



City of Bowie

Memorandum

Thursday, December 15, 2022

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

STATUS REPORT

1. Vehicle #404 Replacement

The FY23 Budget allocates funds to purchase a replacement vehicle for truck #404, which is used by the wastewater division. The Public Works Department has identified a Baltimore County Contract, #0004504, available for piggyback to purchase a 2023 Ford F-250 pick-up truck in the amount of \$63,553.16. The budget for this vehicle is \$67,000.

As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Apple Ford in the amount of \$63,553.16.

2. 2023 Development Sites and Transportation Projects Outline

Attached is a copy of the end of year report prepared by the Department of Planning and Sustainability. The number of sites has been declining over the years, as projects have been built. This year's report is focused on development sites found within the City limits, as well as transportation projects within the Bowie area. Copies of the document may be obtained by contacting the Planning Department.

3. Bowie EDC Met December 14, 2022

The City's Economic Development Committee (EDC) met Wednesday and completed their discussion about Old Town Bowie revitalization. They heard from the Huntington City Community Development Corporation, the Old Bowie Celebrates Festival, and other community group/stakeholder representatives. The EDC is preparing a letter to the City Council with recommendations for action. The next EDC meeting is January 11, 2023.

4. Sustainability Grants for Businesses Program Launch

The Sustainability Grants for Businesses program is being run by the Department of Planning and Sustainability and aims to provide reimbursements for small businesses looking to make upgrades or enhancements that support sustainability, climate mitigation, resilience, energy efficiency or carbon neutrality. Grants/reimbursements will be capped at \$5,000. The Sustainability Division will review the applications, which will come in on a rolling basis. More information can be found at cityofbowie.org/sustaingrants or by contacting the Sustainability Manager, Ashleigh Diaz.

5. Vehicle #22 Replacement

The FY23 Budget allocates for the purchase of a replacement vehicle #22 for Building Maintenance. The Department of Community Services has identified a

Baltimore County contract (SCON-10000665-1) to purchase a 2023 Dodge Ram 1500 pick-up truck in the amount of \$45,375.00. The budget for this vehicle is \$65,000.

As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Criswell Chevrolet of Gaithersburg for the amount listed above.

CITY OF BOWIE 2023 DEVELOPMENT SITES & TRANSPORTATION PROJECTS OUTLINE



*Prepared by the Department of Planning & Sustainability
Updated 12/2022*

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 2023 NUMERICAL LISTING

PIPELINE PROJECTS

- P-1 BOWIE MARKETPLACE
- P-2 WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
- P-3 MELFORD (formerly MAYLAND SCIENCE & TECHNOLOGY CENTER)
- P-4 BOWIE GATEWAY CENTER
- P-5 BOWIE TOWN CENTER
- P-6 COLLINGTON PLAZA
- P-7 MILL BRANCH CROSSING
- P-8 SOUTH LAKE
- P-9 COLLINGTON PARK FLEX BUILDING (formerly COLLINS NURSERY)
- P-10 HAYDEN PROPERTY/RAYS TOWING
- P-11 HUNTINGTON, BLOCK 26 (DANNER LOTS)
- P-12 ICE ARENA AT BOWIE GOLF COURSE
- P-13 EZ STORAGE BOWIE EXPANSION

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 TRAIL/
PATUXENT RIVER BRIDGE CROSSING (M-NCPPC)
- T-4 MD ROUTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
- T-5 RACE TRACK ROAD RECONSTRUCTION (SHA)
- T-6 MD ROUTE 450 FROM KENHILL DRIVE TO MD ROUTE 450 (SHA)
- T-8 MD ROUTE 197 SOUTH LANDSCAPING PLAN (SHA)
- T-9 MD ROUTE 3 (SHA)
- T-10 MELFORD-KENILWORTH SIDEWALK EXTENSION (DEVELOPER)
- T-11 GOVERNORS BRIDGE RECONSTRUCTION
- T-12 US ROUTE 301 IMPROVEMENTS, INCLUDING US ROUTE 301/
MD ROUTE 197 INERCHANGE (SHA)
- T-13 US ROUTE SOUTH CORRIDOR TRANSPORTATION STUDY (SHA)
- T-14 US ROUTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)
- T-15 LEELAND ROAD IMPROVEMENTS (DEVELOPERS)
- T-16 HALL ROAD (SHA, M-NCCPPC, CITY)
- T-17 CHURCH ROAD (COUNTY)

DSO 2023 ALPHABETICAL LISTING

PIPELINE PROJECTS

- P-4 BOWIE GATEWAY CENTER
- P-1 BOWIE MARKETPLACE
- P-5 BOWIE TOWN CENTER
- P-9 COLLINGTON PARK FLEX BUILDING (formerly COLLINS NURSERY)
- P-6 COLLINGTON PLAZA
- P-13 EZ STORAGE BOWIE EXPANSION
- P-10 HAYDEN PROPERTY/RAYS TOWING
- P-11 HUNTINGTON, BLOCK 26 (DANNER LOTS)
- P-12 ICE ARENA AT BOWIE GOLF COURSE
- P-3 MELFORD (formerly MAYLAND SCIENCE & TECHNOLOGY CENTER)
- P-7 MILL BRANCH CROSSING
- P-8 SOUTH LAKE
- P-2 WHITEMARSH PARK MASTER PLAN IMPROVEMENTS

TRANSPORTATION PROJECTS

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

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 MARKETPLACE

26 acres

Zoning:	CGO (Commercial General Office)	
Existing Land Use:	131,558 square foot retail shopping center.	
Proposed Land Use:	A 275,100 square foot consolidated storage building complex consisting of two phases - a 132,300 square foot, three-story building (Phase 1) and a 142,800 square foot, four-story building (Phase 2). In addition, a 4,575 square foot car wash building.	
Project Status:	Detailed Site Plan for consolidated storage and car wash filed, 2022.	
Project Contacts:	Berman Enterprises Mr. Brian Berman 301-816-1555	Gingles, LLC Mr. Andre Gingles 301-572-5009 GLW Mr. Tom Zyla 301-421-4024

P-2 WHITEMARSH PARK MASTER PLAN IMPROVEMENTS

200 acres

Zoning:	ROS (Reserved Open Space)/AG (Agricultural and Preservation Zone)	
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. Design of Phase III of the Whitemarsh Parking lot is 95% complete as of 2022, but project has been postponed.	
Project Contacts:	City Department of Public Works Mr. Sampath Paspunoori 301-809-2344	A. Morton Thomas Mr. Aaron Smith 301-881-2545

P-3 MELFORD (FORMERLY MARYLAND SCIENCE AND TECHNOLOGY CENTER)

466 acres

Zoning:	TAC-E (Town Activity Center-Edge)
Proposed Land Use:	Employment Center and Mixed-Use Community
Project Status:	<u>Melford Employment Center</u> - 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. Preliminary Subdivision Plan for 1.95 million square feet in the E-I-A zone re-approved, 1999. Preliminary Subdivision Plan for three (3) parcels in Phase 2 approved, 2003. Comprehensive rezoning from E-I-A to M-X-T approved, 2006. Preliminary Subdivision Plan for nine parcels approved, 2008.

Melford Employment Center site plans approved for:

- 699,520 square feet of office space;
- 532,260 square feet of flex space;
- 117,000 supercomputing research center;
- 130,000 Census Bureau computing facility;
- 40,000 square foot County 911 Call Center;
- 235,289 square feet in three, five-story hotels with 352 rooms;
- a 60,500 square foot national training center and office, and three-story 45,500 main building and dormitory and 5,000 square foot addition for the International Masonry Institute; and
- a one-story, 61,809 square foot, 60-bed in-patient physical rehabilitation facility.

Completed: 439,576 square feet of office space and 424,320 square feet flex space, a supercomputing research center, a Census Bureau facility, one hotel (Courtyard), International Masonry Institute training center and dormitory, and County 911 Call Center. Physical rehabilitation facility under construction.

Melford Village Mixed Use Community - 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 on 276 acres approved by District Council, 2015. 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 by County Planning Board, 2016.

Melford Village site plans approved for:

- Retail Village West - 24,375 square feet of retail space;
- The Aspen - 388-unit/461,819 square foot, multi-family building and a 1,152 square foot bath house;
- Retail Village East - 57,845 square feet of retail space;
- Melford Mansions - 435 multi-family dwelling units/705,919 gross square feet and a clubhouse building;
- The Berkleigh - Infrastructure only, for a future multi-family residential wrap with 472 dwelling units; and
- Tribute Assisted Living - 140-unit /116,081 square foot assisted living facility
- Melford Townhomes – 249 townhouse units.

Detailed Site Plan for revisions to Retail Village West and Mid-Atlantic townhome architecture approved by County Planning Board, 2022.

Completed: 116,081 square foot assisted living facility and 8,167 square feet of retail space in Retail Village West.

Grading and site work, as well as roadway and utility construction for Lake Melford Boulevard and Retail Village East underway. The Aspen is under construction.

Project Contacts:	St. John Properties, Inc.	Shipley & Horne, P.A.
	Mr. Andrew Roud	Mr. Robert Antonetti
	410-788-0100	301-925-1800
	Encompass Health	
	Mr. John Tschudin	McNamee, Hosea
	205-970-5677	Mr. Matthew Tedesco
	Soltesz, LLC	301-441-2420
	301-794-7555	
	(Townhouse Section)	
	Mid-Atlantic Builders	Dewberry
	Mr. Kevin Flemming	Rachel Leitzinger, PE
	301-231-9104	301-337-2860

P-4 BOWIE GATEWAY CENTER 102 acres

Zoning: TAC-E (Town Activity Center-Edge)

Existing Land Use: 858,735 square feet of office and commercial completed.

Proposed Land Use: 3,331 square foot fast food restaurant and 4,500 square foot convenience store, gas pumps and car wash.

Project Status: Revision to the Conceptual Site Plan for Bowie Gateway Center to allow a proposed 3,331 square foot Raising Cane's restaurant, with drive-through service, at the location of the former Chili's restaurant approved and Detailed Site Plan submitted; Detailed Site Plan for a redevelopment proposal that includes a 4,500 square foot convenience store, gas station and car wash to replace the existing 5,641 square foot Applebee's restaurant approved by City, 2022.

Project Contacts:

CB Richard Ellis	
Ms. Valerie Dow	
202-585-5732	
McNamee, Hosea	Bohler Engineering (Dash In)
Mr. Dan Lynch	Mr. Chris Rizzi
301-441-2420	301-809-4500
	Kimley-Horn (Raising Cane's)
	Ms. Emily Dean, PE
	443-884-5085

P-5 BOWIE TOWN CENTER* 274 acres

Zoning: TAC-C (Town Activity Center-Core)
TAC-E (Town Activity Center-Edge)
LCD (Legacy Comprehensive Design Zone)

Proposed Land Use: 1.225 million square feet of retail, 719,500 square feet of office, and, 2,165 multi-family and townhouse units.
944,184 square feet of commercial retail, restaurants and hotel, 362,195 square feet of office space, and 1,406 dwelling units completed.
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 District Council, 2021. No recent activity.

Project Contacts:

Bowie Town Center
Washington Prime Group
Mr. Dennis Stillions
301- 860-1401, ext. 2024
The Shoppes at Bowie Town Center
United Properties Corp.

Mr. Cy Nicholl

516-223-6200

For the Basic Plan Amendment:

Shipley and Horne, PA

Mr. Robert Antonetti

301-925-1800

Seritage Growth Properties

Mr. John Reischl

424-901-7632

P-6 COLLINGTON PLAZA

13 acres

Zoning:

Proposed Land Use:

Project Status:

CGO (Commercial General Office)

2,417 sq. ft. square foot fast-food restaurant

Revised Detailed Site Plan for the proposed conversion of an existing vacant free-standing bank building (Capital One Bank) to a KFC fast-food restaurant with a drive-thru approved by City, 2021. Building permit issued, 2022.

Project Contacts:

Collington Plaza Station, LLC

Mr. Joe Schlosser

513-227-6217

CMS Associates, LLC

Mr. Geoffrey L. Ciniero, P.E.

410-988-2436

Action Construction Mgmt. Inc.

Mr. James Baldo

610-363-9600

P-7 MILL BRANCH CROSSING

74 acres

Zoning:

Proposed Land Use:

Project Status:

CGO (Commercial General Office)

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.

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 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 approved by County Planning Board, 2021. Detailed Site Plan for 190 townhouse units and 408 multi-family units approved, 2022. Site grading and infrastructure installation underway.

Project Contacts:

William F. Chesley Real Estate, Inc. Gibbs and Haller

Mr. Russell Baker

301-261-6700

Mr. Edward Gibbs

301-306-0033

LANDTECH Corp.

Ms. Kim Morgan

410-274-3232

P-8 SOUTH LAKE*

381 acres

Zoning:

Proposed Land Use:

Project Status:

LCD (Legacy Comprehensive Design Zone)

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

Conceptual Site Plan approved by District Council and Preliminary Subdivision Plan approved by County Planning Board, 2004. 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. 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, 2020. Detailed Site Plan for 325 multi-family residential dwelling units and an 8,363 sq. ft. community clubhouse and Detailed Site Plan for 900,656 square feet of retail/commercial/office/hotel space on 59.83 acres approved, 2021.

Townhouse Section Construction Status: 26 units completed, 25 units under construction

Two-over-two Section Construction Status: 12 units under construction.

Project Contacts:

Kenneth H. Michael Companies

Mr. Kevin Kennedy

301-918-2946

South Lake Partners, LLC

Mr. Scott Rauk

410-356-9900, ext. 252

NV Homes

Mr. Chuck Hart

301-788-7262

Ryan Homes

Mr. Justin Valdez

Mid-Atlantic Builders/301-937-9761

Mr. Kevin Flemming

301-231-9104

Ben Dyer Associates, Inc.

Mr. Paul Woodburn

301-430-2000

Rodgers Consulting

Mr. Nat Ballard

301-948-4700

P-9 COLLINGTON PARK FLEX BUILDING (FORMERLY COLLINS NURSERY)

1+ acre

Zoning: C-S (Commercial Service)

Proposed Land Use: 22,278 square foot flex building

Project Status: Building permit issued, 2021. Project completed.

Project Contacts: Santos, LLC

Mr. Alan Santos

301-464-5555

Ben Dyer Associates, Inc.

Mr. Tekle Moges, P.E.

301-430-2000

P-10 HAYDEN PROPERTY/RAY'S TOWING

2.4 acres

Zoning: RR (Residential, Rural)

Proposed Land Use: Four single-family detached units

Project Status: Nonconforming use application for existing towing business withdrawn and Preliminary Plan of subdivision and final record plats approved, 2022. Towing business owner preparing application for certification of nonconforming use.

Project Contacts: Ms. Linda Hayden

O'Connell and Lawrence, Inc.

Mr. Doug Tilley, P.E.

301-924-4570

J. Clinton Towing, LLC

Mr. Darrell Hardie

240-375-9696

- P-11 HUNTINGTON, BLOCK 26 (DANNER LOTS)** 1 acre
- Zoning: RSF-65 (Residential Single-Family-65)
- Proposed Land Use: Six single-family detached units
- Project Status: Resubdivision approved, 2009. Stormwater Management Concept Plan under review by City.
- Project Contacts: Hunt Valley Developers, LLC Capitol Development Design, Inc.
Mr. Dennis Danner Mr. Roderick Radzikowski
202-491-4539 301-937-3501
- P-12 ICE ARENA AT BOWIE GOLF COURSE** 200 acres
- Zoning: AG (Agricultural and Preservation Zone)
- Proposed Land Use: Indoor ice arena
- Project Status: Request for Proposals drafted, 2022.
- Project Contacts: City Department of Public Works
Jim Sichelman, Project Manager
240-544-5691
- P-13 EZ STORAGE BOWIE EXPANSION** 4 acres
- Zoning: IE (Industrial, Employment)
- 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 District Council, 2021. Project completed.
- Project Contacts: Bowie Land VIKA Maryland, LLC
Mr. Craig Pittinger Mr. James Buchheister.
443-539-3070 301-916-4100
Shipley & Horne, P.A.
Mr. Bradley Farrar
301-925-1800

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 and creation of a new park/playground on 10th Street, as well as an extension of the Phase 1 trail to 9th Street was completed in 2021. Funding for creation of an educational plaza at the Railroad Museum (also part of Phase 2) appears in Year 2 (FY 2024) of the City's Approved CIP. Construction began in 2021 on the Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision.

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 in need of structural replacement. Design completed in FY 2020. Planning and land acquisition funds spent in FY 2021; construction scheduled to start in 2022. Construction funding of \$2.0M appears each year in Year 1 and Year 2. Estimated completion date moved back from FY 2022 to FY 2023.

T-3 The Bowie Heritage Trail/WB & A Spur Trail/Patuxent River Bridge Crossing (M-NCPPC)

The Bowie Heritage Trail (BHT) is a 5-mile half circle that creates a complete loop from the WB&A Trail at Highbridge Road to the site of the Patuxent River Trail Bridge. The BHT has been divided into multiple segments. This project is for three segments of the BHT comprised of the link between the Bowie MARC station on the west end of the Bowie State University (BSU) campus, through the campus on the Loop Road, thru forested BSU land on a dirt road, and across DNR lands (dirt road) to the Patuxent River Bridge site, a total distance of 1.3 miles. The BHT is an initiative of the City of Bowie. Department of Parks and Recreation and Bowie State University are project partners. This trail links multiple historic sites in and around Old Town Bowie. 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 was completed in 2018. The County CIP includes \$329K programmed for FY 2025, with project completion estimated in FY 2025. The bridge over the Patuxent River is a critical link between the WB & A in Prince George's County and the WB & A in Anne Arundel County. Design completed in FY 2019; construction began in FY 2021. Est. completion date FY 2023.

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. Project is in preliminary design phase. Advertisement date and construction start expected in 2024. The project is expected to take one year to construct; completion anticipated in 2025.

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 2022 was 23,900 average vehicles per day; projected traffic volume for the Year 2042 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 2022, the average daily traffic was 33,000 vehicles per day, and it is projected to be 42,500 in the Year 2042. Design activities underway; funding continues through FY 2024.

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 2022, the average daily traffic range was 64,600 - 82,200 vehicles per day, and it is projected to grow to 86,100 – 133,500 vehicles per day in the Year 2042. Intersection safety improvements on southbound MD 3 at Forest Drive completed, 2021.

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. Construction to start in Spring, 2023.

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. Project remains on hold, with no funding programmed, in County CIP.

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 2022 was 62,400 average vehicles per day on US 301/18,600 on MD 197; projected traffic volume for the Year 2042 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 95,800 vehicles per day in 2022 to 127,400 vehicles per day in 2042. 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 shows as \$4.13 million, each year, in Years 1-5 of the 6-year CIP (beginning with FY 2023) and is dependent upon the availability of development funding (i.e., developer contributions collected as part of the planning/permitting process).

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, with \$396K expected to be spent in FY 2024.

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. In 2022, the developer of Oak Creek Club completed road widening improvements along the project's frontage. The Church Road Task Force final report was presented to the City and County, 2005. \$250K in planning funds spent in FY 2021. \$9.6M in Other funding continues in "Beyond Six Years". Design, construction funding and completion date TBD.

Bowie and Vicinity Development Projects 2023

1 inch = 4,500 feet



