

MEMORANDUM

TO: City Council

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

SUBJECT: **Status Report** DATE: December 20, 2018

Status Report

1. Trails Master Plan Survey and Workshop

Trails Master Plan Survey - The Planning Department is working to update the City's 2002 Trails Master Plan and is seeking input, ideas and suggestions for the future of our City's trail network. We are asking residents to help us identify issues and concerns about bicycling and walking in Bowie and their ideas for enhancing the bicycling and walking experience in Bowie. Please assist us by completing a survey found at: https://www.surveymonkey.com/r/bowie_trails_survey and by letting your constituents know of this opportunity.

Trails Master Plan Workshop – SAVE THE DATE: Mark Saturday, February 2, 2019 from 9:00 AM to Noon for a Planning Workshop to help update the City of Bowie's Trails Master Plan. The meeting will take place at the Kenhill Center located at 2614 Kenhill Dr. The attached flyer provides additional information about the Trails Plan Update as well as the workshop.

For more information please visit:

<https://www.cityofbowie.org/2410/Trails-Master-Plan>

2. 2019 Development Sites & Transportation Projects Outline

Attached is a copy of the end of year report prepared by the Department of Planning and Community Development. The publication gives the current status of over 40 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

ADL/lfr
Attachments



Help the City of Bowie Plan Our Trails

Join us for a Planning Workshop on:

Saturday, February 2, 2019*

Workshop: 9:00 a.m. -12:00 noon

Kenhill Center

2614 Kenhill Dr.

Bowie, MD 20715

*** snow date February 9, 2019 (same time and place)**

We are looking for new ideas and suggestions for the future of our City's trail network:

- Issues and concerns about bicycling and walking in Bowie
- Ideas for enhancing the bicycling and walking experience in Bowie

For more information please visit:

- <https://www.cityofbowie.org/2410/Trails-Master-Plan>

Or contact:

Joseph Meinert, Director

Planning & Community Development Department

Bowie City Hall

15901 Excalibur Rd.

Bowie, MD 20716

email: jmeinert@cityofbowie.org

phone: 301-809-3047



TAKE THE SURVEY!

We need your help!

Please take a moment to fill out a questionnaire to help us identify the issues and needs. The survey should take about 10 minutes to complete.

The results of the survey will help guide the development of the plan. The February 2nd public meeting will build upon the results of the survey to confirm the identified needs and brainstorm how best to meet those needs. The draft plan will then be developed based upon the survey, public meeting, field observations and other research.

The survey is open through January 18, 2019. If you have any questions or need more information about the plan, please send an email with your question using the address: bowietrailsplan@lardnerklein.com

LINK TO SURVEY:

https://www.surveymonkey.com/r/bowie_trails_survey





City of Bowie Trails Master Plan Update

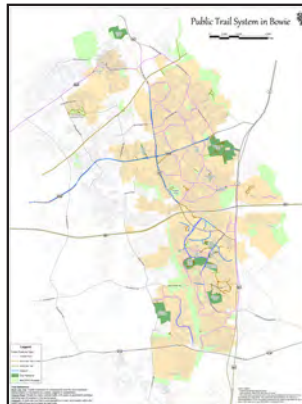
The City of Bowie's Trails Master Plan was originally approved in 2002 and it has been used to guide the City's Capital Improvement Program, grant applications and several revisions to City standards. An interim update occurred in 2008 when the Bowie Heritage Trail system was endorsed by the City Council. More recently, the City's 2016 Sustainability Plan targeted two specific goals for improving the City's walkability and expanding existing trails for biking, hiking and family walks into a safe interconnected network.

The City has funded an update to the Trails Master Plan to address these goals and to set new priorities for future capital improvement projects to help achieve the goals. Updating the City Trails Master Plan presents an opportunity to address current issues and the needs of the trail system's users.

Bowie's Trails

In 2017, City staff completed an update of the public trail system inventory documenting the locations of City and County parkland and the public trail network consisting of the following types of trails:

- Shared Road
- Multi-Use Trail in Park
- Multi-Use Trail
- Sidepath



The trail map can be downloaded at:
<https://www.cityofbowie.org/DocumentCenter/View/7175/Trails3x4>

The Trails Plan Update

In November 2018, the firm of Lardner/Klein Landscape Architects, P.C., of Alexandria, Virginia was hired to prepare an update to the City's Trails Master Plan. Lardner/Klein specializes in the planning, design and management of public landscapes, including greenways, trails, complete streets, parks, historic places and neighborhoods. The firm has developed master plans for Whitmarsh Park and Allen Pond Park in the City, as well as one for nearby Watkins Regional Park operated by The Maryland-National Capital Park and Planning Commission.

The project will be completed by June 30, 2019 and community input is a critical factor in this process. A community survey and other outreach activities, two public workshops, and several public presentations are planned. For more information visit: <https://www.cityofbowie.org/2410/Trails-Master-Plan>.



Anticipated Schedule	Month
Phase One: Data Gathering	Nov-Dec 2018
1. Organize planning process 2. Review existing plans and policies (City, County, State) 3. Conduct a community survey	
Phase Two: Analysis	Jan-Feb 2019
4. Identify gaps in trail network 5. Determine criteria for setting priorities 6. Conduct a public workshop #1 7. Review and analyze data	
Phase Three: Draft Plan Preparation	March-April 2019
8. Vision Statement 9. Goals and Objectives 10. Conduct public workshop #2	
Phase Four: Plan Production	May-June 2019
11. Prepare Draft Plan 12. Conduct Stakeholders Meeting 13. Present Draft to City Council at Public Hearing 14. Submit Final Plan	

City of Bowie 2019 Development Sites & Transportation Projects Outline



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

Updated 12/17/18

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 2019 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	BOWIE GATEWAY CENTER
P-12	BOWIE TOWN CENTER
P-13	MILL BRANCH CROSSING
P-14	MILL BRANCH ESTATES
P-15	MITCHELLVILLE MANOR
P-16	THE PRESERVE AT POINTER RIDGE (PAGE COURT)
P-17	AMBER RIDGE
P-18	EZ STORAGE SOUTH BOWIE EXPANSION
P-19	KARINGTON (SOUTH LAKE)
P-20	COLLINGTON CENTER/FOREIGN TRADE ZONE
P-21	WILLOWBROOK
P-22	LOCUST HILL
P-23	OAK CREEK CLUB
P-24	THE REDEEMED CHRISTIAN CHURCH OF GOD
P-25	WOODMORE ESTATES
P-26	KING'S ISLE ESTATES
P-27	COLLINGBROOK ESTATES (formerly PDC/Rodenhauser)
P-28	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-29	FAIRVIEW MANOR (formerly Collingbrook)
P-30	BOWIE ICE ARENA
P-31	FAIRWOOD
P-32	TRADITIONS AT BEECHFIELD
P-33	LIDL GROCERY STORE
P-34	SANTOS ROADSIDE STAND
P-35	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
P-36	SHOPPES AT HIGHBRIDGE
P-37	BOWIE HERITAGE TRAIL
P-38	PECAN RIDGE
P-39	EZ STORAGE BOWIE EXPANSION
P-40	TULIP GROVE ELEMENTARY SCHOOL RENOVATION
P-41	SPANGLER LANE STORMWATER POND RETROFIT
P-42	KENHILL CENTER STORMWATER BIORETENTION PROJECT

TRANSPORTATION PROJECTS

T-1	THE BOWIE HERITAGE TRAIL (CITY)
T-2	CHESTNUT AVENUE BRIDGE REPLACEMENT (COUNTY)
T-3	THE BOWIE HERITAGE TRAIL/WB & A SPUR (MNCPPC)
T-4	MD RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
T-5	RACE TRACK ROAD RECONSTRUCTION
T-6	MD RTE 450 (ANNAPOLIS ROAD) (SHA)
T-7	MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
T-8	MD RTE 197 SOUTH LANDSCAPING PLAN (SHA)
T-9	MD RTE 3 (SHA)
T-10	MELFORD-KENILWORTH SIDEWALK EXTENSION
T-11	GOVERNORS BRIDGE RECONSTRUCTION (COUNTY)
T-12	US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
T-13	US 301 CORRIDOR SOUTH TRANSPORTATION STUDY (SHA)
T-14	US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)
T-15	LEELAND ROAD IMPROVEMENTS (COUNTY)
T-16	HALL ROAD (SHA, MNCPPC, CITY)
T-17	CHURCH ROAD (PRINCE GEORGE'S COUNTY)

DSO 2019 ALPHABETICAL LISTING

PIPELINE PROJECTS

P-17	AMBER RIDGE
P-7	BEALL FUNERAL HOME EXPANSION
P-11	BOWIE GATEWAY CENTER
P-37	BOWIE HERITAGE TRAIL
P-30	BOWIE ICE ARENA
P-3	BOWIE MARKETPLACE
P-12	BOWIE TOWN CENTER
P-6	BOWIE WHITEMARSH (aka JESUIT PROPERTY)
P-9	BUCKINGHAM AT BELAIR
P-27	COLLINGBROOK ESTATES (formerly PDC/Rodenhauser)
P-20	COLLINGTON CENTER/FOREIGN TRADE ZONE
P-35	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
P-5	CORNERSTONE ASSEMBLY OF GOD ADDITION
P-39	EZ STORAGE BOWIE EXPANSION
P-18	EZ STORAGE SOUTH BOWIE EXPANSION
P-29	FAIRVIEW MANOR (formerly Collingbrook)
P-31	FAIRWOOD
P-2	HILLTOP PLAZA SHOPPING CENTER
P-19	KARINGTON (SOUTH LAKE)
P-42	KENHILL CENTER STORMWATER BIORETENTION PROJECT
P-26	KING'S ISLE ESTATES
P-33	LIDL GROCERY STORE
P-22	LOCUST HILL
P-28	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-10	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
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P-13	MILL BRANCH CROSSING
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P-32	TRADITIONS AT BEECHFIELD
P-40	TULIP GROVE ELEMENTARY SCHOOL RENOVATION
P-8	WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
P-21	WILLOWBROOK
P-25	WOODMORE ESTATES

TRANSPORTATION PROJECTS

T-2	CHESTNUT AVENUE BRIDGE REPLACEMENT (COUNTY)
T-17	CHURCH ROAD (PRINCE GEORGE'S COUNTY)
T-11	GOVERNORS BRIDGE RECONSTRUCTION (COUNTY)
T-16	HALL ROAD (SHA, MNCPPC, CITY)
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T-14	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>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. Stormwater management concept plan approved and building permit issued for one remaining lot, 2018. Under construction. | |
| | 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 | <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 completed, 2011. A 227-seat, 6,398 square foot Outback Steakhouse building, 14,967 sq.ft. Walgreen's pharmacy and partial redevelopment of existing commercial shopping center completed, 2012. 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. Final Stormwater Management Concept Plan, Alternative Compliance and building permits for a 1,200 sq.ft. Dunkin Donuts building addition approved, 2017. Rezoning application withdrawn and Dunkin Donuts project completed, 2018. | |
| | Project Contact: Rappaport Management Company | |
| | Mr. Gary Rappaport | Macris, Hendricks and Glasock, P.A. |
| | 571-382-1290 | Mr. Jeremiah Swenson |
| | | 301-670-0840 |
| | | Gibbs & Haller |
| | | Mr. Tom Haller |
| | | 301-306-0033 |
| P-3 | <u>BOWIE MARKETPLACE</u> | 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. No recent activity. | |

Gingles, LLC
Mr. Andre Gingles
301-572-5009

3 acres

Project Status: Project completed.
Project Contacts: City Department of Public Works
Mr. Pat Rush
240-544-5689

8 acres

Project Contacts:	Cornerstone Assembly of God Pastor Mark Lehman 301-262-6266	Landesign, Inc. Mr. Jeff Felker 301-249-8802
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155 acres

Project Contacts:	Elm Street Development Mr. Jude Burke 703-734-9730 Lerch, Early & Brewer Chartered Mr. Chris Hatcher 301-657-0153	Morris & Ritchie Associates, Inc. Ms. Courtney Galiber 410-792-9792
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5 acres

Project Contacts:	Zizos Properties, LLC	Landesign, Inc.
	Mr. Tom Zizos	Mr. Jeff Felker
	301-805-5544	301-249-8802

- P-8 WHITEMARSH PARK MASTER PLAN IMPROVEMENTS** 200 acres
- Zoning: R-O-S (Reserved Open Space)
- Proposed Land Use: Capital improvements within the park, involving a five phase implementation plan, including: (1) extension of the City sanitary sewer to park facilities; (2) construction of a pedestrian plaza, playground and a new restroom/concessions building; (3) parking improvements and modifications to playing fields; (4) additional parking and pedestrian circulation improvements in the main parking lot; and (5) access road improvements and additional parking to support the Bowie Playhouse.
- Project Status: Master Plan completed, 2011. Parking and access improvements approximately 60% designed; sanitary sewer extension and pedestrian plaza, playground and new restroom building under construction.
- Project Contact: City Department of Public Works A. Morton Thomas
Mr. George Stephanos Mr. Aaron Smith
301-809-2336 301-881-2545
- P-9 BUCKINGHAM AT BELAIR** 0.75 acres
- Zoning: R-55 (One-Family, Detached Residential)
- Proposed Land Use: One single-family dwelling
- Project Status: City Water and Sewer Category change and Final Subdivision Plan approved, 2015. City Stormwater Management Plan exemption and building permit approved, 2018.
- Project Contact: Owner (Lot 16) Surveys, Inc.
Ms. Kathleen Harjess Mr. Greg Benefiel
301-776-0561
- P-10 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.

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 a 137-room/5-story 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 388-unit/461,819 sq. ft. multi-family building (The Aspen) on 6.62 acres approved by City and County, 2018. Detailed Site Plan for 57,845 sq. ft. of retail/commercial space in five buildings on 6.32 acres approved by City, 2018.	
Construction Status:	1,213,270 square feet and Courtyard hotel completed. 140 unit assisted living facility and a 34,560 sq.ft. flex building (5041 Howerton) 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 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. Detailed Site Plan for Navy Federal Credit Union building approved, 2016. Taco Bell building completed, 2017. Conversion of former Sports Authority retail space to Burlington Coat Factory use completed, 2018. Renovation of Enterprise Car Rental building underway and Navy Federal Credit Union (4,175 sq.ft.) under construction.

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-12 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:

362,195 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

944,184 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 (Macy'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; 7,522 sq. ft., 233-seat restaurant (BJ's Restaurant and

Brewhouse), completed 2017.

Project Contacts:

Washington Prime Group

Mr. Gary Chavez, Mall On-Site Manager (Parcel N)

301-860-1401

United Properties Corp.

Mr. Denis Rodger

516-223-6200

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-13 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 Walmart 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. Walmart withdrew from project, 2018. No recent activity.

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-14 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. 34 units completed, three units under construction.
 Project Contact: K & P Builders
 Mr. Roy Kilby
 301-262-7227

P-15 MITCHELLVILLE MANOR 1.3 acres

Zoning: R-R (Rural Residential)
 Proposed Land Use: Three single-family detached units
 Project Status: Preliminary Plan proposing resubdivision of Lot 17 approved, 2018.
 Project Contact: Applied Civil Engineering, Inc. Owner: Amira Chalabi
 Mr. Ziyad Shalabi 240-417-1912
 301-459-5932

P-16 THE PRESERVE AT POINTER RIDGE (formerly Page Court Subdivision) 2 acres

Zoning: R-80 (One Family Detached Residential)
 Proposed Land Use: Three single-family detached units
 Project Status: Final Subdivision Plan for five single family lots approved, 2005. Two units completed. No recent activity.
 Project Contact: Owner (Lot 6):
 Mr. Milbert A. Crossland, II
 P.O. Box 30954
 Washington, DC 20030

P-17 AMBER RIDGE 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. No recent activity.
 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

- P-18 EZ STORAGE SOUTH BOWIE EXPANSION** 9 acres
- Zoning: C-M (Commercial Miscellaneous)
Proposed Land Use: Three Story, 66,000 square foot building expansion containing 600 internally accessed storage units
Project Status: Special Exception approved, 2000. Stormwater management and erosion/sediment control plans under review, 2018.
Project Contact: Siena Corporation Stantec
Mr. Craig Pittinger Mr. Rand Postell
443-539-3070 301-982-2851
- P-19 KARINGTON (SOUTH LAKE)*** 381 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. Revisions to original Preliminary Plan of subdivision, revising dwelling unit mix and staging plan and a proposal to eliminate MD 214 access and relocate Master Plan hiker-biker trail, approved by County Planning Board, 2017. Tax Increment Financing (TIF) District application and TIF District approved by the Prince George's County Council and application currently under review by City; reconsideration of Preliminary Plan transportation conditions and new Preliminary Plan to increase the total number of dwelling units filed; annexation approved by City, 2018.
Project Contact: Kenneth H. Michael Companies Ben Dyer Associates
Mr. Kevin Kennedy Mr. Paul Woodburn
301-918-2946 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: Central Area- (Collington Center): Revision to CDP for up to 6.5 million square feet of office/light industrial uses on 708 acres approved, 1990. Approximately 3,774,978 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 (<https://libertysportspark.com>) – A planned, multi-field sports complex including at least ten fields for lacrosse, football, soccer, field hockey and rugby on 74 acres. Groundbreaking, 2017.
South Area- (Safeway Distribution Center): 1.98 million square feet on 168 acres for manufacturing, warehousing and distribution facilities completed. The south area is fully developed.
Project Contact: Collington Center

NAI/KLNB
 Mr. Alan Coppola
 301-621-5114
 NAI/The Michael Companies
 Mr. 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
 Green Branch Management Group Corp. (Liberty Sports Park)
 Mr. Scott Morrison
 443-794-7004
 Ben Dyer Associates
 Mr. Paul Woodburn
 301-430-2000
 Prince George's County
 Mr. Floyd Holt
 301-883-6457

P-21 WILLOWBROOK*

442 acres

Zoning:

R-S (Residential Suburban)
 I-1 (Light Industrial)

Proposed Land Use:

Up to 1,139 market rate and mixed retirement dwelling units

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, 2007. Preliminary Subdivision Plan approved, 2007. 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 by District Council, 2017. Basic Plan amendment approved by County Planning Board to allow an increase of 313 single family attached and detached units and Zoning Hearing Examiner hearing held, 2018.

Project Contact:

WBLH, LLC.

Mr. Tom Mateya
 410-381-3191

Bohler Engineering
 Mr. Chris Rizzi
 301-809-4500

Shipley & Horne, P.A.
 Mr. Robert Antonetti
 301-925-1800

P-22 LOCUST HILL*

507 acres

Zoning:

R-L (Residential Low Density)

Proposed Land Use:

Up to 706 dwelling units, including up to 459 single-family detached units and 247 townhouse units/carriage homes

Project Status: Rezoning to the R-L (Residential Low Density)

Comprehensive Design Zone via the approval of original basic plan, A-

9975-C, October 31, 2006. Comprehensive Design Plan approved, 2007. Preliminary Subdivision Plan approved for 554 lots and 24 parcels for the development of 438 single family detached units and 116 townhouse units, 2007. Basic Plan Amendment for 706 total dwelling units approved by County Planning Board, resulting in an increase of 125 units from the original basic plan, and case heard by Zoning Hearing Examiner, 2018.

Project Contact:

WBLH, LLC/Toll Brothers, Inc.

Mr. Tom Mateya

410-381-3191

Bohler Engineering

Mr. Chris Rizzi

301-809-4500

Shipley & Horne, P.A.

Mr. Robert Antonetti

301-925-1800

P-23 OAK CREEK CLUB*

943 acres

Zoning:

L-A-C (Local Activity Center)

R-L (Residential Low Development)

Proposed Land Use:

1,198 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. 1,010 units completed, eight units under construction.

Project Contact:

NV Homes

Mr. Marcus Brown

301-390-4403

Ryan Homes

202-420-8034

Toll Brothers

Ms. Julie Beahm

301-249-8262

Commercial Site:

Carrollton Enterprises

Mr. Ian Kelly

301-572-7800

Mr. Norman Rivera

301-580-3287

Charles P. Johnson and Associates

Ms. Sallie Stewart, RLA

301-434-7000

P-24 THE REDEEMED CHRISTIAN CHURCH OF GOD/VICTORY TEMPLE

29 acres

Zoning:

R-E (Residential-Estate)

Proposed Land Use:

Church

Project Status:

Water and Sewer Plan category change filed, 2018.

Project Contacts:

The Redeemed Christian Church of God/Victory Temple

Pastor Bayo Adeyokunnu

301-352-0707

Capitol Development Design, Inc.

Mr. Jason Kim

301-937-3501

P-25 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. Building permit issued for final lot, 2018. Under construction.

Project Contacts:

Timberlake Design, Building and Renovations, LLC

Ms. Kirstin Jackson
301-350-0400

P-26 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. Eight units completed, two under construction.
Project Contact: Triangle Homes
301-952-9710

P-27 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. 29 units completed, nine units under construction.
Project Contacts: Collingbrook Development, LLC
301-772-5078
Caruso Homes
301-852-5262
Soltesz
Ms. Xin (Sheen) Yi, P.E.
301-794-7555

P-28 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-29 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. 96 units completed, none under construction.
Project Contact: PDC, Inc.
Mr. Michael Carnock
410-740-9863
Caruso Homes
301-852-5262

P-30 BOWIE ICE ARENA

20 acres

Zoning: M-X-C (Mixed Use Community)/APA-6 (Aviation Policy Area)
Proposed Land Use: 78,000 square foot public ice arena complex (two rinks)
Project Status: Planning Board mandatory referral review completed; building permit and site work applications being prepared, 2018.
Project Contact: City Department of Public Works
Mr. George Stephanos, Director
301-809-2344

P-31 FAIRWOOD

1,104 acres

Zoning: M-X-C (Mixed-Use-Community)
R-E (Residential-Estate)

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 274 completed units and 17 units under construction.

Project Status: Comprehensive Sketch Plan approved, 2002. Preliminary Subdivision Plans and Detailed Site Plans approved for each section. Revised Limited Detailed Site Plan for a 45,000 sq.ft. medical office building at Fairwood Green filed for Planning Director approval, 2018.

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. Paul Woodburn
301-430-2000
The Delight Condo Builder:
Goodier Builders
4518 Printers Court
White Plains, MD 20695
Single Family Builder:
Ryan Homes 301-464-6810
NV Homes 301-809-1467
Medical Office Building:
Kaiser Permanente Linowes and Blocher, LLP
Mr. Jack Bellamy Ms. Heather Dishopolsky
301-961-5270

P-32 TRADITIONS AT BEECHFIELD

83 acres

Zoning: R-E (Residential Estate)

Proposed Land Use: Planned retirement community with a maximum of 584 dwelling units, including 74 single family attached villas, 60 single-family detached villas, 108 senior condominium units, 150 independent rental apartments and 193 assisted living units in one Elder Care Facility (101 independent living units, 60 assisted living units and 32 memory car units)

Project Status: Special Exception approved by District Council and Preliminary Plan of subdivision approved by County Planning Board, 2018.

Project Contact: Greenlife Property Group, LLC Gibbs and Haller
Mr. John Dixon Mr. Tom Haller
410-987-0313 301-306-0033

- P-33 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 Final Subdivision Plan approved by County Planning Board, and demolition permit application to remove existing structures approved, 2016. Building permit approved, 2018. Project completed.
- Project Contact: Lidl US Operations, LLC
Finance Department
3500 South Clark Street
Arlington, VA 22202
Meyers, Rodbell & Rosenbaum, P.A.
Ms. Michele LaRocca
301-699-5800
Bohler Engineering
Mr. Nicholas Speach
301-809-4500
- P-34 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. No recent activity.
- Project Contact: Santos, LLC
Landesign
Mr. Jeff Felker
301-249-8802
- P-35 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 approved and Site Development Plan under review, 2018.
- Project Contact: Santos, LLC
Mr. Alan Santos
301-464-5555
Ben Dyer Associates
Mr. Tekle Moges, P.E.
301-430-2000
- P-36 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 approved, 2017. Project completed.
- Project Contact: Highbridge Commercial, LLC
KLNB Retail
Mr. Cooper Henry
443-632-2085

- P-37 BOWIE HERITAGE TRAIL** 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
900 linear feet of hiker-biker trail, a new City park and playground on 10th Street and educational building enhancements at Railroad Museum
- Project Status: Phase 1 trail (900') completed, 2018.
- Project Contact: City of Bowie Public Works
Mr. George Stephanos, Director
301-809-2344
- P-38 PECAN RIDGE** 52 acres
- Zoning: R-55 (One Family Detached Residential)
- Proposed Land Use: 80 single-family detached units
- Project Status: Conservation Sketch Plan certified, and developer preparing Preliminary Plan of subdivision, 2018.
- Project Contact: Caruso Homes Gibbs and Haller
Mr. Jeffrey Caruso Mr. Edward Gibbs
301-261-0277 301-306-0033
- P-39 EZ STORAGE BOWIE EXPANSION** 4 acres
- Zoning: I-1 (Light Industrial)
- Proposed Land Use: Three-story, 48,354 square foot storage building expansion
- Project Status: Stormwater management plans under review; developer preparing Detailed Site Plan, 2018.
- Project Contact: Bowie EZ Storage VIKA Maryland, LLC
Mr. Craig Pittinger Mr. Jim Lapping, P.E.
443-539-3070 301-916-4100
- P-40 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: Project completed.
- Project Contact: County Public Schools Soltesz
Mr. Will Smith Mr. Tim Davis
410-685-5687 301-794-7555
- P-41 SPANGLER LANE STORMWATER POND RETROFIT** 1.3 acres
- Zoning: R-55 (One Family Detached Residential)
- Proposed Land Use: Convert existing stormwater management dry pond to extended detention wet pond to provide water quality treatment
- Project Status: Stakeholders Meeting held; project is 60% designed and under agency review, 2018.
- Project Contact: City of Bowie Public Works
Mr. Pat Rush
240-544-5689
- P-42 KENHILL CENTER STORMWATER BIORETENTION PROJECT** 11 acres
- Zoning: R-55 (One Family Detached Residential)
- Proposed Land Use: Five small stormwater treatment (bioretention) areas will be installed at the back of the parking lot and along the side of the southern entrance from Kenhill Drive. Educational signage will be included to explain how the stormwater treatment works in these smaller, on-site facilities.

Project Status:
Project Contact:

Stakeholders Meeting held, 2017. Under construction.
City Department of Public Works
Mr. Pat Rush
240-544-5689

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, was completed in 2018. Design plans for Phase 2, which includes expansion of the Railroad Museum and creation of a new park/playground on 10th Street, as well as an extension of the Phase 1 trail to 9th Street, are fully approved. The Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision achieved final design approval in FY 2017.

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 from Year 2 to Year 1 for planning and from Year 3 to Year 1 for land acquisition. All construction funding appears in Year 3.

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 60% engineering design plans are completed and under review.

T-4 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-5 Race Track Road Reconstruction (County)

This major project involves roadway reconstruction and the design of pedestrian improvements on Race Track Road, from Clearfield Drive to Marquette Lane, to upgrade safety and operations. The primary objectives include increasing safety for all roadway users, enhancing accessibility, providing continuous pedestrian facilities, and maintaining infrastructure in a state of good repair. Proposed improvements include: relocation of the current Yorktown Elementary School driveway entrance; installation of a new

traffic signal at the relocated school driveway entrance to operate in tandem with Grace Baptist Church and Church of the Redeemer driveways; installation of pedestrian activated signals at the new crosswalks; constructing a hiker-biker sidewalk on the northbound side of Race Track Road that extends along the length of the project and installing a continuous sidewalk on the southbound side; reconfiguring and resurfacing of the Yorktown Elementary School's parking lot; upgrading the traffic signal at the intersection of Race Track Road, Marquette Lane, and Idlewild Drive; upgrading existing street lighting to include LED lighting fixtures; stormwater management (SWM) environmental site design practice installation; complete roadway resurfacing, and select full depth pavement patching; new high visibility signage; roadway drainage improvements and pavement underdrain; and landscaping. Current schedule includes advertisement of the project by late 2020, construction starting in mid-2021 and completion by late 2022.

T-6 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. No right-of-way or construction funds are programmed in the State Consolidated Transportation Program (CTP). Engineering is approximately 95% complete. Project is on hold. Traffic volume in 2017 was 29,750 average vehicles per day; projected traffic volume for the Year 2035 is 61,850 vehicles per day.

T-7 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". In 2017, the average daily traffic was 33,000 vehicles per day, and it is projected to be 40,700 in the Year 2035. No right-of-way or construction funds are included in the State Consolidated Transportation Program.

T-8 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-9 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. Planning complete. In 2017, the average daily traffic range was 67,125 – 85,825 vehicles per day, and is projected to grow to 78,375 - 124,800 vehicles per day in the Year 2035.

T-10 Melford-Kenilworth Sidewalk Extension (Developer)

This project includes installation of five foot wide sidewalk within the rights-of-way of Melford Boulevard and Belair Drive to provide for a continuous, off-road public access connection between Kendale Lane in the Kenilworth neighborhood to Science Drive in Melford, including crosswalks and pedestrian activated crossing signals at the MD 3/Belair Drive interchange. Construction anticipated in Spring, 2019.

T-11 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. Planning funds in Year 1 increased from \$250K to \$750K and include \$50K in Year 2. Construction funding moved up to Years 2-3 from Years 2-4. Estimated completion date is June, 2021. Prince George's County Department of Public Works & Transportation held a public informational meeting in October, 2018.

T-12 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. Project Planning approval obtained in 2009 for "Alternative 2 With Roundabouts" option. Bicycles and pedestrians will be accommodated where appropriate. Improvements are needed to accommodate the existing and projected high volumes of traffic generated by continuing growth along the US 301 corridor and to address existing safety problems. Traffic volume in 2017 was 69,175 average vehicles per day on US 301/22,500 on MD 197; projected traffic volume for the Year 2035 is 122,000 vehicles per day on US 301/33,500 on MD 197. Project is on hold.

T-13 US Route 301 South Corridor Transportation Study (SHA)

This is a multi-modal corridor study to consider highway/transit improvements from the Potomac River to the US Routes 301/50 interchange in Bowie (50.3 miles). This study will address transportation needs and consider related environmental and growth management issues. Average daily traffic volumes in Prince George's County range from 87,800 vehicles per day in 2017 to 122,000 vehicles per day in 2035. Planning is on hold.

T-14 US Route 301 Improvements (Prince George's County)

This project consists of the improvement of US 301 by providing a third through lane north and south bound between MD 214 and MD 4 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. \$24M construction funding moved back from Year 5 to Beyond Six Years.

T-15 Leeland Road Improvements (Developers)

The road was recently re-surfaced after being closed for several months due to construction of a major 24" WSSC water main. 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. Several specific improvements are planned:

- The developer of Beech Tree will replace the culvert under Leeland Road located 2000' west of Moores Plains Boulevard. The road will need to be closed temporarily for this culvert work, which is likely to occur in 2019.
- The developer of Willowbrook and Locust Hill will eventually be required to improve Leeland Road. The exact configuration of this improvement has not been fully determined. These projects will be required to improve the road along the project frontage which starts at Church Road on the west side and ends about 2000' west of Moores Plains Boulevard.
- The developer of Oak Creek Club will improve Oak Grove Road from Church Road to approximately Whistling Duck Drive.
- The First Baptist Church of Glenarden will improve Oak Grove Road from about Whistling Duck Drive to MD 193 circle.

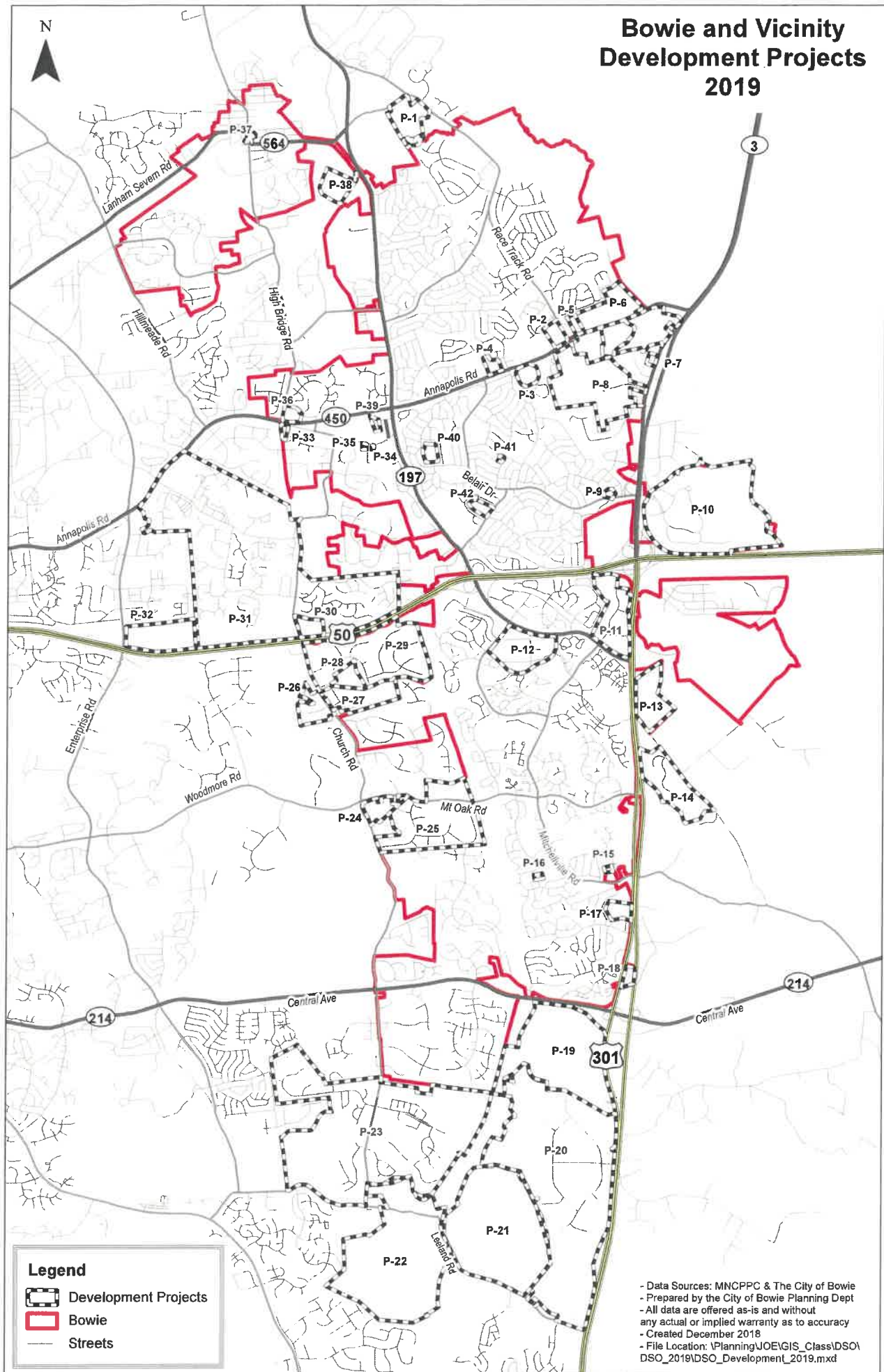
T-16 Hall Road (SHA, MNCPPC, City)

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. In 2018, SHA completed a segment of sidewalk retrofit between the CSX railroad tracks and Hall Station Drive. 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 the County CIP.

T-17 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 2019 - 2024 CIP.

Bowie and Vicinity Development Projects 2019



Bowie and Vicinity Transportation Projects 2019

