a Special Exception to relocate and reconfigure three parking spaces approved, 2015.
 Project Contacts: Gibbs and Haller Bohler Engineering
 Mr. Edward Gibbs Mr. Nicholas Speech, PE
 301-306-0033 301-809-4500
- P-5 BOWIE MARKETPLACE** 26 acres
 Zoning: C-S-C (Commercial Shopping Center)
 Proposed Land Use: 131,558 square foot retail shopping center
 Project Status: Building permits issued, revised Alternative Compliance application approved, and Departure from Sign Design Standards approved, 2015. Under construction.
 Project Contact: Berman Enterprises Gingles, LLC
 Mr. Brian Berman Mr. Andre Gingles
 301-816-1555 301-572-5009
- P-6 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 approved, 2013. Owner preparing building permit application, 2015.
 Project Contacts: Rifkin, Livingston, Levitan & Silver, LLC Landesign, Inc.
 Mr. Mike Nagy Mr. Jeff Felker
 301-345-7700 301-249-8802
- P-7 BUCKINGHAM AT BELAIR** 0.75 acres
 Zoning: R-55 (One-Family, Detached Residential)
 Proposed Land Use: Residential
 Project Status: City Water and Sewer Category change and Final Subdivision Plan approved, 2015. Developer marketing one new lot.
 Project Contact: Owner Surveys, Inc.
 Mr. Shawn Yerby Mr. Greg Benefiel
 410-919-8615 301-776-0561
 O'Malley, Myles, Nylen and Gilmore, P.A.
 Mr. Lawrence Taub
 301-572-3274
- P-8 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.

Project Status:

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 District Council, 2015. Opponents appealed to Circuit Court and case is currently under review. Preliminary Subdivision Plan (Phase 2) granted one year extension to end of 2016. 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.

Construction Status:

1,113,270 square feet completed. A 100,000 square foot archive center under construction. Some site work for Melford Village component has been completed.

Project Contact:

St. John Properties, Inc.
Mr. Andrew Roud
410-788-0100

Shipley and Horne, PA
Mr. Robert Antonetti
301-925-1800

3 acres

P-10 AUTOZONE AT BALL PARK ROAD

1 acre

P-11 CHICK-FIL-A DRIVE-THRU EXPANSION

2.8 acres

P-12 BOWIE GATEWAY CENTER

102 acres

(formerly known as the International Renaissance Center and the City of Capitals)

-4-

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. Development Conceptual Site Plan, changing site use designation from "Office" to "Office/Retail" and "Fast Food Restaurant", Preliminary Subdivision Plan to create two lots, and Detailed Site Plan to renovate existing building to provide 1,600 sq. ft. of office space and 11,000 sq. ft. of retail space, and to construct a new one-story/2,228 sq. ft./66-seat Taco Bell restaurant approved, 2015. Detailed Site Plan revision to divide Staples store to two separate retail spaces approved, 2015.

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. Christopher Hatcher
 301-951-0150
 Seneca Properties
 Mr. Marc Geffroy
 301-941-8000
 For Staples project:
 Mr. Jonathan Lee
 The Orosco Group
 831-649-0220

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

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, 2015.

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. Project completed.

Project Contact: OxfordChaseRetail
Mr. William Steffey
410-703-6553

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 denied by Zoning Hearing Examiner but approved by District Council; Opponents filed suit in Circuit Court, 2015. Preliminary Subdivision Plan granted one year extension to end of 2016. Developer preparing Detailed Site Plan.

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 conducted a 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. 13 units completed, three units under construction.

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

P-18 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 building completed, 2015.

Project Contact:	Bernard Walker (Owner) 2404 Crain Highway South Bowie, MD 20716	Joyce Engineering Corporation Mr. Bill Joyce 301-595-4353
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P-19 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. Final stormwater management plan approved, 2015. Developer preparing building permit application.

Project Contact:	<u>Commercial portion, Parcel B (Bowie Nissan)</u> March/Hodge Baltimore Holding Co. LLC Mr. Phil Morelli 301-218-2300	Dewberry, LLC Mr. David Taylor 410-265-9500
	<u>Commercial portion - Parcel C (Car Wash)</u> Chesapeake Holdings BB MB, LLC Crain Partners, LLC (contract purchaser) Mr. Brett Schaechter 301-262-2650	O'Malley, Miles, Nylen & Gilmore, PA Ms. Nancy Slepicka Dewberry, LLC Mr. David Taylor 410-265-9500

P-20 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. Project completed.

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
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P-21 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 Shopping 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 571-382-1290	McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A. Mr. Matthew Tedesco 301-441-2420
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P-22	<u>KARINGTON*</u>	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 Mr. Kevin Kennedy 301-918-2946	Ben Dyer Associates Mr. Paul Woodburn 301-430-2000
P-23	<u>COLLINGTON CENTER/FOREIGN TRADE ZONE *</u>	920 acres
Zoning:	E-I-A (Employment and Institutional Area)	
Proposed Land Use:	Offices, research laboratories, specialty manufacturing, retail and wholesalers	
Project Status:	<u>Central Area-</u> (Collington Center): Revision to CDP for up to 6.5 million square feet of office/light industrial uses on 708 acres approved, 1990. Approximately 3,774,978 square feet completed. Up to 87,400 square feet of flex space and 23,000 square feet of office space being marketed in Block F, 2015. A 220,800 square foot industrial building on 12.8 acres (MRP Industrial) is under construction, 2015. <u>South Area-</u> (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:	<u>Collington Center</u> NAI/KLNB Mr. Alan Coppola 301-621-5114 NAI/The Michael Companies Mr. Lance Schwarz 301-918-2938 Burke Real Estate 410-520-0030 WRLC c/o Mark Jacobs 703-986-1242 Fed Ex Ground SunCap Property Group 412-427-6328 MRP Industrial, LLC Mr. Reid Townsend 410-685-0000 Ben Dyer Associates Mr. Paul Woodburn 301-430-2000 Prince George's County Office of Central Services Mr. Floyd Holt, Deputy Director 301-883-6457	

P-24 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. Specific Design Plan under preparation shows 737 total units, including: Market Rate - 478 single-family detached units and 121 single-family attached units and Active Adult - 46 single-family detached units and 92 single family attached units.

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-25 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 Basic Plan Amendment for 680 total dwelling units, including: Market Rate - 454 single-family detached units and 226 single-family attached units.

Project Contact:

WBLH, LLC/Toll Brothers, Inc.

Mr. Tom Mateya

410-381-3191

Dewberry

Ms. Meredith Byer

301-337-2857

P-26 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:

Zoning Map Amendment approved by District Council, 1991.

Comprehensive Design Plan (CDP) approved by District Council, 2002.

Final Subdivision Plan approved, 2002. Revision to Phase 4 Specific Design Plan for layout changes to Landbay "N" and Specific Design Plan for 213 dwelling units in final phase approved, 2015. 795 units completed, 10 units under construction.

Project Contact:

NV Homes

Mr. Marcus Brown

301-390-4403

Ryan Homes

202-420-8034

Toll Brothers

Mr. Norman Rivera

301-580-3287

Charles P. Johnson and Associates

Ms. Sallie Stewart, RLA

301-434-7000

Ms. Julie Beahm
301-249-8262

P-27 WOODMORE ESTATES (aka Tall Oaks Estates & the Franklin Property)

235 acres

Zoning: R-E (Residential-Estate)
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 permit for one unit issued, 2015. No recent activity.
Project Contacts: K. Hovnanian Homes of MD.
Mr. Chester Willet
240-375-4515
Dewberry
Claudia Shehata
301-731-5551

P-28 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. 11 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-29 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-30 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. Sales office/trailer placed on site, 2015.
Project Contacts: Collingbrook Development, LLC
301-772-5078
Caruso Homes
301-832-5262
Soltesz
Ms. Xin (Sheen) Yi, P.E.
301-794-7555

P-31 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY

24 acres

Zoning: R-E (Residential Estate)
Proposed Land Use: 15 single-family detached units
Project Status: Final Subdivision Plan recorded, 2015.
Project Contacts: Lonergan Homes, Inc.
Mr. Ed Lonergan
240-375-8221
Collingbrook Development, LLC

- P-32 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. Final Subdivision Plan for last section approved, 2013. Roads and utilities in final section being installed, 2015. 86 units completed; one unit under construction.
- Project Contact: PDC, Inc.
Mr. Michael Carnock
410-740-9863
Craftmark Homes
301-352-4236
-
- P-33 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); 899 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 Gibbs & Haller
Mr. Bob Jenkins Mr. Ed Gibbs
410-964-5443 301-306-0033
Woodlawn Development Group
Mr. Christopher Rudy
703-649-5108
Ben Dyer Associates, Inc.
Mr. Rick Groff
301-430-2000
Proposed Nursing Facility McGuire Woods, LLP
ManorCare Health Services Mr. Mark Viani, Esq.
703-712-5425
- Condo Builder:
Steuart Kret Homes 301-860-6555
- Town Home Builders: Single Family Builders:
- NVHomes 301-262-3483
NVHomes 301-262-1475
Ryan Homes 301-262-4325
-
- P-34 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. Project completed.	
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-35 LIDL GROCERY STORE

4 acres

Zoning:	C-S-C (Commercial Shopping Center)
Proposed Land Use:	31,000 square foot grocery store
Project Status:	Preliminary Subdivision Plan and stormwater management concept plan for redevelopment of existing auto sales and service (Melvin Motors) submitted to and approved by City, 2015.
Project Contact:	TLBT, LLC Mr. Patrick Waldron Meyers, Rodbell & Rosenbaum, P.A. Mr. Russ Warfel 301-699-5800 Bohler Engineering Mr. Nicholas Speach 301-809-4500

P-36 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:	Pheasant Ridge, LLC (owner) Capitol Development Design, Inc. Mr. Marwan Mustafa 301-937-3501

P-37 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. Addition is partially completed and under construction.	
Project Contact:	Knights of St. John Mr. William Jones	Landesign, Inc. Mr. Jeff Felker 301-249-8802

P-38 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	
Proposed Land Use:	R-55 (One Family Detached Residential)—10 th Street Park New City park and playground on 10 th Street and educational building enhancements at Railroad Museum	
Project Status:	County Planning Board completed Mandatory Referral Review, stormwater management concept plan submitted and project under final design, 2015.	
Project Contact:	City of Bowie Department of Planning and Economic Development	Grace E. Fielder and Associates Ms. Grace Fielder 301-483-3171

Mr. Joe Meinert
301-809-3047

P-39 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. Revised stormwater management concept plan approved and Final Stormwater Management Plan being prepared, 2015.
Project Contact: Owner: Allegheny E Conf. Alpha Omega Systems, Inc
Corp. Seventh Day Adventists Mr. Ken Burruss
Uzooma Erundu, Pastor 240-447-2737
410-686-5456

P-40 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 Management Concept Plan approved, 2014. Applications for grading and building permits filed, 2015.
Project Contact: Prince George's County Soltesz
Public Schools Mr. Tim Davis
Mr. Elijah Gross 301-794-7555
410-685-5687

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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 was completed in 2015.

H-2 The Bowie Heritage Trail (City)

Phase 1 of The Bowie Heritage Trail, which consists of a 10 foot wide hiker-biker trail between 12th Street and 10th Street, including a pedestrian underpass of the MD 564 bridge over Amtrak, is under design by the City and advertisement for construction is expected in Spring, 2016. 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 being designed in FY 2016 and will be constructed in Fiscal Year 2017.

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 to the PEPCO power lines. 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. The WB & A Spur trail, between the Horsepen Branch Trailhead and the PEPCO power lines, is under construction. The project is expected to be substantially complete by the end of 2015.

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 2015 was 28,450 average vehicles per day; projected traffic volume for the Year 2030 is 69,300 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 2015 was 33,900 vehicles per day; projected traffic volume for the Year 2030 is 66,150 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 2015, the average daily traffic range was 64,750 - 84,700 vehicles per day, and is projected to grow to 82,950 - 138,450 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 2015, 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 2015 were: 69,175 vehicles per day (US 301) and 22,500 vehicles per day (MD 197); projected traffic volumes in 2030 are 129,100 vehicles per day (US 301) and 37,100 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 2015. 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 2020.

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

The project 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. 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 Hall Station 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 MNCPPC project cost of \$400K remains in County CIP.

Bowie and Vicinity Development Sites Outline 2016

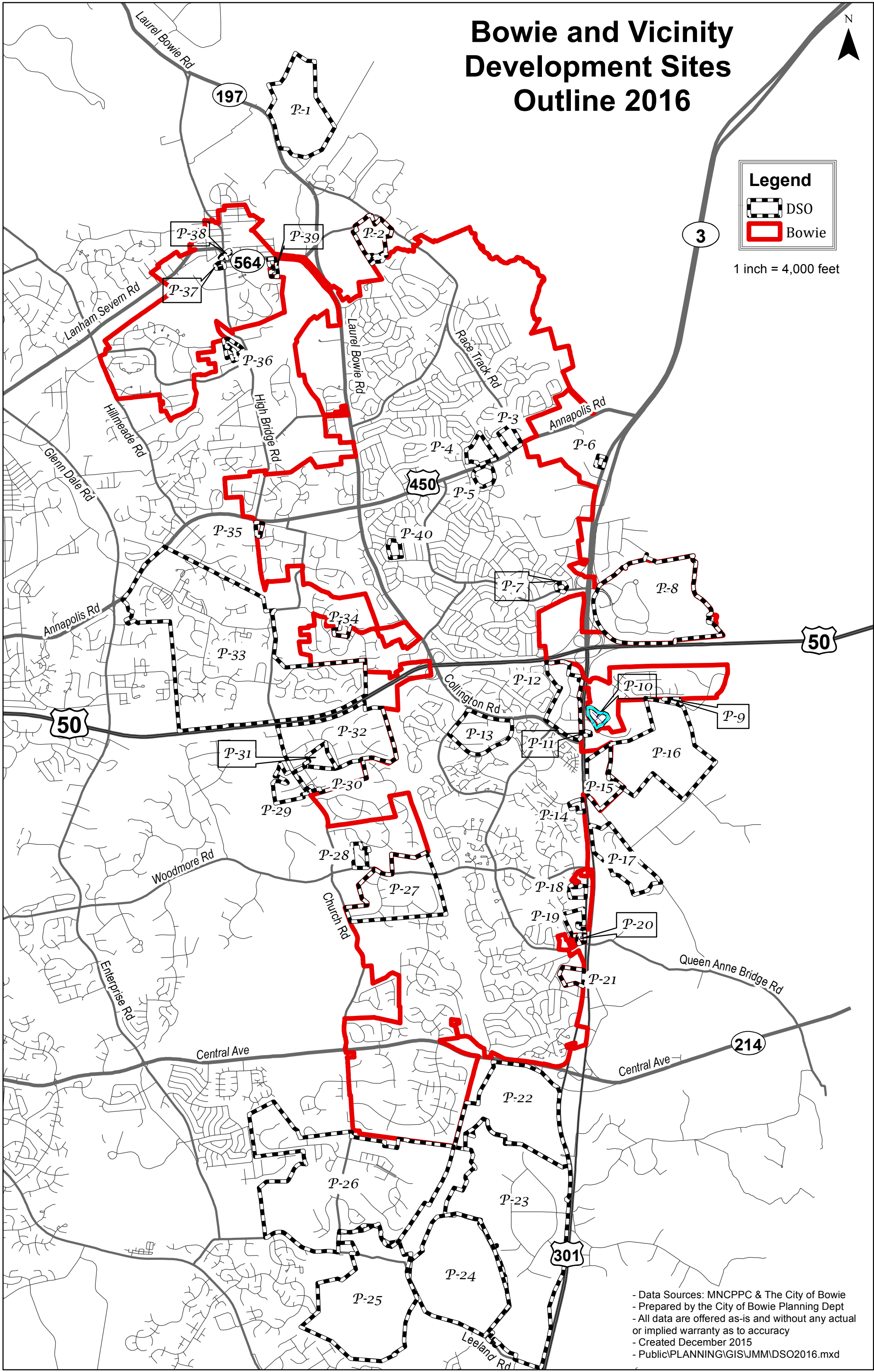


Legend

 DSO

 Bowie

1 inch = 4,000 feet



- 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 2015
- Public\PLANNING\GIS\JMM\DSO2016.mxd

Bowie and Vicinity Transportation Projects 2016

