

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: ***Status Report***

DATE: December 14, 2017

Status Report

1. Senior Center Bus Replacement

The Adopted Fiscal Year 2018 Budget has appropriated \$240,000 for the replacement of three Senior Center buses (#71, #73 and #77). Staff has located a GSA Contract (GS-30F-DA019) with Colonial bus company through which we can purchase three 2018 gas powered, 16 passenger, handicap lift equipped Strartrans SII buses at a cost of \$76,377.00 each.

As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Colonial in the amount of \$229,131 for these three vehicles.

2. State Ethics Commission Letter

In October the City received the attached letter from the State Ethics Commission regarding changes in State law that will impact local Ethics Ordinances. This letter was previously shared with City Council and it was indicated that this letter would be placed on the next agenda of the City's Ethics Commission to have them make a recommendation to City Council. On December 12, 2017, the City's Ethics Commission reviewed this letter with the Attorney for the Ethics Commission, Fred Sussman. Four of the provisions contained in the attachment to the State Ethics Commission letter are mandatory and must be implemented by local governments. Five of the provisions are discretionary and may be adopted by the local government. Of the five discretionary provisions, the Ethics Commission only recommends that the first provision, pertaining to the removal of exchange traded funds from the list of interests that must be disclosed, be enacted by City Council. Staff concurs with this recommendation. Staff will forward this recommendation to Ms. Levan for the preparation of an ordinance for City Council consideration at an upcoming City Council meeting enacting the four mandatory provisions and the one discretionary provision regarding exchange traded funds. Please let us know if you have any questions or different perspectives regarding action pertaining to this issue.

3. Economic Development Committee

The Bowie EDC held their December meeting on Wednesday at Bowie State University with the University President as a special guest. Dr. Aminta Breaux spoke to the EDC about her vision for the University (a copy of Dr. Breaux's Vision for 2017-2018 is attached).

Dr. Breaux is leading the University into more and better partnerships with the community including some with K thought 12 and the community college. The fall 2017 class admitted was the largest in the University's history with 1,075 students. The student body is now large enough that on-campus housing is effectively full and 60 students are housed in apartments in College Park and commute daily via a University provided shuttle bus. Additional on-campus housing is needed; the University is exploring Public-Private-Partnerships (P³). The student body is 80% African American students. Students come from 19 states and 20 foreign countries.

The University is interested in connecting the students with the business community via internships, externships, and job shadowing.

This year's goals are Academic Excellence, Student Success, and Viability of the University.

4. 2018 Development Sites & Transportation 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 over 30 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

5. Stakeholders Meeting – The Aspen Apartments at Melford Town Center

On Wednesday, December 13th, a Stakeholders Meeting was held for the Detailed Site Plan for the Aspen Apartments proposed in Melford Town Center (formerly Melford Village) by St John Properties, Inc. This project includes a 388-unit/4-5 level/149,390 sq. ft. residential apartment building, which wraps around a 5-level parking structure designed to accommodate 587 vehicles. The building is proposed on 6.6 acres of a 25-acre parcel, located on the west side of Curie Drive, immediately north of the Melford House and approximately 900 ft. north of Melford Boulevard. The property is zoned M-X-T (Mixed Use – Transportation Oriented), a zone that allows and encourages a mix of residential, retail, office and employment uses on a site located at or near a major interchange or intersection. The proposal also includes the construction of an outdoor in-ground swimming, a Zen Garden, and several other exterior and interior amenities. A total of 16 stakeholders attended the meeting.

Questions raised by stakeholders included:

- How is interior and exterior noise attenuation provided?
- How is air quality ensured in the parking garage?
- Do residents have their own reserved parking space within the parking deck?

- Will there be sufficient parking in the deck for the apartment residents?
- Is the parking deck for the public or just the residents?
- Will there be public access to the outdoor swimming pool?
- How is stormwater treated and where will it go?
- Will the project have public water and sewer, and what is the source of the public water supply?
- How will trash be picked-up, and who will provide that service?
- What are the plans for reducing traffic? What will be the impact of traffic from Melford on City streets?
- What will be the approximate rents for the units?
- What will be the impacts on the quality of life to existing residents?
- Is a pedestrian link still proposed from Melford to the “B” section of the City?

At the conclusion of the two hour meeting, staff reminded those in the audience of the City’s public hearing dates, which are January 9th for the Bowie Advisory Planning Board and January 16th for City Council.

Attachments

ADL/lfr



COMMISSION MEMBERS:

JANET E. McHUGH, *Chair*
JAMES R. BENJAMIN, JR.
KIM L. COBLE
JACOB YOSEF MILIMAN
CRAIG D. ROSWELL

STATE ETHICS COMMISSION

**45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MARYLAND 21401
410-260-7770
Toll Free 1-877-669-6085
FAX: 410-260-7746**

MICHAEL W. LORD
Executive Director
JENNIFER K. ALLGAIR
General Counsel
WILLIAM J. COLQUHOUN
Staff Counsel
KATHERINE P. THOMPSON
Assistant General Counsel

October 3, 2017

John L. Fitzwater
Assistant City Manager
The City of Bowie
15901 Excalibur Road
Bowie, MD 20716



Re: Local Government Ethics Update

Dear Mr. Fitzwater:

As you are aware, there were significant changes mandated to county and municipal ethics laws and county boards of education ethics regulations by legislation (SB315 – Chapter 277 of the Acts of 2010) enacted during the 2010 General Assembly session. The law became effective October 1, 2010. Counties and municipalities required to adopt a local ethics law must include conflict of interest and financial disclosure provisions for local elected officials that are at least equivalent to the State's provisions; financial disclosure provisions for candidates for local elected office that are at least equivalent to State provisions; conflict of interest and financial disclosure provisions for local employees and appointed officials that are similar to State provisions; and local lobbying provisions that are substantially similar to State provisions. The State Ethics Commission previously approved the City of Bowie's local Ethics Law as being in compliance with Subtitle 8 of the Maryland Public Ethics Law (Md. Code Ann., Gen. Prov., Title 5 (Supp. 2016)).

We are writing to notify the City of Bowie that the requirements under the State Ethics Law are changing. House Bill 879, enacted during the 2017 Legislative session, made multiple modifications to the State Ethics Law, some of which will change the requirements for local government ethics laws. Those changes include additional disclosures for State elected officials that local governments must incorporate into their Ethics Ordinances for their elected officials. However, a number of changes relax certain of the financial disclosure requirements, particularly for debt and stock holding disclosures, and make home addresses confidential from public disclosure. We have included an attachment describing the changes that need to be included in the new drafts of Ethics Law, highlighting the additional provisions that must be included in a law to be compliant with State law, and the changes that relax some requirements and may be adopted if desired by the City. In addition, we have also included our new model laws with the changes

highlighted on our website. Most of the changes take effect October 1, 2017 and our regulations implementing these changes are in the approval process.

Commission staff is available to provide guidance and assistance to the City of Bowie as you work through updating your law to incorporate the new changes. Please do not hesitate to contact us should you have any questions regarding the new local government ethics law requirements. As a reminder, any and all future changes to the ethics ordinance must be submitted to the Commission for review and approval in compliance with Subtitle 8 of the Maryland Public Ethics Law and COMAR 19A.04.

Finally, Section §5-807(b) of the Public Ethics Law requires each local jurisdiction to file the Local Government Ethics Law Annual Certification by October 1 of each year. Given the timing of these legislative changes, we do not anticipate 2017 certifications will include any of the changes discussed above. Our office has already received the City of Bowie's certification for 2017. Please contact our office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kath P. Thompson", written over a faint rectangular stamp.

Katherine P. Thompson
Assistant General Counsel

Enclosures

Changes that **must** be adopted for local government compliance with the requirements of Subtitle 8 of the Public Ethics Law or COMAR 19A.04.:

1. 5-504(d)(2). Precludes Governor, Lieutenant Governor, AG, Comptroller, Treasurer or a Member of the General Assembly from lobbying (legislative matters) for one calendar year after leaving office. *Needs to be added to the conflict of interest section covering local elected officials.*
2. 5-606(a)(3). Effective January 1, 2019, Commission may not provide public access to the portion of a financial disclosure statement that includes an individual's home address as identified by the individual (i.e. the Commission must redact the information before making it publicly available). Applies to all statements, whether posted on the Internet or viewable only in the Office. *Home addresses should be redacted from public disclosure. Local employees and elected officials don't have to worry about the public being able to see their home address on their filings submitted after January 1, 2019.*

Changes that **must** be adopted for local government compliance with the requirements of Subtitle 8 of the Public Ethics Law or COMAR 19A.04. for those local governments with lobbying provisions:

1. 5-501(a-1). Adds new subsection prohibiting former lobbyists who become a public official or State employee (i.e. take job with the State) from participating in a case, contract or other specific matter for 1 calendar year after terminating their registrations if they previously assisted or represented another party in the matter (a "reverse" post-employment restriction for lobbyists). Does not apply to uncompensated or minimally compensated (less than 25% of grade 16) board/commission members or elected officials. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Needs to be added the conflict of interest provisions to cover employees compensated over a certain amount.*
2. 5-607(i). Adds another category to Schedule H – for a statement filed on or after January 1, 2019, if the filer's spouse is a regulated lobbyist, must disclose the entity that has engaged the spouse to lobby. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Requires spouses of lobbyists to disclose the entities that engage the lobbyist spouse on their annual disclosure filings.*

Changes that **may** be adopted if the local government chooses:

1. 5-101(t). Removes "exchange-traded funds" from the definition of "interest". An ETF is a diversified collection of assets (like a mutual fund) that trades on an exchange (like a stock). *Now, as is the case with mutual funds, financial disclosure filers will no longer have to disclose interests they hold in ETFs.*
2. 5-506. Adds three specific circumstances that constitute violation of the prestige of office provision (influencing the award of a State or local contract to a specific person; initiating a solicitation for a person to retain the compensated services of a particular lobbyist or firm; using public resources or title to solicit a political contribution regulated in accordance with the Election Law Article). In the last situation, employees and public officials may not use title or public resources, State officials may not use public

resources. *The State Ethics Commission has already interpreted these kinds of actions to be in violation of the prestige of office provision. Local governments are able to include these specific circumstances in their law if they would like or any other for clarifying purposes.*

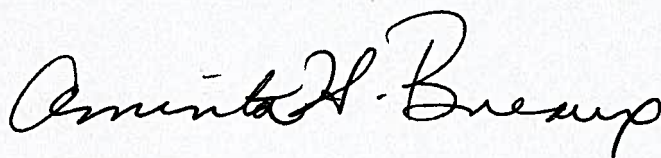
3. 5-607(g). Changes the Schedule F disclosure (indebtedness to entities doing business with the State) to indebtedness to entities doing business with or regulated by the individual's governmental unit. *Instead of disclosing all indebtedness to entities doing business with the local government, only debts with entities doing business with the specific governmental unit must be disclosed by filers.*
4. 5-606(a)(2). Effective January 1, 2019, Ethics Commission must provide Internet access, through an online registration program, to financial disclosure statements submitted by State officials, candidates for office as State officials, and Secretaries of a principal department of the Executive Branch. *Local governments can now decide to put the local disclosure forms online for public viewing.*
5. 5-704. Codifies disclosure requirements for lobbyists who serve on State boards and commissions. Also codifies a requirement for such a lobbyist who is disqualified from participating in a specific matter to file a statement of recusal with the board or commission. *ONLY FOR JURISDICTIONS WITH LOBBYING PROVISIONS. Requires lobbyists who serve on local boards to submit disclosure forms that mirror the forms for local elected officials.*

The President's Vision 2017–2018



My vision for Bowie State University is to build on strength and excellence together as a community of learners to:

- Preserve the lasting legacy of **Bowie State University** as the first Historically Black Institution in the State of Maryland.
- Continue to build academic excellence.
- Create curricular and co-curricular opportunities supportive and engaging of 21st generation of learners.
- Encourage and support the diversity of learners enrolled at **Bowie State University**.
- Create new partnerships in our local and global communities.
- Develop new and distinctive programs that uniquely define **Bowie State University**.
- Demonstrate fiscally sound models, metrics and accountability measures to our internal and external stakeholders in public higher education.
- Promote the value of the quality educational experience provided by **Bowie State University** faculty, staff and administrators.
- And ensure the long-term viability of the university—growing the resources we need to support our mission for access and affordability to a quality education.



Aminta H. Breaux
President
Bowie State University

City of Bowie 2018 Development Sites & Transportation Projects Outline



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

Updated 12/14/17

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.

DSO 2018 ALPHABETICAL LISTING

PIPELINE PROJECTS

P-34	10TH STREET PARK/BOWIE RAILROAD MUSEUM
P-18	AMBER RIDGE
P-7	BEALL FUNERAL HOME EXPANSION
P-12	BOWIE GATEWAY CENTER
P-3	BOWIE MARKETPLACE
P-6	BOWIE WHITEMARSH (aka Jesuit Property)
P-13	BOWIE TOWN CENTER
P-9	BUCKINGHAM AT BELAIR
P-11	CHICK-FIL-A DRIVE-THRU EXPANSION
P-26	COLLINGBROOK ESTATES (PDC/RODENHAUSER PROPERTY)
P-20	COLLINGTON CENTER/FOREIGN TRADE ZONE
P-32	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
P-5	CORNERSTONE ASSEMBLY OF GOD ADDITION
P-28	FAIRVIEW MANOR (formerly Collingbrook)
P-29	FAIRWOOD
P-2	HILLTOP PLAZA SHOPPING CENTER
P-19	KARINGTON (SOUTHLAKE)
P-25	KING'S ISLE ESTATES
P-30	LIDL GROCERY STORE
P-22	LOCUST HILL
P-27	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-10	MELFORD/MARYLAND SCIENCE & TECHNOLOGY CENTER
P-4	MIDWOOD LANE STORMWATER POND RECONSTRUCTION
P-14	MILL BRANCH CROSSING
P-15	MILL BRANCH ESTATES
P-17	MILLS PROPERTY
P-23	OAK CREEK CLUB
P-16	THE PRESERVE AT POINTER RIDGE (PAGE COURT)
P-1	SADDLEBROOK ESTATES
P-31	SANTOS ROADSIDE STAND
P-33	SHOPPES AT HIGHBRIDGE
P-35	TULIP GROVE ELEMENTARY SCHOOL RENOVATION
P-8	WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
P-21	WILLOWBROOK
P-24	WOODMORE ESTATES

TRANSPORTATION PROJECTS

T-1	THE BOWIE HERITAGE TRAIL (CITY)
T-3	THE BOWIE HERITAGE TRAIL/WB & A SPUR TRAIL (MNCPPC)
T-2	CHESTNUT AVENUE BRIDGE REPLACEMENT (COUNTY)
T-15	CHURCH ROAD (PRINCE GEORGE'S COUNTY)
T-9	GOVERNORS BRIDGE RECONSTRUCTION (COUNTY)
T-14	HALL ROAD (SHA, MNCPPC, CITY)
T-13	LEELAND ROAD IMPROVEMENTS (COUNTY)
T-8	MD RTE 3 (SHA)
T-6	MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
T-5	MD RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
T-7	MD RTE 197 SOUTH LANDSCAPING PLAN (SHA)
T-4	MD RTE 450 (ANNAPOLIS ROAD) (SHA)
T-10	US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
T-11	US RTE 301 SOUTH CORRIDOR TRANSPORTATION STUDY (SHA)
T-12	US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)

DSO 2018 NUMERICAL LISTING

PIPELINE PROJECTS

P-1	SADDLEBROOK ESTATES
P-2	HILLTOP PLAZA SHOPPING CENTER
P-3	BOWIE MARKETPLACE
P-4	MIDWOOD LANE STORMWATER POND RECONSTRUCTION
P-5	CORNERSTONE ASSEMBLY OF GOD ADDITION
P-6	BOWIE WHITEMARSH (aka JESUIT PROPERTY)
P-7	BEALL FUNERAL HOME EXPANSION
P-8	WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
P-9	BUCKINGHAM AT BELAIR
P-10	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
P-11	CHICK-FIL-A DRIVE-THRU EXPANSION
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P-22	LOCUST HILL
P-23	OAK CREEK CLUB
P-24	WOODMORE ESTATES
P-25	KING'S ISLE ESTATES
P-26	COLLINGBROOK ESTATES (formerly PDC/Rodenhauser)
P-27	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-28	FAIRVIEW MANOR (formerly Collingbrook)
P-29	FAIRWOOD
P-30	LIDL GROCERY STORE
P-31	SANTOS ROADSIDE STAND
P-32	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
P-33	SHOPPES AT HIGHBRIDGE
P-34	10TH STREET PARK AND BOWIE RAILROAD MUSEUM
P-35	TULIP GROVE ELEMENTARY SCHOOL RENOVATION

TRANSPORTATION PROJECTS

T-1	THE BOWIE HERITAGE TRAIL (CITY)
T-2	CHESTNUT AVENUE BRIDGE REPLACEMENT (COUNTY)
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T-9	GOVERNORS BRIDGE RECONSTRUCTION (COUNTY)
T-10	US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
T-11	US 301 CORRIDOR SOUTH TRANSPORTATION STUDY (SHA)
T-12	US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)
T-13	LEELAND ROAD IMPROVEMENTS (COUNTY)
T-14	HALL ROAD (SHA, MNCPPC, CITY)
T-15	CHURCH ROAD (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 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, 2015. Stormwater management concept plan being prepared for one remaining lot.
- Project Contact: Owner (Lot 9):
- | | |
|--------------------------|-----------------------------------|
| Mr. Julian Ramirez-Brana | Morris & Ritchie Associates, Inc. |
| 8812 Race Track Road | Mr. Daniel Jackson, P.E. |
| Bowie, MD 20715 | 410-792-9792 |
-
- P-2 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. Rezoning application on hold at developer's request. Final Stormwater Management Concept Plan, Alternative Compliance and building permits for a 1,200 sq.ft. Dunkin Donuts building addition approved, 2017.
- Project Contact: Rappaport Management Company Macris, Hendricks and Glascock, P.A.
- | | |
|--------------------|----------------------|
| Mr. Gary Rappaport | Mr. Jeremiah Swenson |
| 571-382-1290 | 301-670-0840 |
| | Gibbs & Haller |
| | Mr. Tom Haller |
| | 301-306-0033 |
-
- P-3 BOWIE MARKETPLACE** 26 acres
- Zoning: C-S-C (Commercial Shopping Center)
- Proposed Land Use: 131,558 square foot retail shopping center
- Project Status: Retail shopping center opened Fall, 2016. Preliminary Plan of subdivision and Detailed Site Plan for a multi-family building containing 225 residential rental units approved by City and County Planning Board, and Final Stormwater Management Plan approved by City, 2017.
- Project Contact: Berman Enterprises Gingles, LLC

Mr. Brian Berman
301-816-1555

Mr. Andre Gingles
301-572-5009

- P-4 MIDWOOD LANE STORMWATER POND RECONSTRUCTION 3 acres**
Zoning: R-80 (One Family Detached Residential)
Proposed Land Use: Reconstruction of stormwater management pond. The project will modify the current dry stormwater detention area to a pond with a permanent pool that will provide the desired water quality improvements. Preliminary work includes site clearing and relocation of a sanitary sewer line.
Project Status: Under construction. Work began in early September and should be completed in 2018.
Project Contacts: Department of Public Works
Mr. Pat Rush
240-544-5689
- P-5 CORNERSTONE ASSEMBLY OF GOD ADDITION 8 acres**
Zoning: R-E (Residential Estate)
Proposed Land Use: 865 sq.ft. second story, office addition to existing church
Project Status: Detailed Site Plan revision approved, 2017.
Project Contacts: Cornerstone Assembly of God Landesign, Inc.
Pastor Mark Lehman Mr. Jeff Felker
301-262-6266 301-249-8802
- P-6 BOWIE WHITEMARSH (aka JESUIT PROPERTY) 3 acres**
Zoning: R-E (Residential Estate), R-A (Residential Agriculture)
Proposed Land Use: 440 single-family detached and single-family attached units.
Project Status: Zoning Map Amendment application for the R-S (Residential Suburban)*
Zone submitted, 2017.
Project Contacts: Elm Street Development
Mr. Jude Burke
703-734-9730
Lerch, Early & Brewer Chartered Morris & Ritchie Associates, Inc.
Mr. Chris Hatcher Ms. Courtney Galiber
301-657-0153 410-792-9792
- P-7 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 sq.ft. approved, 2013. Owner preparing a new revision to Special Exception for a smaller expansion, involving a 3,672 sq.ft. freestanding garage/crematory building; Stormwater Management Concept Plan approved, 2017.
Project Contacts: Zizos Properties, LLC Landesign, Inc.
Mr. Tom Zizos Mr. Jeff Felker
301-805-5544 301-249-8802

200 acres

Project Status: Master Plan completed, 2011. Funds for construction of the first two phases have been appropriated in FY 2018.

Project Contact:	Department of Public Works	A. Morton Thomas
	Mr. George Stephanos	Mr. Aaron Smith
	301-809-2336	301-881-2545

0.75 acres

Project Status: City Water and Sewer Category change and Final Subdivision Plan approved, 2015. City Stormwater Management Plan exemption approved and County building permit submitted, 2017.

Project Contact: Owner (Lot 16) Surveys, Inc.
Ms. Kathleen Harjess Mr. Greg Benefiel
301-776-0561

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.

Project Status:	- 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 District Council, 2015. Opponents appealed to Circuit Court and case was decided in favor of Prince George's County. Opponents appealed and case is awaiting a decision from the Court of Special Appeals. Detailed Site Plan for a four-story/110,000 sq. ft./140 unit assisted living facility (Thrive) approved by County Planning Board and Preliminary Plan of subdivision for 1,793 dwelling units, including 293 townhouse units, 1,000 multi-family market rate units, 500 senior age-restricted multi-family units and 528,500 square feet of commercial and office uses approved, 2016. Final subdivision plan and building permit approved for 140 unit assisted living facility, and building permit for Courtyard hotel building approved, 2017. 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. Detailed Site Plan for 389 unit, 149,390 sq.ft. residential apartment building (The Aspen) submitted, 2017.	
Construction Status:	1,213,270 square feet completed. 140 unit assisted living facility and Courtyard hotel building under construction.	
Project Contact:	St. John Properties, Inc. Mr. Andrew Roud 410-788-0100	Shipley and Horne, PA Mr. Robert Antonetti 301-925-1800

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

2.8 acres

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. Detailed Site Plan for a new 5,235 square foot fast food restaurant with two drive through lanes and a 92-car parking lot to replace existing restaurant and lot line adjustment plat approved by County Planning Board, 2016. Building permit issued, 2017. Project substantially complete.	
Project Contact:	Chick-Fil-A, Inc. Mr. John Martinez, PE	Bohler Engineering Mr. John Maynard, PE

404-305-4945

301-809-4500

McNamee, Hosea, Jernigan, Kim,
Greenan & Lynch, PA
Mr. Dan Lynch
301-441-2420

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.

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, and Detailed Site Plan revision to divide Staples store to two separate retail spaces approved, 2015. Final

subdivision plan for Taco Bell site and Detailed Site Plan for Navy Federal Credit Union building approved, 2016. Taco Bell building construction and renovation of Enterprise Car Rental building completed, and Stormwater Management Plan for Navy Federal Credit Union approved, 2017.

Project Contact:

CB Richard Ellis
Ms. Valerie Dow
202-585-5732
Navy Federal Credit Union
Mr. Chris Hill
678-218-2564
McNamee, Hosea
Mr. Dan Lynch
301-441-2420
For Enterprise Car Rental Building:
BAB Realty, LLC
Reliable Real Estate Services
Mr. William Steffey
410-647-1616

Bohler Engineering
Mr. Chris Rizzi
301-809-4500

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. Electric vehicle charging station to accommodate two vehicles completed, 2014. Specific Design Plan revision to designate event areas approved; Specific Design Plan and Stormwater Concept Plan for a 233-seat, 7,522 sq. ft. restaurant (BJ's Restaurant and Brewhouse) on 0.34 acre approved and building permits issued to raze Sears Auto Center and construct restaurant building, 2016. Specific Design Plan for BJ's Restaurant approved, 2017. Project completed.

Project Contacts:

Washington Property Group

Mr. Gary Chavez, 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, Nylan and Gilmore, P.A.
 Mr. Bill Shipp (Special Events Areas SDP Revision)
 301-572-3248
 For BJ's Restaurant and Brewhouse-
 Shipley and Horne, P.A. Bohler Engineering
 Mr. Robert Antonetti Mr. Chris Rizzi
 301-925-1800 301-809-4500

P-14 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; however, the Court ruled in favor of Prince George's County. Opponents appealed and case was heard by Court of Special Appeals in 2017. Final Subdivision Plan approved, 2017. 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 The Tech Group, Inc.
 Mr. Andre Gingles Ms. Kim Morgan
 301-572-5009 410-987-3450

P-15 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. 28 units completed, two units under construction.

Project Contact:

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

P-16	<u>THE PRESERVE AT POINTER RIDGE (formerly Page Court Subdivision)</u>	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. Two units completed.	
	Project Contact: Vitech Engineering, Inc. Mona Design/Build, Inc.	
	Mr. Victor Amole Mr. Patrick Mona	
	703-730-3459 301-261-0343	
P-17	<u>MILLS PROPERTY</u>	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. Car wash building completed.	
	Project Contact: <u>Commercial portion, Parcel B (Bowie Nissan)</u>	
	March/Hodge Baltimore Holding Co. LLC Dewberry, LLC	
	Mr. Phil Morelli Mr. David Taylor	
	301-218-2300 410-265-9500	
	<u>Commercial portion - Parcel C (Car Wash)</u>	
	Chesapeake Holdings BB MB, LLC O'Malley, Miles, Nylen	
	Crain Partners, LLC (contract purchaser) & Gilmore, PA	
	Mr. Brett Schaechter Ms. Nancy Slepicka	
	301-262-2650 Dewberry, LLC	
	Mr. David Taylor	
	410-265-9500	
P-18	<u>AMBER RIDGE</u>	19 acres
	Zoning: M-X-T (Mixed Use Transportation-Oriented)	
	Proposed Land Use: 150-200 residential townhouse units and up to 20,000 square feet of retail commercial space	
	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. Conceptual Site Plan approved by District Council, 2017. Developer preparing Preliminary Subdivision Plan.	
	Project Contact: The Rappaport Companies McNamee, Hosea, Jernigan, Kim,	
	Mr. Gary Rappaport Greenan and Lynch, P.A.	
	571-382-1290 Mr. Matthew Tedesco	
	Rogers Consulting 301-441-2420	
	Mr. Philip R. Hughes, III, P.E.	
	301-948-4700	
P-19	<u>KARINGTON (SOUTHLAKE)*</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, two hotels 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. Tax Increment Financing (TIF) District applications submitted to City and County and TIF District was designated by the Prince George's County Council; Revision to Preliminary Plan of subdivision, revising dwelling unit mix and staging plan approved; Reconsideration hearing granted to review proposal to eliminate MD 214 access and relocate Master Plan hiker-biker trail, 2017.	
Project Contact:	Kenneth H. Michael Companies Mr. Kevin Kennedy 301-918-2946	Ben Dyer Associates Mr. Paul Woodburn 301-430-2000

P-20 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:	<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. 220,800 square foot industrial building on 12.8 acres (MRP Industrial) completed, 2016. Liberty Sports Park – A planned, multi-field sports complex including at least ten fields for lacrosse, football, soccer, field hockey and rugby on 74 acres. Groundbreaking, 2017. <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-21	<u>WILLOWBROOK*</u>	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. Specific Design Plan for Phase 1, including 183 single-family detached and 93 single-family attached market rate units and 43 single-family detached and 52 single-family attached active adult units approved, 2017.	
	Project Contact: Residential portion – WBLH, LLC/Toll Brothers, Inc. Mr. Tom Mateya 410-381-3191 Dewberry Consultants, LLC Ms. Meredith Byer 301-751-5551 Commercial portion - Atapco Properties, Inc. Mr. Kevin McAndrews 410-347-7150	
P-22	<u>LOCUST HILL*</u>	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 706 total dwelling units, 2017.	
	Project Contact: WBLH, LLC/Toll Brothers, Inc. Dewberry Mr. Tom Mateya Ms. Meredith Byer 410-381-3191 301-337-2857	
P-23	<u>OAK CREEK CLUB*</u>	943 acres
	Zoning: L-A-C (Local Activity Center) R-L (Residential Low Development) Proposed Land Use: 1,149 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. 940 units completed, *eight units under construction*.

Project Contact: NV Homes
 Mr. Marcus Brown 301-390-4403
 Ryan Homes 301-580-3287
 202-420-8034 Charles P. Johnson and Associates
 Toll Brothers Ms. Sallie Stewart, RLA
 301-434-7000
 Ms. Julie Beahm
 301-249-8262
 Commercial Site:
 Carrollton Enterprises
 Mr. Ian Kelly
 301-572-7800

- P-24 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. 131 units completed.
 Project Contacts: Lot 18 Owner: James and Tracy Lagroom
- P-25 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. Three units completed, five under construction.
 Project Contact: Triangle Homes
 301-952-9710
- P-26 COLLINGBROOK ESTATES (formerly PDC/RODENHAUSER PROPERTY)** 73 acres
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 62 single-family detached units
 Project Status: Final Subdivision Plan recorded, 2013. Twenty units completed at the rear of Fairview Manor. Site grading along Church Road underway.
 Project Contacts: Collingbrook Development, LLC
 301-772-5078
 Caruso Homes
 301-852-5262
 Soltesz
 Ms. Xin (Sheen) Yi, P.E.
 301-794-7555
- P-27 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
 301-772-5078

P-28	<u>FAIRVIEW MANOR (formerly Collingbrook)</u>	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. 93 units completed.
	Project Contact:	PDC, Inc. Mr. Michael Carnock 410-740-9863 Caruso Homes 301-852-5262
P-29	<u>FAIRWOOD</u>	1,104 acres
	Zoning:	M-X-C (Mixed-Use-Community) R-E (Residential-Estate)
		1,057 acres 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:	117,000 square feet of retail space completed. Twelve of 14 condo buildings (total 213 dwelling units) in The Delight completed; 397 townhouse units completed, including The Sanctuary (87 units), The Choice (75 units), The Retreat (157 units) and The Bounty (78 units); All 848 single-family detached units west of Church Road completed as of 2016; 372 single family approved units east of Church Road include 188 completed units and 23 units under construction.
	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 Gibbs & Haller Mr. Ed Gibbs 301-306-0033
		<u>The Delight Condo Builder:</u> Goodier Builders 4518 Printers Court White Plains, MD 20695 <u>Single Family Builder:</u> Ryan Homes 301-262-4325
P-30	<u>LIDL GROCERY STORE</u>	4 acres
	Zoning:	C-S-C (Commercial Shopping Center)
	Proposed Land Use:	31,000 square foot grocery store
	Project Status:	Preliminary Subdivision Plan and Final Subdivision Plan approved by County Planning Board, and demolition permit application to remove existing structures approved, 2016. Building permit for temporary construction office trailer approved, 2017. Building demolition underway.
	Project Contact:	Lidl US Operations, LLC Finance Department 3500 South Clark Street Arlington, VA 22202 Meyers, Rodbell & Rosenbaum, P.A.

Mr. Russ Warfel
301-699-5800
Bohler Engineering
Mr. Nicholas Speach
301-809-4500

- P-31 SANTOS ROADSIDE STAND** 0.5 acres
Zoning: C-M (Commercial Miscellaneous)
Proposed Land Use: Commercial/retail
Project Status: Stormwater Management Concept Plan approved, 2017. Development plans placed on hold; property owner pursuing permits for a roadside stand.
Project Contact: Santos, LLC
Landesign
Mr. Jeff Felker
301-249-8802
- P-32 COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)** 1+ acre
Zoning: C-M (Commercial Miscellaneous)
Proposed Land Use: 19,982 sq.ft. flex building
Project Status: Stormwater Management Concept Plan under review, 2017.
Project Contact: Santos, LLC
Mr. Alan Santos
301-464-5555
Ben Dyer Associates
Mr. Tekle Moges, P.E.
301-430-2000
- P-33 SHOPPES AT HIGHBRIDGE*** 12 acres
Zoning: L-A-C (Local Activity Center)
Proposed Land Use: Specific Design Plan revision to existing restaurant (Texas Roadhouse Restaurant) for a building addition and interior renovation to construct: a new refrigerated 128 sq. ft. storage area; a 136 sq. ft. dedicated "Take Out" area; and, a 384 sq. ft./32-seat expanded seating area.
Project Status: Specific Design Plan revision approved, 2016. Building permit plans under review.
Project Contact: MLS Properties McLaren Engineering Group
Ms. Kathy Coakley Mr. Pete Mellits
410-771-1700 410-243-8787
- P-34 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)—10th Street Park
New City park and playground on 10th Street and educational building enhancements at Railroad Museum
Project Status: Project under final design, including permit acquisition, 2017.
Project Contact: City of Bowie Grace E. Fielder and Associates
Department of Planning Ms. Grace Fielder
and Economic Development 301-483-3171
Mr. Joe Meinert
301-809-3047

P-35 TULIP GROVE ELEMENTARY SCHOOL RENOVATION

10 acres

Zoning:	R-55 (One Family Detached Residential)	
Proposed Land Use:	Renovation and new 15,000 sq.ft. building addition to existing 42,275 sq.ft. elementary school	
Project Status:	Under construction.	
Project Contact:	County Public Schools	Soltesz
	Mr. Will Smith	Mr. Tim Davis
	410-685-5687	301-794-7555

BOWIE AREA TRANSPORTATION PROJECTS

T-1 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 Route 564 bridge over Amtrak, achieved final design approval and a contract has been awarded for construction, which is expected to begin in early 2018. The Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision achieved final design approval in FY 2017 and will be constructed in Fiscal Year 2019.

T-2 Chestnut Avenue Bridge Replacement (County)

This project consists of replacing the existing Chestnut Avenue bridge over Newstop Branch and the reconstructing the approach roadways. The replacement bridge and approach roadways will be wider than the current structure. The existing bridge, constructed of steel and concrete, is of unknown origin and is currently load restricted to 16,000 pounds. The existing 19-foot span steel and reinforced concrete bridge is experiencing deterioration and is in need of structural replacement. Funding moved up in the FY 2018-2023 CIP from Year 3 to Year 1 for planning and from Year 4 to Year 2 for land acquisition and construction.

T-3 The Bowie Heritage Trail/WB & A Spur Trail/Patuxent River Bridge Crossing (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, was completed in 2016. A related project to construct a bridge over the Patuxent River is a cooperative effort between the State of Maryland, Anne Arundel County, and Prince George's County. Under a Memorandum of Understanding, Anne Arundel County is managing the design process for this project. The 30% engineering design plans are completed and under review. M-NCPPC is pursuing funding to get from 30% design to 100% design using a Transportation Alternatives grant. Construction will cost approximately \$5 million to \$6 million, and 98% of the distance will be a bridge. The bridge would be a four-pier, 600' to 700' long structure with a 13' wide clear space for trail users.

T-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 2016 was 29,750 average vehicles per day; projected traffic volume for the Year 2035 is 61,850 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).

T-5 MD 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.

T-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 2016 was 33,000 vehicles per day; projected traffic volume for the Year 2035 is 40,700 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 was removed from the CTP in mid-2016 but was later restored.

T-7 MD Route 197 South Landscaping Plan (SHA)

This project involves installing landscaping in the median of MD Route 197, between US Route 50 and US Route 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.

T-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 2016, the average daily traffic range was 65,800 - 84,150 vehicles per day, and is projected to grow to 78,375 -124,800 vehicles per day in the Year 2035. 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 is on hold, and no engineering or construction funds are included in the State Consolidated Transportation Program.

T-9 Governors Bridge Reconstruction (County)

This project replaces the existing structure. It is a single lane Through Pratt Truss with still stringers and steel beams with and open grid steel deck. The structure is load posted for 8,000 pounds and carries a sufficiency rating of 2. Federal funding will be utilized for design and construction of the project at a 80/20 federal/local funding ratio. The existing structure over the Patuxent River, built in 1920, is deteriorating and is need of structural replacement. Funding has been moved up from the Beyond 6 Years category of the CIP to Year 1 for Planning and Years 2-4 for construction. Estimated completion date is June, 2021.

Over the past year and a half, Prince George's County Department of Public Works and Transportation (DPW&T) and Anne Arundel County's Department of Public Works (DPW) successfully developed a scope of work and initiated preliminary design work. Prince George's County and Anne Arundel County executed a Memorandum of Understanding detailing each county's responsibilities for this project. Maryland State Highway Administration (SHA) agreed to this scope and a Notice to Proceed for the design work was issued this spring. SHA recently added the environmental and historical resources consultant to the project. Design work began in mid-2017 and included field surveys, wetland delineation and utility coordination. Consultant has developed preliminary concept designs. Consultant has initiated historic and

cultural resources delineation and coordination with the Maryland Historic Trust and Maryland Department of the Environment (MDE) to review the preliminary concept designs.

T-10 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 2016 were: 69,175 vehicles per day (US Route 301) and 22,500 vehicles per day (MD Route 197); projected traffic volumes in 2035 are 122,000 vehicles per day (US Route 301) and 33,500 vehicles per day (MD Route 197). Project is on hold. Planning funding was programmed through FY 2016. 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.

T-11 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 Route 301/US Route 50 interchange in Bowie. Planning is on hold.

T-12 US Route 301 Improvements (Prince George's County)

The project consists of the improvement of US Route 301 by providing a third through lane north and south bound between MD Route 214 and MD Route 725 and further widening as needed, at Trade Zone Avenue, MD Route 214 and MD Route 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 Route 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 project cost is programmed in Year 6 of the CIP. Developer funded improvements between Leeland Road and Trade Zone Avenue were completed in 2016.

T-13 Leeland Road Improvements (County)

The road is currently closed due to [construction of a major 24" WSSC water main](#), which should be completed in the spring of 2018. There are planned frontage road improvements for Leeland/Oak Grove Road as part of the Willowbrook and Locust Hill projects. The road will ultimately be designed and re-constructed to a minimum of two lanes, with shoulders from the MD Route 193 roundabout to US Route 301. Some of the existing Leeland Road is in the floodplain and needs to be elevated. Also, there are several stream crossings where existing culverts/bridges that need to be replaced and or lengthened to handle road upgrades.

T-14 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 South Bowie Library. SHA is preparing final engineering plans and has agreed to cost-share a segment of sidewalk retrofit between the CSX railroad tracks and Hall Station Drive, with the City paying 25%. The design of the proposed sidewalk between Hall Station Drive and the CSX railroad tracks has been completed and necessary right-of-way has been acquired.

Construction is expected to begin before FY 2019. 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 the County CIP.

T-15 Church Road (County)

This project provides geometric and safety improvements to Church Road between Woodmore Road and MD Route 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 Route 50 and Fairwood Parkway were completed in 2006, and developers completed the segment between Woodmore North and Dixon Crossing, from MD Route 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 FY 2018 - 2023 CIP.

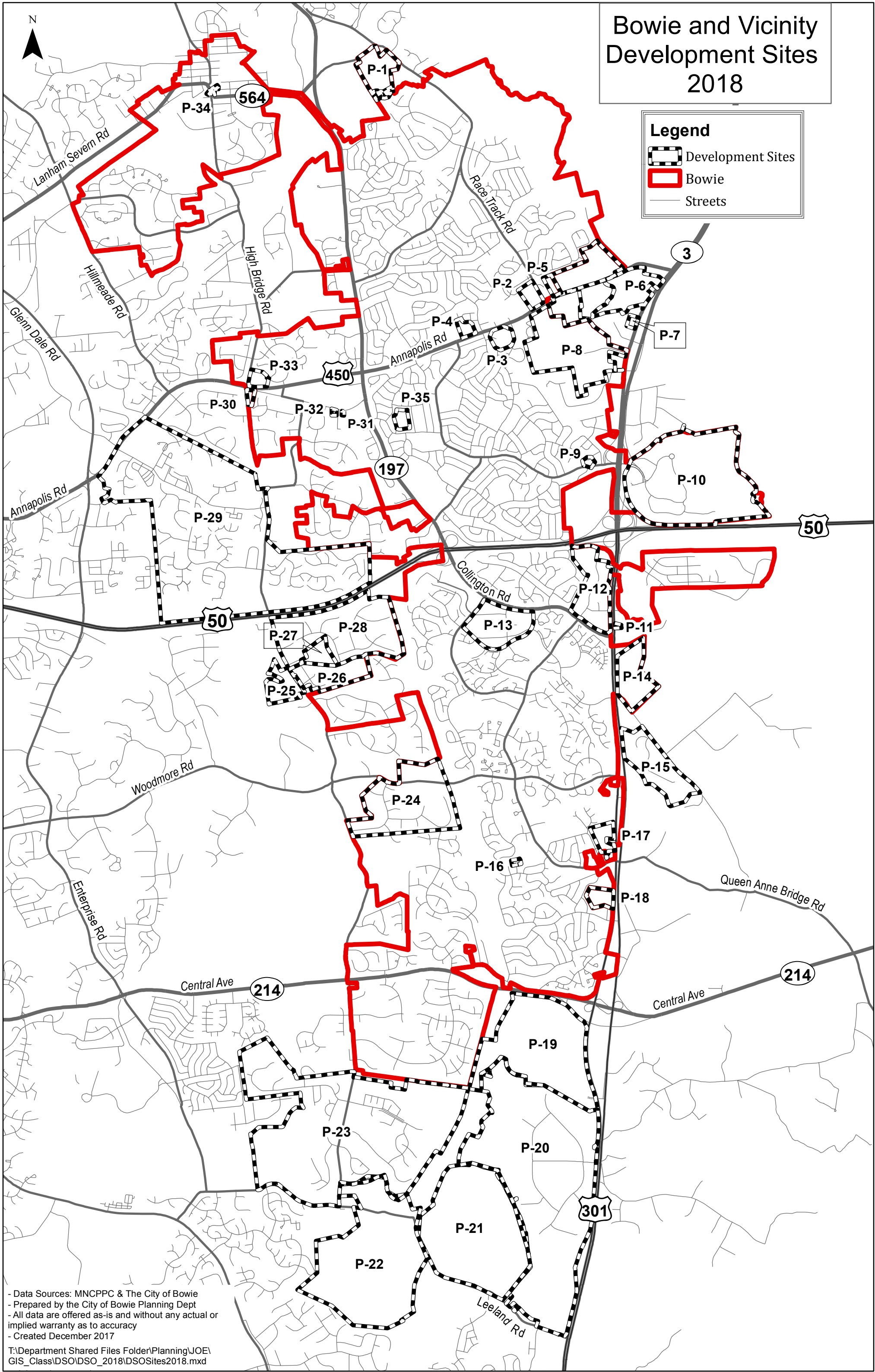
Bowie and Vicinity Development Sites 2018

Legend

 Development Sites

 Bowie

 Streets



- 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 2017
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Bowie and Vicinity Transportation Projects 2018

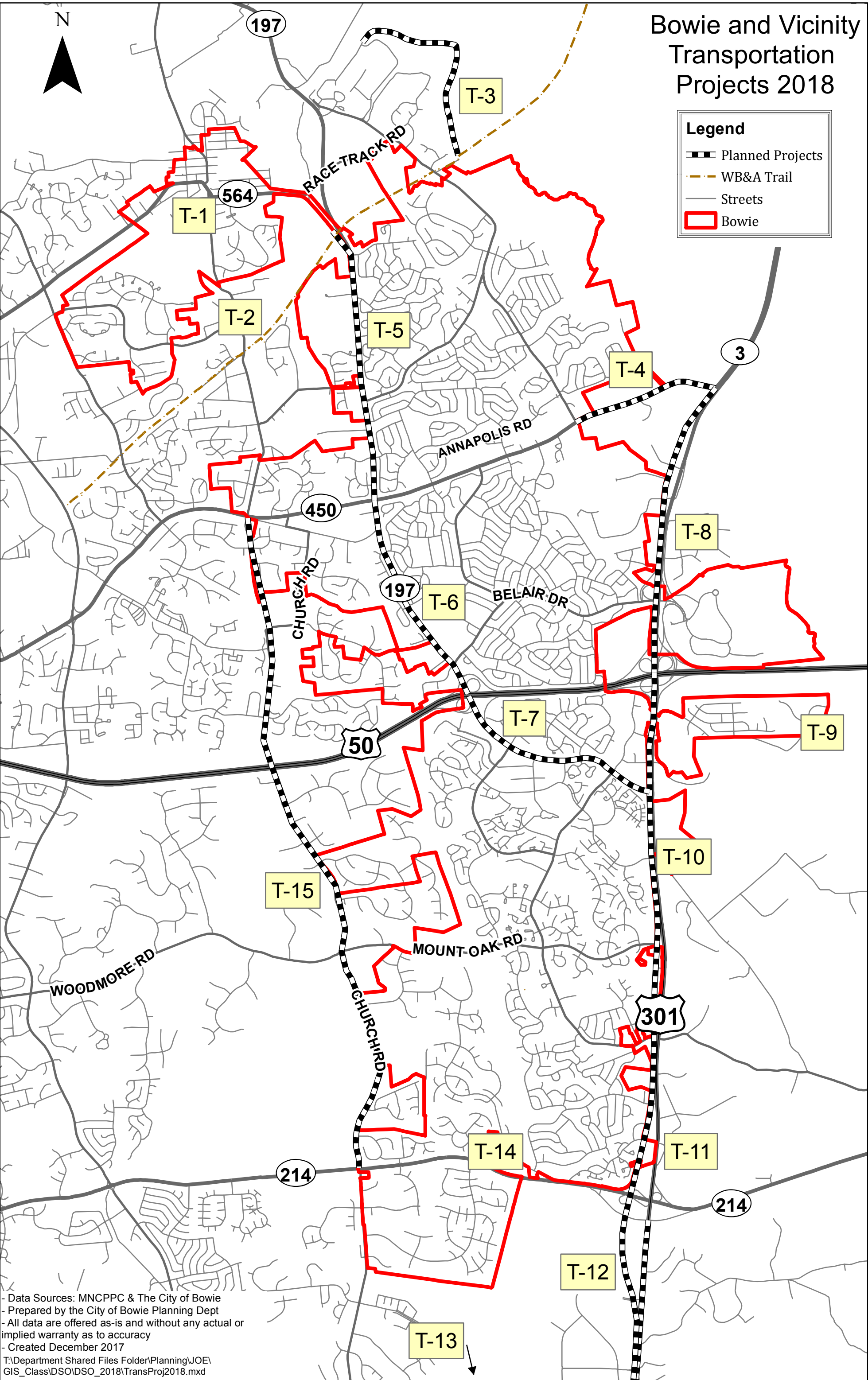
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Planned Projects

WB&A Trail

Streets

Bowie



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