MEMORANDUM

TO: City Council

FROM: Daniel J. Mears
Assistant City Manager

SUBJECT: ***Status Report*** DATE: December 31, 2020

Status Report

1. 2021 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 over 30 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be downloaded from the Planning Department's webpage.

2. Latest American Community Survey (ACS) Data for Bowie
   On December 10th, the Census Bureau released the 2015-2019 American Community Survey Five-Year Estimates. The 2019 data reflect the Five-Year sample period ending December 31, 2019. Some of the demographic information available for Bowie is shown in the table below. The Five-Year Estimates are produced each year and are based on a sampling of the population over the previous five-year period. The data collected in the Five-Year Estimates is similar to the content of the "long form" previously used in the decennial census, and it is normalized to correspond to the December 31st release date. This is the most current information about the City available from the Census. Census 2020 population data is expected to be available by April 2021. If you have any questions about the ACS or have other Census informational needs, please contact the Planning Department.

ACS Variable	2013-2017 ACS	2014-2018 ACS	2015-2019 ACS
Total Population	58,290	58,368	58,481
Total Housing Units	21,330	21,678	21,874
Median Age	41.4	42.6	42.7
Population 65+ Years	14.1%	14.6%	14.8%
One Race	96.4%	96.1%	95.6%
% White (one race)	36.3%	36.4%	34.5%
% Black or African American	53.2%	52.4%	53.2%

DJM: lfr
Attachment

CITY OF BOWIE
2021
DEVELOPMENT SITES & TRANSPORTATION PROJECTS OUTLINE

Prepared by the Department of Planning & Community Development

Updated 12/2020

DSO 2021 ALPHABETICAL LISTING

	PIPELINE PROJECTS
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P-30	BOWIE HERITAGE TRAIL
P-26	BOWIE ICE ARENA
P-2	BOWIE MARKETPLACE
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P-1	BOWIE STATE UNIVERSITY DORMITORY/RETAIL SPACE
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P-23	COLLINGBROOK ESTATES (formerly PDC/Rodenhauser)
P-16	COLLINGTON CENTER/FOREIGN TRADE ZONE
P-29	COLLINGTON PARK FLEX BUILDING (formerly Collins Nursery)
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P-33	EZ STORAGE BOWIE EXPANSION
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P-25	FAIRVIEW MANOR (formerly Collingbrook)
P-27	FAIRWOOD
P-22	FREEWAY AIRPORT REDEVELOPMENT
P-21	KING'S ISLE ESTATES
P-18	LOCUST HILL
P-24	LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
P-6	MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
P-10	MILL BRANCH CROSSING
P-11	MITCHELLVILLE MANOR
P-17	NATIONAL CAPITAL BUSINESS PARK
P-19	OAK CREEK CLUB
P-31	PECAN RIDGE
P-32	ROCKLEDGE NEIGHBORHOOD STREAM RESTORATION
P-15	SOUTH LAKE (FORMERLY KARINGTON)
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P-28	TRADITIONS AT BEECHFIELD
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	TRANSPORTATION PROJECTS
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T-17	CHURCH ROAD (PRINCE GEORGE'S COUNTY)
T-11	GOVERNORS BRIDGE RECONSTRUCTION (COUNTY)
T-16	HALL ROAD (SHA, MNCPPC, CITY)
T-15	LEELAND ROAD IMPROVEMENTS (COUNTY)
T-7	MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
T-4	MD RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
T-8	MD RTE 197 SOUTH LANDSCAPING PLAN (SHA)
T-9	MD RTE 3 (SHA)
T-6	MD RTE 450 (ANNAPOLIS ROAD) (SHA)
T-10	MELFORD-KENILWORTH SIDEWALK EXTENSION
T-5	RACE TRACK ROAD RECONSTRUCTION
T-1	THE BOWIE HERITAGE TRAIL (CITY)
T-3	THE BOWIE HERITAGE TRAIL/WB & A SPUR (MNCPPC)
T-13	US 301 CORRIDOR SOUTH TRANSPORTATION STUDY (SHA)
T-12	US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
T-14	US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)

DSO 2021 NUMERICAL LISTING

PIPELINE PROJECTS

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T-17	CHURCH ROAD (PRINCE GEORGE'S COUNTY)

DEVELOPMENT SITES OUTLINE
PIPELINE PROJECTS

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

P-1 **BOWIE STATE UNIVERSITY DORMITORY/RETAIL SPACE** 228 acres

Zoning:	O-S (Open Space)
Proposed Land Use:	A 169,188 gross square foot, 500 bed dormitory building with a first floor commercial component to house an entrepreneurship and incubation center
Project Status:	Under construction.
Project Contact:	Mr. Michael Harris Bowie State University 301 860 4191

P-2 **BOWIE MARKETPLACE** 26 acres

Zoning:	C-S-C (Commercial Shopping Center)	
Proposed Land Use:	131,558 square foot retail shopping center	
Project Status:	Retail shopping center opened Fall, 2016. Preliminary Plan of subdivision and Detailed Site Plan for a multi-family building containing 225 residential rental units approved by City and County Planning Board, and Final Stormwater Management Plan approved by City, 2017. City and County building permits issued for a 3,470 sq. ft. free-standing bank (Chase), 2020. Project completed.	
Project Contacts:	Berman Enterprises Mr. Brian Berman 301-816-1555	Gingles, LLC Mr. Andre Gingles 301-572-5009 For Chase Bank: Core States Group Tom Newman 267-464-8071

P-3 **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 in 2017 was withdrawn in 2020. Property owner preparing concept plans for a 45,000 square foot religious retreat center on 36 acres on the south side of MD 450, between Sacred Heart Church and Race Track Road.
Project Contacts:	Perry White Ross & Jacobson Mr. Brad Frome 240-354-1924

P-4 **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 completed.	
Project Contacts:	Zizos Properties, LLC Mr. Tom Zizos 301-805-5544	Landesign, Inc. Mr. Robert Eitel 301-249-8802

P-5 **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 partially designed. Sanitary sewer extension and pedestrian plaza, playground and new restroom building completed, 2020.	
Project Contacts:	City Department of Public Works Mr. George Stephanos 301-809-2336	A. Morton Thomas Mr. Aaron Smith 301-881-2545

P-6 **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, 2018. Detailed Site Plan for 57,845 square feet of retail/commercial space in five buildings on 8.83 acres, approved, 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, 2019. Detailed Site Plan for Infrastructure for a future multi-family residential wrap with 472 dwelling units (The Berkleigh) on 5.54 acres, approved, 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 (Tribute) on 3.14 acres completed, 2019. Detailed Site Plan for a one-story, 61,809 square foot, 60-bed (Phase 1) in-patient physical rehabilitation facility (Encompass Health) approved, 2020. Detailed Site Plan for revisions to architecture for Melford Mansions

Construction Status: 1,282,390 square feet, a Courtyard hotel and 140 unit assisted living facility completed, 2020. Roadway and utility construction for Lake Melford Boulevard underway.

Project Contacts:

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

Encompass Health
Mr. John Tschudin
205-970-5677

Soltesz, LLC
301-794-7555

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

McNamee, Hosea
Mr. Matthew Tedesco
301-441-2420

P-7 **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 (**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 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 completed, 2020.

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
Bohler Engineering
Mr. Chris Rizzi
301-809-4500
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

P-8 **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, 2019, and project completed, 2020. Amendment to the Basic Plan for the purpose of mixed-use redevelopment of the former Sears site with up to 800 residential dwelling units (multifamily, townhouses (not to exceed 150 units) and/or beds in an assisted living facility), retail uses (including restaurants and shops), a hotel use (maximum of 150 rooms), and/or office uses, approved by County Planning Board and heard by Zoning Hearing Examiner, 2020.

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, Nylen 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	Seritage Growth Properties
Mr. Robert Antonetti	Mr. Robert Ursini
301-925-1800	212-355-7800

P-9 **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: Revision to Detailed Site Plan approved by City and building permit issued, 2020.

Project Contacts:

McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.
Mr. Daniel F. Lynch
804-704-0290

TKO Installations, Inc.	BHDP Architecture
Mr. Robin Armstrong	Mr. Michael Roth
301-441-2420	513-271-1634

P-10 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. Preliminary Subdivision Plan submitted for creation of lots for the development of 77,635 sq. ft. of retail space, a 150-room hotel, 193 townhouse units and 347 multifamily units on 70.10 acres.
Project Contacts:	William F. Chesley Real Estate, Inc. Mr. Russell Baker 301-261-6700 Gibbs and Haller Mr. Edward Gibbs 301-306-0033 LANDTECH Corp. Ms. Kim Morgan 410-274-3232

P-11 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. Record plat recorded and erosion control plan approved, 2020. Grading permit under review and City storm drain plan being prepared.
Project Contacts:	Applied Civil Engineering, Inc. Mr. Ziyad Shalabi 301-459-5932 Owner: Amira Chalabi 240-417-1912

P-12 AMBER RIDGE 19 acres

Zoning:	M-X-T (Mixed Use Transportation-Oriented)
Proposed Land Use:	195 residential townhouse units and up to 20,000 square feet of retail commercial space
Project Status:	Rezoning application from the C-S-C (Commercial Shoping Center) zone to the M-X-T (Mixed Use Transportation Oriented) zone approved, 2014. Conceptual Site Plan approved by District Council, 2017. Preliminary Plan of Subdivision for the creation of 195 residential townhouse lots and two parcels for up to 20,000 square feet of commercial/retail space, and a Detailed Site Plan for 195 townhouses approved by County Planning Board and District Council, 2020. Site development underway.
Project Contacts:	The Rappaport Companies Mr. Gary Rappaport 571-382-1290 Rogers Consulting Mr. Philip R. Hughes, III, P.E. 301-948-4700 McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A. Mr. Matthew Tedesco 301-441-2420 Goldstone Properties Mr. Edward Gold 410-236-3432

P-13 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. Project completed.

Project Contacts:	Siena Corporation Mr. Craig Pittinger 443-539-3070	Stantec Mr. Rand Postell 301-982-2851	

P-14 **WINFIELD KELLY PROPERTY** 8 acres

Zoning:	C-M (Commercial Miscellaneous)	
Proposed Land Use:	10,050 square foot building for multi-tenant, commercial/retail/service uses	
Project Status:	Building permit denied and request for District Council approval of a building permit within a planned right-of-way filed, 2020.	
Project Contacts:	Shipley & Horne, P.A. Mr. Russell Shipley 301-925-1800	Ben Dyer Associates, Inc. Mr. Paul Woodburn 301-430-2000

P-15 **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 and annexation completed, 2019. 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 approved, Detailed Site Plan for architecture for single-family detached, townhouse and two-family dwellings approved and Detailed Site Plan for 942,972 square feet of retail/commercial/office/hotel space on 59.83 acres submitted, 2020. Site clearing and grading underway.	
Project Contacts:	Kenneth H. Michael Companies Mr. Kevin Kennedy 301-918-2946 South Lake Partners, LLC Mr. Scott Rauk 410-356-9900, ext. 252	Ben Dyer Associates, Inc. Mr. Paul Woodburn 301-430-2000 Rodgers Consulting Mr. Nat Ballard 301-948-4700

P-16 **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 issued and site work expected to commence by the end of 2020.
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, Inc.
Mr. Paul Woodburn
301-430-2000
Prince George's County
Mr. Floyd Holt
301-883-6457

P-17 NATIONAL CAPITAL BUSINESS PARK (formerly WILLOWBROOK*) 442 acres

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

Proposed Land Use: Three million square feet of light industrial uses including facilities for "last mile" users, warehouse space and flex space.

Project Status: Zoning Text Amendment approved, 2020. Concept site plan under review and Detailed Site Plans being prepared.

Project Contacts:

Mannekin & Turnbridge Equities
Mr. Cole Schnorf

NAI Michael Companies
Mr. Jeff Ludwig
301-918-2923

P-18 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. Specific Design Plan for Phase 1 infrastructure for 285 single-family detached and 53 single-family attached residential lots approved, 2020.
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-19 OAK CREEK CLUB* 943 acres

Zoning:	L-A-C (Local Activity Center) R-L (Residential Low Development)
Proposed Land Use:	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. 1,075 units completed, eight units under construction.
Project Contacts:	NV Homes Mr. Marcus Brown 301-390-4403
	Mr. Norman Rivera 301-580-3287
	Ryan Homes 202-420-8034
	Charles P. Johnson and Associates Ms. Sallie Stewart, RLA 301-434-7000
	Toll Brothers Ms. Julie Beahm 301-249-8262
	Commercial Site: Carrollton Enterprises Mr. Ian Kelly 301-572-7800
	Gingles, LLC Mr. Andre Gingles 301-572-5009

P-20 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 by Prince George's County Council, 2019. Circuit Court's denial of appeal was further appealed to Court of Special Appeals, but Federal District Court determined that Prince George's County violated Religious Land Use Act, 2020. Prince George's County is appealing Federal District Court ruling to 4th Circuit Court.

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
Shipley & Horne, P.A.
L Paul Jackson, II
301-925-1800

P-21 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. 16 units completed, 2 under construction.
Project Contact: Triangle Homes
240-929-6093

P-22 FREEWAY AIRPORT REDEVELOPMENT 52 acres

Zoning: R-A (Residential Agricultural)
Proposed Land Use: 93 single-family detached units and 416 townhouse 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. Preliminary Plan of subdivision approved by County Planning Board, 2020. Developer preparing Detailed Site Plans.
Project Contacts: St. John Properties, Inc.
Mr. Andrew Roud
410-788-0100
Shipley & Horne, P.A.
Mr. Robert Antonetti
301-925-1800
Dewberry Engineers, Inc.
Ms. Rachel Leitzinger
301-731-5551

P-23 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. 57 units completed, two units under construction.
Project Contacts: Caruso Homes, Inc.
Mr. Mark Somerville
667-307-4250
Soltesz
Ms. Xin (Sheen) Yi, P.E.
301-794-7555

P-24 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. 12 units completed, three units under construction..
Project Contacts: Caruso Homes, Inc.
Mr. Mark Somerville
667-307-4250

P-25 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, one under construction.
Project Contacts:	Caruso Homes, Inc. Mr. Mark Somerville 667-307-4250

P-26 BOWIE ICE ARENA SITE 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. Site development begun; however, project was cancelled in 2020.
Project Contact:	City Department of Public Works Mr. George Stephanos, Director 301-809-2344

P-27 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 and 15 of the 20 new townhouse units in The Delight are complete as of 2020. .
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, 2019. Five of 20 approved townhouse units in The Delight and a 45,000 square foot medical office building under construction.
Project Contacts:	Howard Hughes Development Mr. Bob Jenkins 410-964-5443 Gibbs & Haller Mr. Ed Gibbs 301-306-0033 Woodlawn Development Group Mr. Christopher Rudy 703-649-5108 Ben Dyer Associates, Inc. Mr. Paul Woodburn 301-430-2000 <u>The Delight Condo Builder:</u> 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 Permanante	Linowes and Blocher, LLP
Mr. Jack Bellamy	Ms. Heather Dlhopolsky
	301-961-5270

P-28 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. Record plats recorded, grading permits issued and builder preparing a special exception revision for approval of architecture for single-family homes, villas and clubhouse, 2020. Site grading for independent, assisted living and memory care units underway.
Project Contacts:	Greenlife Property Group, LLC — Gibbs and Haller
	Mr. John Dixon — Mr. Tom Haller
	410-987-0313 — 301-306-0033
	Lennar Homes

P-29 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. Fine grading permit issued and building permit application submitted, 2020.
Project Contacts:	Santos, LLC Mr. Alan Santos 301-464-5555 Ben Dyer Associates, Inc. Mr. Tekle Moges, P.E. 301-430-2000

P-30 BOWIE HERITAGE TRAIL 3 acres

Zoning:	M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)—Railroad Museum R-55 (One Family Detached Residential)—10th Street Park
Proposed Land Use:	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 of new 10th Street Heritage Park, which includes a trail extension from 10th Street to 9th Street, substantially complete, 2020.
Project Contact:	City of Bowie Public Works Mr. George Stephanos, Director

301-809-2344

P-31 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, Preliminary Plan of subdivision approved by County Planning Board, and stormwater plans and entrance design approved, 2020. Developer preparing record plats.	
Project Contacts:	Caruso Homes, Inc. Mr. Mark Somerville 667-307-4250	Gibbs and Haller Mr. Edward Gibbs 301-306-0033

P-32 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. Permits obtained and City preparing to start site work, 2020.
Project Contact:	City Department of Public Works Mr. Pat Rush 240-544-5689

P-33 EZ STORAGE BOWIE EXPANSION 4 acres

Zoning:	I-1 (Light Industrial)	
Proposed Land Use:	Three-story, 48,708 square foot storage building expansion	
Project Status:	Final Stormwater Management Plan and Natural Resources Inventory approved, 2019. Detailed Site Plan approved by County Planning Board, 2020.	
Project Contacts:	Bowie EZ Storage Mr. Craig Pittinger 443-539-3070 Shipley & Horne, P.A. Mr. Bradley Farrar 301-925-1800	VIKA Maryland, LLC Mr. James Buchheister. 301-916-4100

BOWIE AREA
TRANSPORTATION PROJECTS

T-1 The Bowie Heritage Trail (City)

The portion of the Phase 2 of the Bowie Heritage Trail project, which includes the creation of a new park/playground on 10th Street, as well as an extension of the Phase 1 trail to 9th Street is under construction and substantially complete. 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 and is planned for construction in 2021.

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 completed in FY 2020. Planning and land acquisition funds spent in FY 2020; remaining funding included in Year 1. Construction funding moved up from Year 3 to Year 2.

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. The bridge is 100% designed and is expected to go to construction in 2021.

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. Advertisement date and construction completion date delayed due to availability of bond funding. Completion anticipated by late 2024.

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 2020 was 25,900 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 2020, the average daily traffic was 35,600 vehicles per day, and it is projected to be 42,500 in the Year 2040. ***Design funding deferred due to reduced revenues from COVID-19 pandemic. MDOT will be re-evaluating all deferrals for opportunities to restore funding in the Final CTP as additional information becomes available on revenues and potential federal infrastructure support.

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 2020, the average daily traffic range was 70,100 - 89,200 vehicles per day, and it 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. A new traffic signal was installed at Sylvan Drive and became operational in December.

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 2020 was 67,800 average vehicles per day on US 301/20,200 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 2020 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. Construction funding, increased from $190K to $410K, appears in Year 1. $24M construction funding remains in "Beyond 6 Years". Design, construction funding and project completion TBD

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 replaced the culvert under Leeland Road, located 2000' west of Moores Plains Boulevard, in 2020.
- 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. In addition, SHA is examining an extension of the pedestrian system to MD 214. The M-NCPPC project cost of $400K remains in the County CIP.

T-17 Church Road (County)

The County CIP 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. This improvement is needed to enhance safety along the roadway. Developer-funded improvements of the portion between US Route 50 and Fairwood Parkway were completed in 2006; a traffic signal was installed at Fairview Vista Drive in 2020. 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 developer of Oak Creek Club is currently constructing road widening improvements along the project's frontage. The Church Road Task Force final report was presented to the City and County, 2005. All funding remains in the Beyond 6 Years category in the FY 2021 - 2026 CIP.

Bowie and Vicinity Development Projects 2021

1 inch = 3,500 feet

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Lanham Severn Rd
Hillmeade Rd
High Bridge Rd
Race Track Rd
Annapolis Rd
Belair Dr
Enterprise Rd
Woodmore Rd
Church Rd
Mt Oak Rd
Mitchellville Rd
Central Ave
Leeland Rd

Legend

- Development Projects
- Bowie

- Data Sources: MNCPPC & The City of Bowie
- Prepared by the City of Bowie Planning Dept
- All data are offered as-is and without any actual or implied warranty as to accuracy
- Created December 2019
- File Location: \Planning\JOE\GIS_Class\DSO\DSO_2021\DSO_Development_2021.mxd

Bowie and Vicinity Transportation Projects 2021

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1 inch = 3,500 feet

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Hillmeade Rd
High Bridge Rd
Race Track Rd
napolis Rd
Belair Dr
Church Rd
Woodmore Rd
Mt Oak Rd
Mitchellville Rd
ve
Central Ave

Legend

- Planned Transportation Projects
- WB&A Trail
- Bowie

- Data Sources: MNCPPC & The City of Bowie
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- File Location: \Planning\JOE\GIS_Class\DSO \DSO_2021\DSO_Transportation_2021.mxd