



City of Bowie

Memorandum

Thursday, December 26, 2024
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Development Sites & Transportation Projects Outline
Attached is a copy of the end-of-year report prepared by the Department of Planning and Sustainability. The publication gives the current status of 16 development sites, as well as transportation projects, in and around Bowie. Copies of the document may be obtained by contacting the Planning Department.

CITY OF BOWIE 2025 DEVELOPMENT SITES & TRANSPORTATION PROJECTS OUTLINE



*Prepared by the Department of Planning & Sustainability
Updated 12/2024*



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

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) and a 4,575 square foot car wash building.	
Project Status:	Detailed Site Plan for consolidated storage and car wash approved, 2023. Phase 1 under construction.	
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 3327 SUPERIOR LANE

1 acre

Zoning:	CGO (Commercial General Office)	
Existing Land Use:	15,714 square foot medical office building	
Proposed Land Use:	Redevelopment of existing medical office building to create a collection of small salon spaces	
Project Status:	County building permit issued, 2023. City building permit under review, 2024. Demolition of existing underway.	
Project Contacts:	3327 Superior Lane, LLC 9501 Sheridan Lane Lanham, MD 20706 301-281-3118	Bethel Group, LLC 4815 Prince George's Ave. Beltsville, MD 20705

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:

- 605,840 square feet of office space;
- 591,900 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, County 911 Call Center and physical rehabilitation facility.

Two flex buildings in Pod 6 (36,120 square feet at 17301 Melford Blvd. and 23,520 square feet at 17341 Melford Blvd.) are 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 – 18,385 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 – 246 townhouse units.

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 residential sections underway. The Aspen and Retail Village West buildings completed, 2024. Townhouse section: 74 units completed; 29 units under construction.

Project Contacts:

St. John Properties, Inc.
Mr. Andrew Roud
410-788-0100
Mid-Atlantic Builders
Mr. Tim Hartman
301-231-9104

Shipley & Horne, P.A.
Mr. Robert Antonetti
301-925-1800
Dewberry
Ms. Rachel Leitzinger, PE
301-337-2860

P-4	<u>BOWIE GATEWAY CENTER</u>	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, 2022 and Detailed Site Plan and building permit approved, 2023; 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, 2023. Raising Cane's site is under development.
	Project Contacts:	CB Richard Ellis Ms. Valerie Dow 202-585-5732 McNamee, Hosea Mr. Matthew Tedesco 301-809-4500 Bohler Engineering (Dash In) Mr. Chris Rizzi 301-441-2420 Kimley-Horn (Raising Cane's) Ms. Emily Dean, PE 443-884-5085
P-5	<u>BOWIE TOWN CENTER</u>	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
P-6	<u>COVINGTON OAKS</u>	2.34 acres
	Zoning:	RMF-20 (Residential, Multifamily-20)
	Proposed Land Use:	48 two-over-two condominium units
	Project Status:	Property rezoned from CGO (Commercial General Office) to RMF-20 in Bowie Sectional Map Amendment, and Preliminary Plan of subdivision and Detailed Site Plan filed, 2024.

Project Contacts:	Mr. Andy Colevas Collington Place, LLC 14408 Old Mill Road, Suite 201 Upper Marlboro, MD 20772 301-661-3759	Mr. Matthew Tedesco McNamee, Hosea 301-441-2420
-------------------	---	---

P-7 MILL BRANCH CROSSING

74 acres

Zoning:	CGO (Commercial General Office)														
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 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. Detailed Site Plan for a 4,500 square foot Dash In convenience store, gas station with eight fuel dispensers and a car wash approved and building permits for the first 10 townhouse units issued, 2023. 19 townhouse building permits issued, and Detailed Site Plan for 3,046 sq.ft. Popeye's restaurant approved by City and Detailed Site Plan for a 2,325 sq.ft. Chipotle restaurant submitted, 2024. Townhouse construction, site grading and infrastructure installation underway.														
Project Contacts:	<table border="0"> <tr> <td>William F. Chesley Real Estate, Inc.</td> <td>Gibbs and Haller</td> </tr> <tr> <td>Mr. Russell Baker</td> <td>Mr. Edward Gibbs</td> </tr> <tr> <td>301-261-6700</td> <td>301-306-0033</td> </tr> <tr> <td>Stanley Martin Homes</td> <td>LANDTECH Corp.</td> </tr> <tr> <td>301-368-8729</td> <td>Ms. Kim Morgan</td> </tr> <tr> <td>Insignia Apartments, LLC</td> <td>443-274-3232</td> </tr> <tr> <td>Mr. Steve Weinstein</td> <td></td> </tr> </table>	William F. Chesley Real Estate, Inc.	Gibbs and Haller	Mr. Russell Baker	Mr. Edward Gibbs	301-261-6700	301-306-0033	Stanley Martin Homes	LANDTECH Corp.	301-368-8729	Ms. Kim Morgan	Insignia Apartments, LLC	443-274-3232	Mr. Steve Weinstein	
William F. Chesley Real Estate, Inc.	Gibbs and Haller														
Mr. Russell Baker	Mr. Edward Gibbs														
301-261-6700	301-306-0033														
Stanley Martin Homes	LANDTECH Corp.														
301-368-8729	Ms. Kim Morgan														
Insignia Apartments, LLC	443-274-3232														
Mr. Steve Weinstein															

P-8 OURISMAN GENESIS OF BOWIE

6 acres

Zoning:	CS (Commercial, Service)																		
Proposed Land Use:	20,070 square foot automotive dealership																		
Project Status:	Final record plat and Detailed Site Plan approved, 2006. City stormwater management plans approved, developer preparing request for re-approval of the expired Detailed Site Plan and tree clearing and temporary parking area completed, 2024.																		
Project Contacts:	<table border="0"> <tr> <td>Rowhit Bowie, LLC</td> <td>Bohler Engineering, Inc.</td> </tr> <tr> <td></td> <td>Mr. Nicholas Speech, PE</td> </tr> <tr> <td></td> <td>301-809-4500</td> </tr> <tr> <td></td> <td>Ammon Heisler Sachs Architects, PC</td> </tr> <tr> <td></td> <td>Mr. Joe Heisler</td> </tr> <tr> <td></td> <td>443-649-2107</td> </tr> <tr> <td></td> <td>Shipley & Horne, PA</td> </tr> <tr> <td></td> <td>Mr. Robert Antonetti</td> </tr> <tr> <td></td> <td>301-925-1800</td> </tr> </table>	Rowhit Bowie, LLC	Bohler Engineering, Inc.		Mr. Nicholas Speech, PE		301-809-4500		Ammon Heisler Sachs Architects, PC		Mr. Joe Heisler		443-649-2107		Shipley & Horne, PA		Mr. Robert Antonetti		301-925-1800
Rowhit Bowie, LLC	Bohler Engineering, Inc.																		
	Mr. Nicholas Speech, PE																		
	301-809-4500																		
	Ammon Heisler Sachs Architects, PC																		
	Mr. Joe Heisler																		
	443-649-2107																		
	Shipley & Horne, PA																		
	Mr. Robert Antonetti																		
	301-925-1800																		

P-9	<u>OURISMAN AUTOMOBILE DEALERSHIP, PARCEL 33</u>	1.74 acres
	Zoning: CS (Commercial, Service)	
	Proposed Land Use: 12,977 square foot auto dealership	
	Project Status: Stormwater management concept plan under City review, 2024.	
	Project Contacts: Rowhit Bowie, LLC	Bohler Engineering, Inc. Mr. Nicholas Speech, PE 301-809-4500 Ammon Heisler Sachs Architects, PC Mr. Joe Heisler 443-649-2107 Shipley & Horne, PA Mr. Robert Antonetti 301-925-1800
P-10	<u>OURISMAN AUTOMOBILE DEALERSHIP, PARCEL 116</u>	1.79 acres
	Zoning: CS (Commercial, Service)	
	Proposed Land Use: 113,116 square foot auto dealership	
	Project Status: Stormwater management concept plan under City review, 2024.	
	Project Contacts: Rowhit Bowie, LLC	Bohler Engineering, Inc. Mr. Nicholas Speech, PE 301-809-4500 Ammon Heisler Sachs Architects, PC Mr. Joe Heisler 443-649-2107 Shipley & Horne, PA Mr. Robert Antonetti 301-925-1800
P-11	<u>TERNBERRY</u>	1.3 acres
	Zoning: LCD (Legacy Comprehensive Design)	
	Proposed Land Use: 7 single-family detached homes and 4 townhouse units	
	Project Status: Final plats recorded, 1990. Specific Design Plan for 11 lots approved, 2023. Building permit for one single-family detached unit approved and another submitted, 2024. One single-family detached home under construction. All other lots are in site preparation phase.	
	Project Contacts: A.R. Builders, Inc.	Gibbs and Haller Mr. Edward Gibbs 301-306-0033 Century Engineering Mr. Piero "Pete" V. Mellits, P.E., LEED AP 443-589-2400
P-12	<u>SOUTH LAKE</u>	381 acres
	Zoning: LCD (Legacy Comprehensive Design Zone)	
	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. 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. Sheetz convenience store completed and Giant grocery store, retail buildings and clubhouse under construction, 2024.

Residential:

Apartment Section Construction Status: Project completed.

Townhouse Section Construction Status: 241 units completed, 46 units under construction.

Two-over-Two Section Construction Status: 59 units completed, 35 units under construction.

Single-Family Detached Section: 56 units completed, 82 units under construction.

Project Contacts:

Kenneth H. Michael Companies

Mr. Kevin Kennedy

301-918-2946

Chesapeake Realty Partners

Mr. Scott Rauk

410-356-9900, ext. 252

Ryan Homes

Mr. Justin Valdez

301-937-9761

NV Homes

Mr. Tim Sievers

571-334-7173

Mid-Atlantic Builders

Mr. Tim Hartman

301-231-9104

Fairmont at South Lake Apartments

Ms. Brittany Martin

Ben Dyer Associates, Inc.

Mr. Paul Woodburn

301-430-2000

Rodgers Consulting

Mr. Nat Ballard

301-948-4700

6 acres

P-14 HAYDEN PROPERTY/RAY'S TOWING

2.4 acres

P-15 HUNTINGTON, BLOCK 26 (DANNER LOTS)

1 acre

P-16 ICE ARENA AT BOWIE GOLF COURSE

130 acres

-7-

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. Construction funding for creation of an educational plaza at the Railroad Museum (also part of Phase 2) appears in FY 2025 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. Project currently has \$371,000 for completion for Jericho Park Segment Construction Completion in FY2025.

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. Construction scheduled to start in FY 2023. Estimated for completion was pushed back to FY2027.

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. The project has had significant delays, expected to be completed in March 2025.

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. The project is expected to take one year to construct; completion anticipated in 2026.

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 2024 was 24,900-31,000 average vehicles per day; projected traffic volume for the Year 2044 is 32,400-40,300 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". Design activities underway; funding continues through FY 2024. Traffic volume in 2024 was 31,000 average daily vehicles; projected traffic volume for the Year 2044 is 44,300 vehicles per day. Preliminary investigation was started for the 30% design and was shared with fellow stakeholders. Project on hold.

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. Intersection safety improvements on southbound MD 3 at Forest Drive

completed, 2021. **Note: Project currently holds no funding and is pending removal in FY 2025-2030 CTP.

T-10 Melford-Kenilworth Sidewalk Extension (Developer)

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

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. Since then, the County has received federal funding for the design and construction of this project. The design was complete in 2021. Project remains on hold, with a total of \$5.1 million allocated for FY2025 – FY2030.

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 64,200 average vehicles per day on US 301/19,100 on MD 197; projected traffic volume for the Year 2042 is 75,600 vehicles per day on US 301/25,600 on MD 197.

**Note: Project currently holds no funding and is pending removal in FY 2025-2030 CTP.

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 100,800 vehicles per day in 2024 to 131,800 vehicles per day in 2044.

**Note: Project currently holds no funding and has been removed from FY 2025-2030 CTP.

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 2024) 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 NCBP 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.

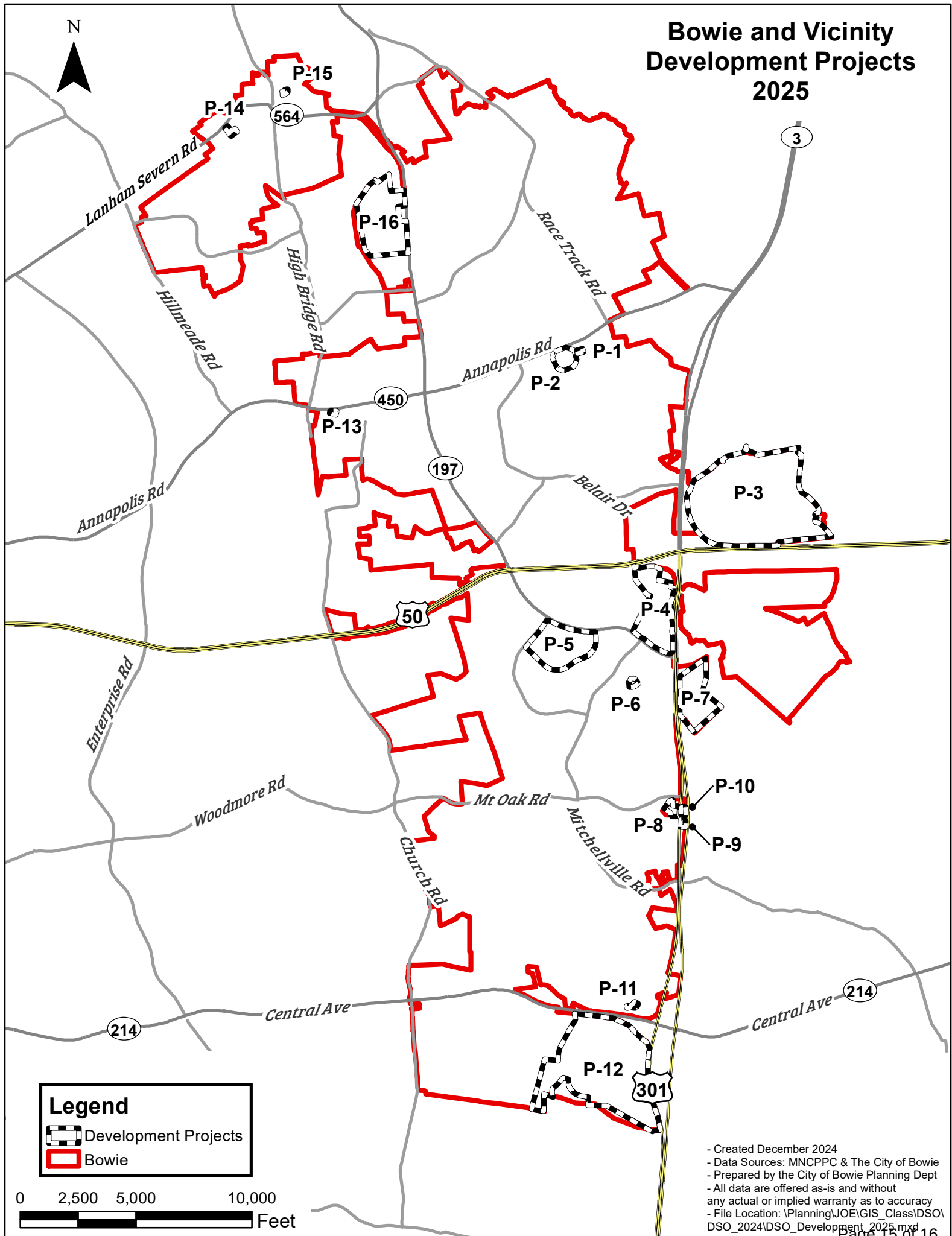
T-16 Hall Road (SHA, MNCPPC, City)

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 to be determined.

Bowie and Vicinity Development Projects 2025



- Created December 2024
 - 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
 - File Location: \\Planning\JOE\GIS_Class\DSO\DSO_2024\DSO_Development_2025.mxd

Bowie and Vicinity Transportation Projects 2025

