

MEMORANDUM

TO: City Council

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

SUBJECT: ***Status Report***

DATE: December 19, 2019

Status Report

1. 2020 Development Sites and Transportation Projects Outline

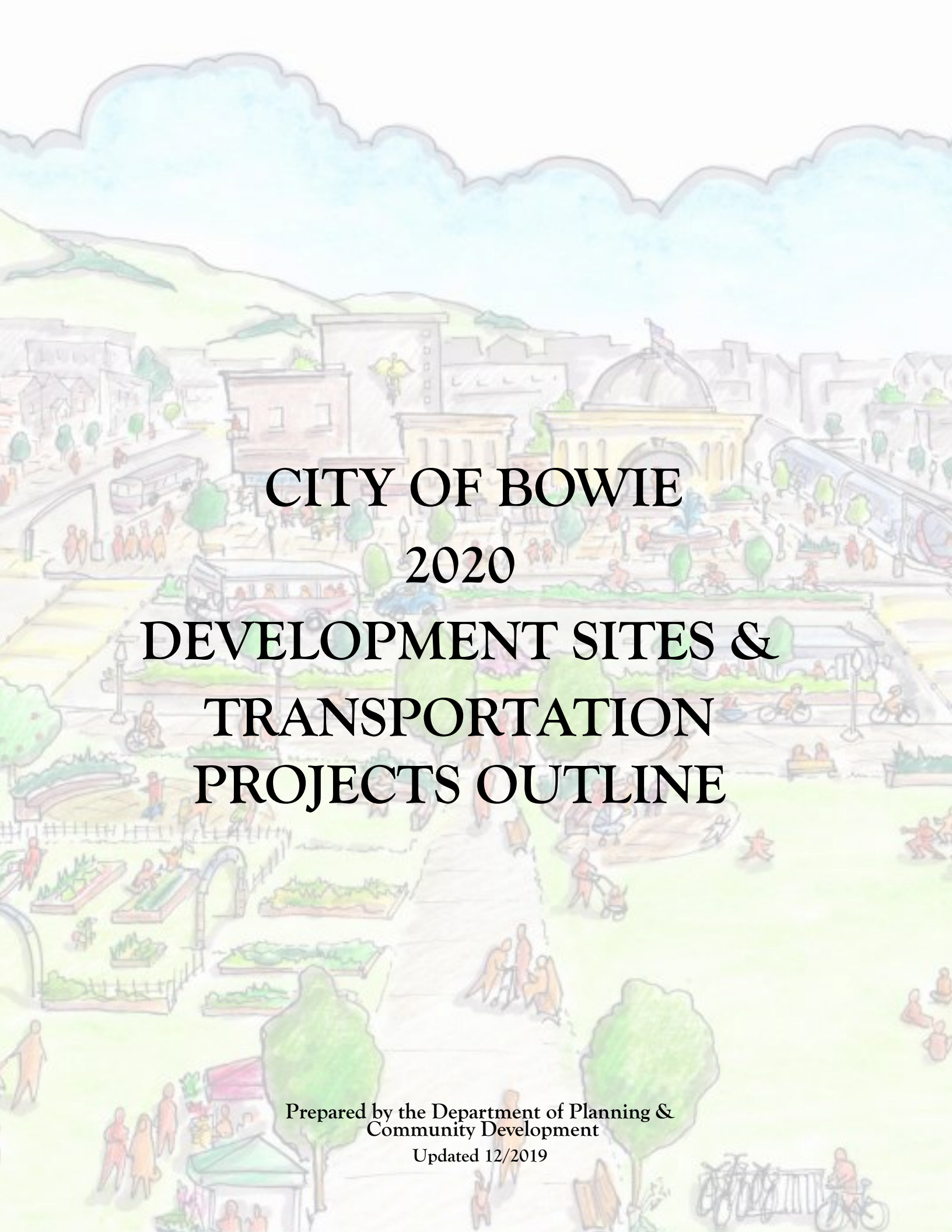
Attached is a copy of the end of year report prepared by the Department of Planning and Community Development. The publication gives the current status of 40 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

2. Latest American Community Survey Data for Bowie

On December 19th, the Census Bureau released the 2014-2018 American Community Survey Five-Year Estimates. Some of the demographic information for Bowie is shown in the table below. This is the most current information about the City available from the Census. The 2018 data reflect the Five-Year sample period ending December 31, 2018.

ACS Variable	2013-2017 ACS	2014-2018 ACS
Total Population	58,290	58,368
Total Housing Units	21,330	21,678
Median Age	41.4	42.6
Population 65+ Years	14.1%	14.6%
One Race	96.4%	96.1%
% White (one race)	36.3%	36.4%
% Black or African American	53.2%	52.4%

ADL: lfr
Attachment



CITY OF BOWIE 2020 DEVELOPMENT SITES & TRANSPORTATION PROJECTS OUTLINE

Prepared by the Department of Planning &
Community Development

Updated 12/2019

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 2020 NUMERICAL LISTING

PIPELINE PROJECTS

P-1	BOWIE STATE UNIVERSITY DORMITORY/RETAIL SPACE
P-2	SADDLEBROOK ESTATES
P-3	BOWIE MARKETPLACE
P-4	CORNERSTONE ASSEMBLY OF GOD ADDITION
P-5	BOWIE WHITEMARSH (aka JESUIT PROPERTY)
P-6	BEALL FUNERAL HOME EXPANSION
P-7	WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
P-8	BUCKINGHAM AT BELAIR
P-9	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
P-10	BOWIE GATEWAY CENTER
P-11	BOWIE TOWN CENTER
P-12	COLLINGTON PLAZA
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	SOUTH LAKE (FORMERLY KARINGTON)
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	FREEWAY AIRPORT REDEVELOPMENT
P-28	COLLINGBROOK ESTATES (formerly PDC/Rodenhauer)
P-29	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-30	FAIRVIEW MANOR (formerly Collingbrook)
P-31	BOWIE ICE ARENA
P-32	FAIRWOOD
P-33	TRADITIONS AT BEECHFIELD
P-34	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
P-35	BOWIE HERITAGE TRAIL
P-36	PECAN RIDGE
P-37	ROCKLEDGE NEIGHBORHOOD STREAM RESTORATION
P-38	EZ STORAGE BOWIE EXPANSION
P-39	SPANGLER LANE STORMWATER POND RETROFIT
P-40	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 2020 ALPHABETICAL LISTING

PIPELINE PROJECTS

P-17	AMBER RIDGE
P-6	BEALL FUNERAL HOME EXPANSION
P-10	BOWIE GATEWAY CENTER
P-35	BOWIE HERITAGE TRAIL
P-31	BOWIE ICE ARENA
P-3	BOWIE MARKETPLACE
P-11	BOWIE TOWN CENTER
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P-8	BUCKINGHAM AT BELAIR
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P-32	FAIRWOOD
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P-40	KENHILL CENTER STORMWATER BIORETENTION PROJECT
P-26	KING'S ISLE ESTATES
P-22	LOCUST HILL
P-29	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-9	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
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P-14	MILL BRANCH ESTATES
P-15	MITCHELLVILLE MANOR
P-23	OAK CREEK CLUB
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P-33	TRADITIONS AT BEECHFIELD
P-7	WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
P-21	WILLOWBROOK
P-25	WOODMORE ESTATES

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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).

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| P-1 | <u>BOWIE STATE UNIVERSITY DORMITORY/RETAIL SPACE</u> | 228 acres |
| | Zoning: O-S (Open Space) | |
| | Proposed Land Use: A 169,188 gross square foot, 500 bed dormitory with a first floor commercial component to house an entrepreneurship and incubation center | |
| | Project Status: Under design; site work is expected to commence in early 2020; occupancy expected in July, 2021. | |
| | Project Contact: Mr. Michael Harris
Bowie State University
301 860 4191 | |
| P-2 | <u>SADDLEBROOK ESTATES (formerly Colt's Neck Subdivision)</u> | 54 acres |
| | Zoning: O-S (Open Space) | |
| | Proposed Land Use: Eight (8) single-family detached units and conservation lot | |
| | Project Status: Final Subdivision Plan for eight (8) single-family detached lots approved, 2010. Seven units (including existing historic house) completed, 2015. Stormwater management concept plan approved and building permit issued for one remaining lot, 2018. Project completed. | |
| | Project Contact: Morris & Ritchie Associates, Inc.
Mr. Daniel Jackson, P.E.
410-792-9792 | |
| 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. County building permit issued for a 3,470 sq. ft. free-standing bank (Chase), 2019. | |
| | Project Contacts: Berman Enterprises
Mr. Brian Berman
301-816-1555 | Gingles, LLC
Mr. Andre Gingles
301-572-5009
<u>For Chase Bank:</u>
Core States Group
Tom Newman
267-464-8071 |
| P-4 | <u>CORNERSTONE ASSEMBLY OF GOD ADDITION</u> | 8 acres |
| | Zoning: R-E (Residential Estate) | |
| | Proposed Land Use: 865 square foot, second story, office addition to existing church | |
| | Project Status: Detailed Site Plan revision approved, 2017. County building permit issued, 2018. Project completed. | |

Project Contacts:	Cornerstone Assembly of God Pastor Mark Lehman 301-262-6266	Landesign, Inc. Mr. Robert Eitel 301-249-8802
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- P-5 BOWIE WHITEMARSH (aka JESUIT PROPERTY) 155 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. No recent activity.
 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-6 BEALL FUNERAL HOME EXPANSION 5 acres**
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 3,560 square foot crematory addition and 5,100 square foot chapel
 addition to existing 10,256 square foot funeral home and new 1,680
 square foot detached garage building
 Project Status: Departure from Parking and Loading Standards (DPLS) application
 withdrawn; Special Exception revision approved by District Council and
 plan certified by Zoning Hearing Examiner, 2011. Special Exception
 revision to increase gross floor area by 1.4% from 20,596 square feet to
 21,345 square feet approved, 2013. Owner preparing a new revision to
 Special Exception for a smaller expansion, involving a 3,672 square foot
 freestanding garage/crematory building; Stormwater Mangement Concept
 Plan approved, 2017. Building permit issued, 2018. Final permits issued
 and pre-construction activities underway, 2019.
 Project Contacts: Zizos Properties, LLC Landesign, Inc.
 Mr. Tom Zizos Mr. Robert Eitel
 301-805-5544 301-249-8802
- P-7 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 95% designed and sanitary sewer extension completed,
 2019. Pedestrian plaza, playground and new restroom building under
 construction.
 Project Contacts: City Department of Public Works A. Morton Thomas
 Mr. George Stephanos Mr. Aaron Smith
 301-809-2336 301-881-2545
- P-8 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 completed.

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

P-9 MELFORD (FORMERLY MARYLAND SCIENCE AND TECHNOLOGY CENTER) 466 acres

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

Proposed Land Use: Mixed use employment park

Approvals:

- Rezoning from R-R to E-I-A and Basic Plan for up to 6.4 million square feet approved, 1982.
- Comprehensive Design Plan approved, 1986.
- Specific Design Plan for 117,000 square foot Supercomputing Research Center approved, 1986.
- Specific Design Plan for 130,000 square foot U.S. Census Bureau Computing Facility approved, 1994.
- Preliminary Subdivision Plan for 1.95 million square feet in the E-I-A zone re-approved, 1999.
- Specific Design Plans for 300,000 square feet in two (2) four-story office buildings, 30,450 square feet in a one-story office building, 160,000 square feet in four (4) one-story office-flex buildings approved, 2001.
- Specific Design Plan for 83,000 square feet in three (3) flex-office buildings approved, 2002.
- Specific Design Plan for limited signage approved, 2003.
- Preliminary Subdivision Plan for three (3) parcels in Phase 2 approved, 2003.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) containing a two-story, 60,500 square foot national training center and office, a three-story, 45,500 square foot main building and dormitory approved, 2003.
- Specific Design Plan for two (2) stormwater management ponds approved in 2003 and redesigned and re-approved, 2004.
- Specific Design Plan for 81,600 square feet in two (2) office buildings approved, 2004.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) 125,000 square foot corporate office (Phase 2), and a 5,000 square foot dormitory addition (Phase 3) approved, 2005.
- Specific Design Plan for a 40,440 square foot, one-story flex building and a 27,990 square foot, two-story office building approved, 2005.
- Detailed Site Plan for 235,289 square feet in three (3), five-story hotels with 362 rooms approved, 2008.
- Detailed Site Plan for 24,375 square feet in three (3), one-story retail buildings approved, 2008.
- Preliminary Subdivision Plan for nine (9) parcels approved, 2008.
- Detailed Site Plan for 134,480 square feet in four (4) office buildings and 248,820 square feet in seven (7) research and development buildings approved, 2008.
- Detailed Site Plan for comprehensive signage proposal approved, 2011.

Project Status: Conceptual Site Plan revision for a mixed use development containing up to 2,500 single-family attached and multi-family residential units, 260,000 square feet of office space and 268,500 square feet of retail space (Melford Village) approved by District Council, 2015. Opponents appealed to Circuit Court and case 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 square foot, 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 square foot, multi-family building (The Aspen) on 6.62 acres approved by City and County, 2018. Detailed Site Plan for 57,845 square feet of retail/commercial space in five buildings on 8.83 acres, approved by City 2018 and by County 2019. Detailed Site Plan for 435 multi-family dwelling units/705,919 gross square feet in nine buildings and a clubhouse building (Melford Mansions) on 53.95 acres, approved by City 2019. Detailed Site Plan for Infrastructure for a future multi-family residential wrap with 472 dwelling units (The Berkleigh) on 5.54 acres, approved by City 2019. A revised Detailed Site Plan and Final Subdivision Plan for The Aspen development for a 1,152 square foot bath house approved, 2019. 140-unit /116,081 square foot assisted living facility (Thrive) on 3.14 acres, completed and opened 2019.

Construction Status:

1,213,270 square feet, Courtyard hotel and 140 unit assisted living facility completed, 2019. Two 34,560 square foot flex buildings (5041 and 5061 Howerton) under construction.

Project Contacts:

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

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

P-10 BOWIE GATEWAY CENTER

102 acres

FORMERLY KNOWN AS INTERNATIONAL RENAISSANCE CENTER AND 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 (**Haverly'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 square feet of retail space, and to construct a one-story, 2,228 square foot, 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. Navy Federal Credit Union building (4,175 square feet) completed and opened, 2019. Revision to Special Exception and Detailed Site Plan revision for McDonald's restaurant for site and building exterior modifications approved and renovations completed, 2019. Renovation of Enterprise Car Rental building continuing.

Project Contacts:

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

For McDonald's Restaurant:

Gibbs and Haller

Mr. Edward C. Gibbs

301-306-0033

Bohler Engineering

Mr. Chris Rizzi

301-809-4500

P-11 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 square foot 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 square feet of retail space to a 174-seat, sit-down restaurant (Red Robin) completed, 2011. One-story, 2,837 square foot, free-standing bank building (**TD Bank**) in Bowie Corporate Center completed, 2012. Electric vehicle charging station to accommodate three vehicles completed, 2014. Specific Design Plan revision to designate event areas approved; 7,522 square foot, 233-seat restaurant (BJ's Restaurant and Brewhouse) completed, 2017. Specific Design Plan revision to convert eight existing parking spaces to three parking spaces for electric vehicles and an area for the equipment needed to operate the charging system, approved by City and County 2019. Submission of an Amendment to the Basic Plan for the purpose of mixed-use redevelopment of the former Sears site, pending 2019.

Project Contacts:

Washington Prime Group
Ms. Natahcia Scott, General Manager
301-860-1818 ext. 2023
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, Nylan and Gilmore, P.A
Mr. Bill Shipp (Special Events Areas SDP Revision)
301-572-3248
For the electric vehicle charging station:
LCD, Inc.
Mr. Richard Hall
425-802-1219
For the Basic Plan Amendment:
Shipley and Horne, PA

Mr. Robert Antonetti
301-925-1800

- P-12 COLLINGTON PLAZA** 13 acres
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: Construction of a bank kiosk/ATM (Chase) in the parking lot
Project Status: Detailed Site Plan approved by City, 2019.
Project Contacts: McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.
Mr. Daniel F. Lynch
804-704-0290
TKO Installations, Inc.
Mr. Robin Armstrong
301-441-2420
- 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 square feet of office; 405,000 square feet of retail; and, a 150-room hotel. Phase II includes 181,500 square feet of retail use.
Project Status: Property rezoned to the C-S-C zone in the SMA. Preliminary Subdivision Plan approved, 2009. Final Subdivision Plan approved, 2017. Zoning Text Amendment to permit residential uses in C-S-C zone approved by County Council, 2019. Developer preparing revised Preliminary Subdivision Plan.
Project Contacts: William F. Chesley Real Estate, Inc. Myers, Rodbell & Rosenbaum, P.A.
Mr. Russell Baker Ms. Michelle LaRocca
301-261-6700 301-699-5800
The Tech Group, Inc.
Ms. Kim Morgan
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. Project completed.
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. Site development/fine grading permit application made, 2019.
Project Contacts: 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. Preliminary Plan of Subdivision for the creation of 200 residential townhouse lots and two parcels for up to 20,000 square feet of commercial/retail space, and a Detailed Site Plan for 200 townhouses submitted, 2019.
- Project Contacts: 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-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. Building permit approved, 2019. Under construction.
- Project Contacts: Siena Corporation Stantec
Mr. Craig Pittinger Mr. Rand Postell
443-539-3070 301-982-2851
- P-19 SOUTH LAKE (FORMERLY KARINGTON)*** 381 acres
- Zoning: E-I-A (Employment and Institutional Area)
- Proposed Land Use: 380,000 square feet of retail use, 220,000 square feet of office use, two hotels and 1,360 dwelling units, including 325 multi-family apartment units, 126 multi-family condominium (two-over-two) units, 567 townhouse units and 342 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. Annexation approved by City, 2018. Tax Increment Financing (TIF) District application and TIF District approved by the Prince George's County Council and City, Preliminary Plan adding 66 single-family lots approved by County Planning Board and revision to the Detailed Site Plan for Infrastructure for reconfiguration of the site's grading and public road layout approved, annexation completed, and Detailed Site Plan for 1,035 dwelling units (344 detached single-family units, 563 townhouse units and 128 two-family attached units), a 5,272 sq. ft. clubhouse and

other recreational amenities on 282.97 acres, submitted 2019. Site clearing and grading underway.

Project Contacts:

Kenneth H. Michael Companies
Mr. Kevin Kennedy
301-918-2946

Ben Dyer Associates
Mr. Paul Woodburn
301-430-2000
Rodgers Consulting
Mr. Nat Ballard
301-948-4700

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 3,995,778 square feet completed. Up to 87,400 square feet of flex space and 23,000 square feet of office/retail space being marketed in Block F. Specific Design Plan revision for a 130,143 square foot self-storage facility on 3.9 acres at Queens Court/US 301 approved, 2019. Developer preparing Preliminary Subdivision Plan for office development on National Association of Home Builders site. 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. Site development permits under review, 2019. 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 Contacts:

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

National Association of Home Builders Site

Mr. Larry Taub
301-572-3274

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 District Council, 2019.

Project Contacts:

WBLH, LLC

Mr. Matt Capece

410-381-3263

Bohler Engineering

Mr. Chris Rizzi

301-809-4500

Shipley & Horne, P.A.

Mr. Robert Antonetti

301-925-1800

P-22 LOCUST HILL*

506 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, resulting in an increase of 125 units from the original basic plan, approved by District Council, 2019.

Project Contacts:

WBLH, LLC/Toll Brothers, Inc.

Mr. Matt Capece

410-381-3263

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)

Proposed Land Use:

R-L (Residential Low Development)

1,198 dwelling units, up to 40,000 square feet within a retail/office center (including 26,000 square feet of retail use), 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. Specific Design Plan revision for eight new single family detached models approved by

County Planning Board, 2019. 1,055 units completed, eight units under construction.

Project Contacts:

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

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

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 denied, 2019. Property owner filed suit in Circuit Court against Prince George's County.

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. Project completed.

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 Agricultural)

Proposed Land Use: 20 single-family detached units

Project Status: Final subdivision plan recorded, 2001. 11 units completed, 4 under construction.

Project Contact: Triangle Homes
240-929-6093

P-27 FREEWAY AIRPORT REDEVELOPMENT

52 acres

Zoning: R-A (Residential Agricultural)

Proposed Land Use: 400-500 single family attached and detached dwelling units

Project Status: Zoning Text Amendment to permit higher density residential development and Water and Sewer Plan amendment for 44 large lot single-family detached homes approved by Prince George's County Council, 2019.

Project Contacts: St. John Properties, Inc. Shipley & Horne, P.A.
Mr. Andrew Roud Mr. Robert Antonetti
410-788-0100 301-925-1800

- P-28 COLLINGBROOK ESTATES (formerly PDC/RODENHAUSER PROPERTY)** 73 acres
- Zoning: R-E (Residential Estate)
 Proposed Land Use: 60 single-family detached units
 Project Status: Final Subdivision Plan recorded, 2013. 56 units completed, one unit under construction.
 Project Contacts: Caruso Homes, Inc.
 Mr. Andy Garrich
 240-888-7320
 Soltesz
 Ms. Xin (Sheen) Yi, P.E.
 301-794-7555
- P-29 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. Site grading underway.
 Project Contacts: Caruso Homes, Inc.
 Mr. Andy Garrich
 240-888-7320
- P-30 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. 101 units completed, none under construction.
 Project Contacts: Caruso Homes, Inc.
 Mr. Andy Garrich
 240-888-7320
- P-31 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, 2018. Site development/rough grading permit issued, 2019. Under construction.
 Project Contact: City Department of Public Works
 Mr. George Stephanos, Director
 301-809-2344
- P-32 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 365 completed units and 7 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 square foot medical office building

at Fairwood Green approved by Planning Director, Revision to Detailed Site Plan for The Delight to substitute 20 townhouse units in lieu of 78 condo units approved by District Council, and building permit for retaining wall associated with medical office building issued, 2019.

Project Contacts:

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

Townhouse Builder (Stueart Kret section):

Mid-Atlantic Builders
Ms. Robin Roland (Sales)
301-603-2333

Medical Office Building:

Kaiser Permanente Linowes and Blocher, LLP
Mr. Jack Bellamy Ms. Heather Dlhopsky
301-961-5270

P-33 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 care units)
Project Status: Special Exception approved by District Council and Preliminary Plan of subdivision approved by County Planning Board, 2018. Phase 3 archaeological study completed and report being prepared; record plats being prepared, 2019.
Project Contacts: Greenlife Property Group, LLC Gibbs and Haller
Mr. John Dixon Mr. Tom Haller
410-987-0313 301-306-0033

P-34 COLLINGTON PARK FLEX BUILDING (FORMERLY COLLINS NURSERY)

1+ acre

Zoning: C-M (Commercial Miscellaneous)
Proposed Land Use: 19,982 square foot flex building
Project Status: Final Stormwater Management Plan approved, 2019. Developer preparing to apply for permits.
Project Contacts: Santos, LLC
Mr. Alan Santos
301-464-5555
Ben Dyer Associates
Mr. Tekle Moges, P.E.
301-430-2000

- P-35 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. Construction bid awarded for 10th Street Heritage Park, which includes a trail extension from 10th Street to 9th Street.
- Project Contact: City of Bowie Public Works
Mr. George Stephanos, Director
301-809-2344
-
- P-36 PECAN RIDGE** 42 acres
- Zoning: R-R (Rural Residential)
- Proposed Land Use: 80 single-family detached units
- Project Status: Conservation Sketch Plan certified by Planning Director and Preliminary Plan of subdivision submitted for City review, 2019.
- Project Contacts: Caruso Homes, Inc. Gibbs and Haller
Mr. Andy Garrich Mr. Edward Gibbs
240-888-7320 301-306-0033
-
- P-37 ROCKLEDGE NEIGHBORHOOD STREAM RESTORATION** 5 acres
- Zoning: R-R (Rural Residential)
- Proposed Land Use: Stream restoration project along Saddlebrook Branch, which originates in the Rockledge neighborhood (near Rockledge Drive and Rambling Lane). The project will include tree removal, stabilization of the stream banks and sanitary sewer line, creation of in-stream pools to improve habitat, and native plantings.
- Project Status: Stakeholders Meeting on preliminary design held, 2019.
- Project Contact: City Department of Public Works
Mr. Pat Rush
240-544-5689
-
- P-38 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: Final Stormwater Management Plan and Natural Resources Inventory approved, 2019. Developer preparing Detailed Site Plan.
- Project Contacts: Bowie EZ Storage VIKA Maryland, LLC
Mr. Craig Pittinger Mr. Jim Lapping, P.E.
443-539-3070 301-916-4100
-
- P-39 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 completed.
- Project Contact: City Department of Public Works
Mr. Pat Rush
240-544-5689

P-40 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: Stakeholders Meeting held, 2017. Project completed.

Project Contact: City Department of Public Works

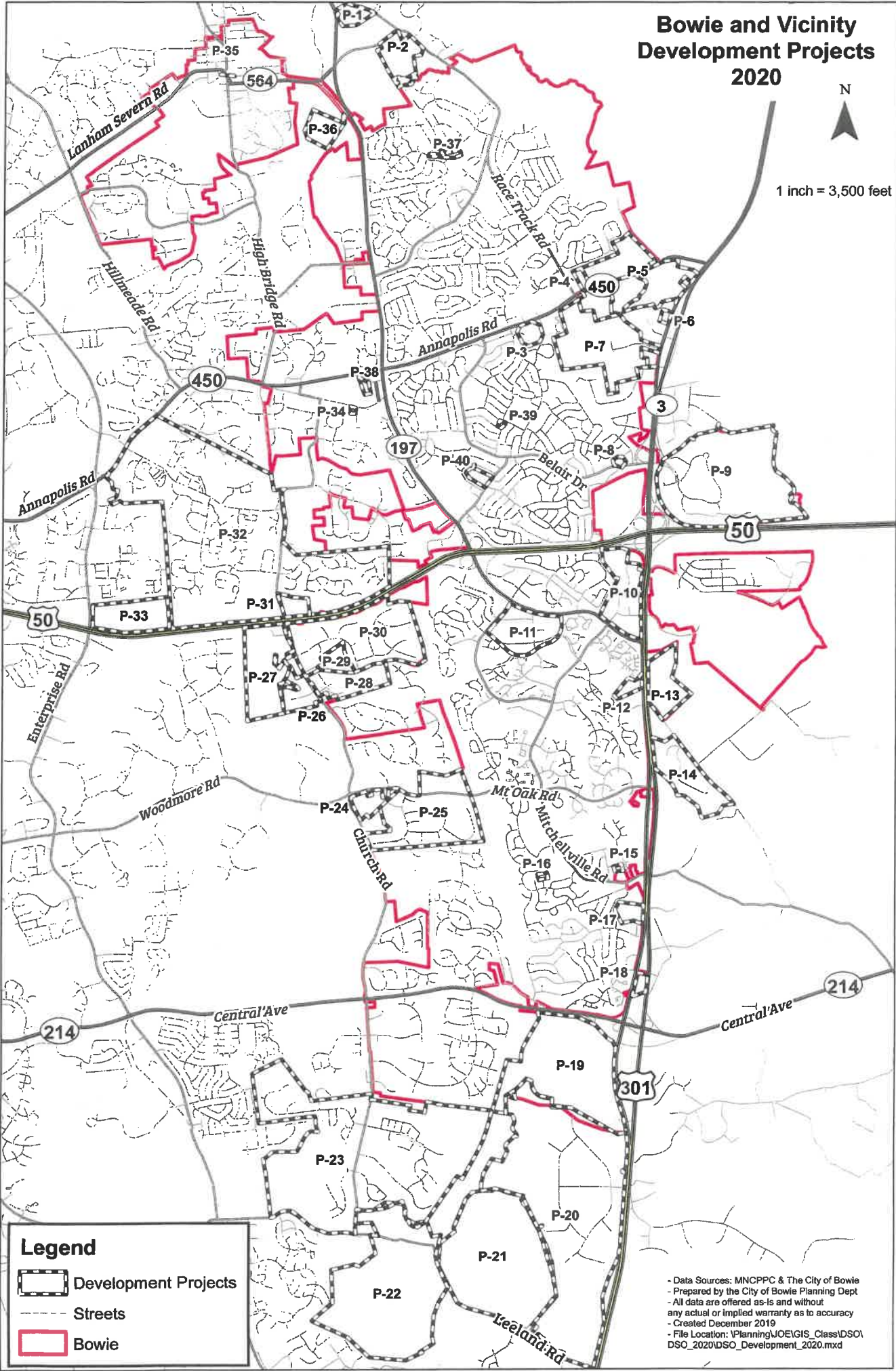
Mr. Pat Rush

240-544-5689

**Bowie and Vicinity
Development Projects
2020**

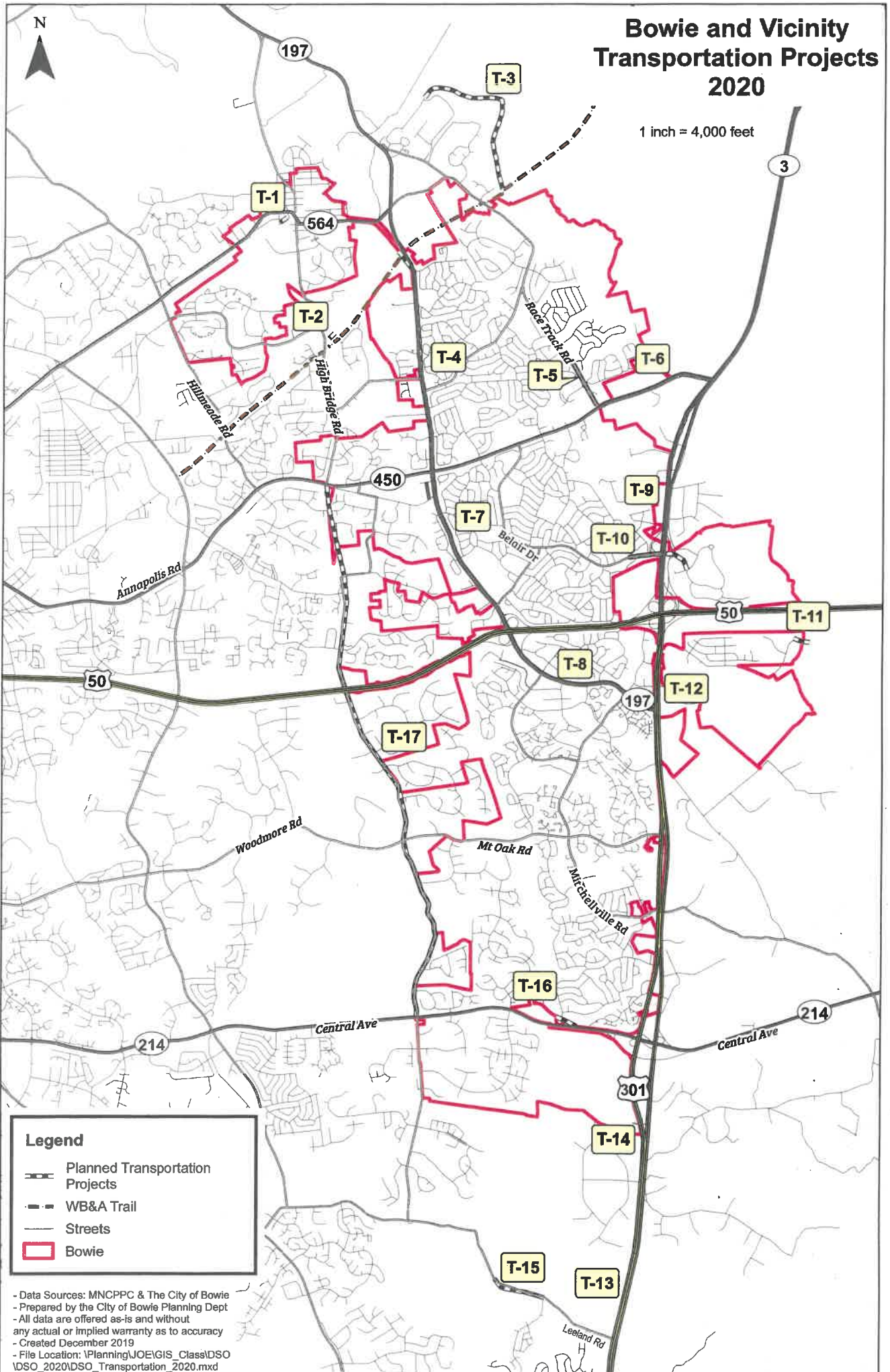


1 inch = 3,500 feet



Bowie and Vicinity Transportation Projects 2020

1 inch = 4,000 feet



BOWIE AREA TRANSPORTATION PROJECTS

T-1 The Bowie Heritage Trail (City)

The City awarded a construction contract for the portion of the Phase 2 of the Bowie Heritage Trail project, which includes and creation of a new park/playground on 10th Street, as well as an extension of the Phase 1 trail to 9th Street. There is currently no funding for creation of an educational plaza at the Railroad Museum (also part of Phase 2). 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)

The project replaces the Chestnut Avenue bridge over Newstop Branch and reconstructs the approach roadways. The existing 19 foot span steel and reinforced concrete bridge is experiencing deterioration and is in need of structural replacement. Design Stage, 20% complete. All funds for planning moved up from Years 1-2 to Year 1 and for land acquisition moved up from Years 1-3 to Years 1-2. 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 1,200 linear foot, asphalt trail between the campus Loop Road and the State of Maryland property completed, 2018. 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 90% engineering design plans are completed and under permit review. A construction agreement is nearing completion.

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;

construction of a hiker-biker sidewalk on the northbound side of Race Track Road that extends along the length of the project and installation of 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 2018 was 25,500 average vehicles per day; projected traffic volume for the Year 2040 is 39,500 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". Engineering underway. In 2018, the average daily traffic was 35,400 vehicles per day, and it is projected to be 42,500 in the Year 2040.

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 (8.9 miles) to address safety and capacity concerns. The project would improve safety and relieve traffic congestion in this heavily traveled corridor. Planning complete. In 2018, the average daily traffic range was 68,700 – 87,900 vehicles per day, and is projected to grow to 86,100 – 133,500 vehicles per day in the Year 2040. Intersection safety improvements on southbound MD 3 at Forest Drive are under construction.

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. Design plans and permits are approved.

T-11 Governors Bridge Reconstruction (County)

This project replaces the existing structure over the Patuxent River. Prince George's County Department of Public Works & Transportation held a public informational meeting in October, 2018. After a second public meeting held in 2019 to review the results of the Alternatives Analysis, DPW & T chose the No Build Alternate, thereby abandoning the improvement project.

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 2018 was 66,500 average vehicles per day on US 301/20,000 on MD 197; projected traffic volume for the Year 2040 is 74,500 vehicles per day on US 301/24,900 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 100,400 vehicles per day in 2018 to 127,400 vehicles per day in 2040. 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. \$190K construction funding added to Year 1 and project cost increased by \$190K. \$24M construction funding remains in Beyond Six Years. Design not begun.

T-15 Leeland Road Improvements (Developers)

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 is currently closed temporarily for this culvert work.

- 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 M-NCPPC 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 2020 - 2025 CIP.