

City of Bowie 2017 Development Sites & Highway Projects Outline



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

Updated 12/15/16

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 2017 NUMERICAL LISTING

PIPELINE PROJECTS

- P-1 BOWIE STATE UNIVERSITY/MARC STATION
- P-2 SADDLEBROOK ESTATES
- P-3 HILLTOP PLAZA SHOPPING CENTER
- P-4 CHILDREN OF AMERICA DAY CARE AT FREESTATE
- P-5 BOWIE MARKETPLACE
- P-6 BEALL FUNERAL HOME EXPANSION
- P-7 BUCKINGHAM AT BELAIR
- P-8 MELFORD/MARYLAND SCIENCE AND TECHNOLOGY CENTER
- P-9 AUTOZONE AT BALLPARK ROAD
- P-10 CHICK-FIL-A DRIVE-THRU EXPANSION
- P-11 BOWIE GATEWAY CENTER
- P-12 BOWIE TOWN CENTER
- P-13 MILL BRANCH CROSSING
- P-14 MILL BRANCH ESTATES
- P-15 THE PRESERVE AT POINTER RIDGE (PAGE COURT)
- P-16 MILLS PROPERTY
- P-17 AMBER RIDGE
- P-18 KARINGTON
- P-19 COLLINGTON CENTER/FOREIGN TRADE ZONE
- P-20 WILLOWBROOK
- P-21 LOCUST HILL
- P-22 OAK CREEK CLUB
- P-23 WOODMORE ESTATES
- P-24 THE PRESERVE AT WOODMORE ESTATES
- P-25 KING'S ISLE ESTATES
- P-26 PDC/RODENHAUSER PROPERTY
- P-27 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
- P-28 FAIRVIEW MANOR (formerly Collingbrook)
- P-29 FAIRWOOD
- P-30 LIDL GROCERY STORE
- P-31 CAR CARE CENTER
- P-32 SHOPPES AT HIGHBRIDGE
- P-33 KNIGHTS OF ST. JOHN HALL
- P-34 10TH STREET PARK AND BOWIE RAILROAD MUSEUM
- P-35 MARANATHA ADVENTIST FELLOWSHIP
- P-36 TULIP GROVE ELEMENTARY SCHOOL RENOVATION

TRANSPORTATION PROJECTS

- H-1 OLD TOWN BOWIE TRAFFIC SAFETY IMPROVEMENTS (SHA & CITY)
- H-2 THE BOWIE HERITAGE TRAIL (CITY)
- H-3 THE BOWIE HERITAGE TRAIL/WB & A SPUR (MNCPPC)
- H-4 MD RTE 450 (ANNAPOLIS ROAD) (SHA)
- H-5 RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
- H-6 MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
- H-7 ROUTE 197 SOUTH LANDSCAPING PLAN (SHA)
- H-8 MD RTE 3 (SHA)
- H-9 US 301 IMPROVEMENTS, including US 301/ MD ROUTE 197 INTERCHANGE (SHA)
- H-10 US 301 CORRIDOR SOUTH TRANSPORTATION STUDY (SHA)
- H-11 US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)
- H-12 CHURCH ROAD (PRINCE GEORGE'S COUNTY)
- H-13 HALL ROAD (SHA, MNCPPC, CITY)

DSO 2017 ALPHABETICAL LISTING

PIPELINE PROJECTS

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 P-17 AMBER RIDGE
 P-9 AUTOZONE AT BALLPARK ROAD
 P-6 BEALL FUNERAL HOME EXPANSION
 P-11 BOWIE GATEWAY CENTER
 P-5 BOWIE MARKETPLACE
 P-1 BOWIE STATE UNIVERSITY/MARC STATION
 P-12 BOWIE TOWN CENTER
 P-7 BUCKINGHAM AT BELAIR
 P-31 CAR CARE CENTER
 P-10 CHICK-FIL-A DRIVE-THRU EXPANSION
 P-4 CHILDREN OF AMERICAN DAY CARE AT FREESTATE
 P-19 COLLINGTON CENTER/FOREIGN TRADE ZONE
 P-28 FAIRVIEW MANOR (formerly Collingbrook)
 P-29 FAIRWOOD
 P-3 HILLTOP PLAZA SHOPPING CENTER
 P-18 KARINGTON
 P-25 KING'S ISLE ESTATES
 P-33 KNIGHTS OF ST. JOHN HALL
 P-30 LIDL GROCERY STORE
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 P-27 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY
 P-35 MARANATHA ADVENTIST FELLOWSHIP
 P-8 MELFORD/MARYLAND SCIENCE & TECHNOLOGY CENTER
 P-13 MILL BRANCH CROSSING
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 P-15 THE PRESERVE AT POINTER RIDGE (PAGE COURT)
 P-24 THE PRESERVE AT WOODMORE ESTATES
 P-2 SADDLEBROOK ESTATES
 P-32 SHOPPES AT HIGHBRIDGE
 P-36 TULIP GROVE ELEMENTARY SCHOOL RENOVATION
 P-20 WILLOWBROOK
 P-23 WOODMORE ESTATES

TRANSPORTATION PROJECTS

H-2 THE BOWIE HERITAGE TRAIL (CITY)
 H-3 THE BOWIE HERITAGE TRAIL/WB & A SPUR TRAIL
 (MNCPPC)
 H-12 CHURCH ROAD (PRINCE GEORGE'S COUNTY)
 H-13 HALL ROAD (SHA, MNCPPC, CITY)
 H-8 MD RTE 3 (SHA)
 H-6 MD RTE 197 FROM KENHILL DR. TO MD RTE 450 (SHA)
 H-4 MD RTE 450 (ANNAPOLIS ROAD) (SHA)
 H-1 OLD TOWN BOWIE TRAFFIC SAFETY
 IMPROVEMENTS (SHA)
 H-5 RTE 197 NORTH LANDSCAPING/STREETSCAPE (SHA)
 H-7 ROUTE 197 SOUTH LANDSCAPING PLAN (SHA)
 H-9 US 301 IMPROVEMENTS, including US 301/ MD ROUTE
 197 INTERCHANGE (SHA)
 H-10 US RTE 301 SOUTH CORRIDOR TRANSPORTATION
 STUDY (SHA)
 H-11 US RTE 301 IMPROVEMENTS (PRINCE GEORGE'S COUNTY)

**DEVELOPMENT SITES OUTLINE
PIPELINE PROJECTS**

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

- P-1 BOWIE STATE UNIVERSITY/MARC STATION MIXED USE DEVELOPMENT 219 acres**
 Zoning: R-O-S (Reserved Open Space)
 O-S (Open Space)
 Proposed Land Use: Mixed use activity center
 Project Status: County Sector Plan approved, 2010. County Council appointed Development Board reviewing property disposal options and implementing Sector Plan recommendations. Request for Qualifications for a master developer solicited and two responses received, 2015. One developer was asked to provide a specific proposal by January 2016. Proposal was deemed to be unresponsive to the recommendations of the Bowie and Vicinity Master Plan and the RFQ process was terminated. The Development Board met for the final time in late 2016 and concluded its work.
 Project Contact: Prince George's County Office of Central Services
 Mr. Floyd Holt, Deputy Director
 301-883-6457
 MNCPPC – Community Planning North Division
 Ms. Vanessa Akins-Mosley, Division Chief
 301-952-3134
- P-2 SADDLEBROOK ESTATES (formerly Colt's Neck Subdivision) 54 acres**
 Zoning: O-S (Open Space)
 Proposed Land Use: Eight (8) single-family detached units and conservation lot
 Project Status: Final Subdivision Plan for eight (8) single-family detached lots approved, 2010. Seven units (including existing historic house) completed, 2015. One remaining lot being marketed for sale.
 Project Contact: Race Track Road, LLC
 Mr. Steve McAllister
 P.O. Box 420
 Waldorf, MD 20604
- P-3 HILLTOP PLAZA SHOPPING CENTER 17 acres**
 Zoning: C-S-C (Commercial Shopping Center)
 R-R (Rural Residential)
 Proposed Land Use: Renovation of existing 162,260 square foot shopping center including the addition of 49 residential dwelling units.
 Project Status: 4,506 square foot Bank of America building completed, 2008. Rezoning application for the M-X-T (Mixed Use Transportation Oriented) zone recommended for denial by City, 2009. 3,870 square foot Sun Trust bank building, a new 227-seat, 6,398 square foot Outback Steakhouse and 14,967 sq.ft. Walgreen's pharmacy and partial redevelopment of existing commercial shopping center completed. Renovation of former Outback Steakhouse building completed and new restaurant (Olive Grove)

opened, 2013. 6,272 square foot addition to Olive Grove building completed, 2014. Rezoning application on hold at developer's request.

Project Contact: M. Leo Storch Management Company Gibbs & Haller, PA
Mr. Bruce Levine Mr. Tom Haller
410-486-0800 301-306-0033

P-4 CHILDREN OF AMERICA DAY CARE (AT FREESTATE SHOPPING CENTER) 29 acres
Zoning: C-S-C (Commercial Shopping Center) and R-R (Rural Residential)
Proposed Land Use: 12,500 square foot child care center, including a 10,000 square foot outdoor play area, with an enrollment of 232 children
Project Status: Detailed Site Plan, Departure from Sign Design Standards for a building-mounted sign and for an on-site directional sign and a minor revision to a Special Exception to relocate and reconfigure three parking spaces approved, 2015. Building permit issued in 2016. Project completed.
Project Contacts: Gibbs and Haller Bohler Engineering
Mr. Edward Gibbs Mr. Nicholas Speech, PE
301-306-0033 301-809-4500

P-5 BOWIE MARKETPLACE 26 acres
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: 131,558 square foot retail shopping center
Project Status: Building permits issued, revised Alternative Compliance application approved, and Departure from Sign Design Standards approved, 2015. Retail shopping center opened Fall, 2016. Conceptual Site Plan, Preliminary Plan of subdivision and Detailed Site Plan for a multi-family building containing 288 residential rental units disapproved by City Advisory Planning Board; Application for a Departure from number of Parking and Loading Spaces, requesting a departure of 183 parking spaces withdrawn, 2016. Several pad sites still under construction.
Project Contact: Berman Enterprises Gingles, LLC
Mr. Brian Berman Mr. Andre Gingles
301-816-1555 301-572-5009

P-6 BEALL FUNERAL HOME EXPANSION 5 acres
Zoning: R-E (Residential Estate)
Proposed Land Use: 3,560 square foot crematory addition and 5,100 square foot chapel addition to existing 10,256 square foot funeral home and new 1,680 square foot detached garage building.
Project Status: Departure from Parking and Loading Standards (DPLS) application withdrawn; Special Exception revision approved by District Council and plan certified by Zoning Hearing Examiner, 2011. Special Exception revision to increase gross floor area by 1.4% from 20,596 square feet to 21,345 square feet approved, 2013. Owner preparing building permit application, 2016.
Project Contacts: Rifkin, Livingston, Levitan & Silver, LLC Landesign, Inc.
Mr. Mike Nagy Mr. Jeff Felker
301-345-7700 301-249-8802

P-7 BUCKINGHAM AT BELAIR 0.75 acres
Zoning: R-55 (One-Family, Detached Residential)
Proposed Land Use: Residential
Project Status: City Water and Sewer Category change and Final Subdivision Plan approved, 2015. Developer marketing one new lot.
Project Contact: Owner Surveys, Inc.
Mr. Shawn Yerby Mr. Greg Benefiel

410-919-8615

301-776-0561

O'Malley, Myles, Nysten and Gilmore, P.A.

Mr. Lawrence Taub

301-572-3274

P-8	<u>MELFORD (FORMERLY MARYLAND SCIENCE AND TECHNOLOGY CENTER)</u>	466 acres
Zoning:	M-X-T (Mixed Use, Transportation Oriented)	
Proposed Land Use:	Mixed use employment park	
Approvals:	<ul style="list-style-type: none">- 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 currently scheduled for hearing in Court of Special Appeals in April, 2017. Preliminary Subdivision Plan (Phase 2) granted one year extension to end of	

2016. Detailed Site Plan for a four-story/110,000 sq. ft./140 unit assisted living facility 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 filed, 2016. 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.

Construction Status: 1,113,270 square feet completed. A 100,000 square foot archive center is under construction, some site work for Melford Village component has been completed and initial grading of the hotel site has commenced.

Project Contact: St. John Properties, Inc. Shipley and Horne, PA
 Mr. Andrew Roud Mr. Robert Antonetti
 410-788-0100 301-925-1800

P-9 AUTOZONE AT BALL PARK ROAD 1 acre

Zoning: C-M (Commercial Miscellaneous)
 Proposed Land Use: 6,816 square foot automotive parts store
 Project Status: Final subdivision plan and final stormwater management plan approved, 2015. Project completed.

Project Contact: Autozone Dewberry
 Mr. Curtis Sigler Ms. Lisa Betz
 901-495-8717 410-265-9500

P-10 CHICK-FIL-A DRIVE-THRU EXPANSION 2.8 acres

Zoning: C-M (Commercial Miscellaneous)
 Proposed Land Use: Construction of a dual drive-thru lane and a 550 square foot building addition
 Project Status: Special Exception for a 4,211 square foot fast-food restaurant and Detailed Site Plan approved, 2000. Applications for a Detailed Site Plan, Revision to Special Exception Site Plan and Departure from Parking and Loading Spaces to add 550 sq. ft. to the existing restaurant, add a dual drive-thru lane and to request relief from providing 5 of 51 required parking spaces approved by Planning Board, 2013. Detailed Site Plan for a new 5,235 square foot fast food restaurant with two drive through lanes and a 92-car parking lot to replace existing restaurant and lot line adjustment plat approved by County Planning Board, 2016. Permits being prepared or are already under review.

Project Contact: Chick-Fil-A, Inc. Bohler Engineering
 Mr. John Martinez, PE Mr. John Maynard, PE
 404-305-4945 301-809-4500
 McNamee, Hosea, Jernigan, Kim,
 Greeman & Lynch, PA
 Mr. Dan Lynch
 301-441-2420

**P-11 BOWIE GATEWAY CENTER 102 acres
 (formerly known as the International Renaissance Center and the City of Capitals)**

Zoning: C-M (Commercial Miscellaneous)
 Proposed Land Use: Up to 1 million square feet of mixed commercial/retail/restaurant/office use on five blocks.
 Project Status: See below
Completed: **752,784** square feet of office and commercial completed as follows: 95,400 square feet existing office building (**Omni**); 5,400 square

foot, non-fast-food restaurant (**Applebee's**) opened, 1994; 144,403 square foot home center (**Lowe's**) opened, 1995; 6,700 square foot, non-fast-food restaurant (**Bob Evans Farms**) opened, 1995; 27,000 square foot bank/office building (**BB&T**, formerly Community Bank of Maryland) opened, 1995; 1,910 square foot gas station/shop/car wash (**Exxon**) opened, 1996; 12,621 square foot auto car rental office (**Enterprise Car Rental**, formerly insurance office/claims center-State Farm Insurance) opened, 1996; 117,800 square foot department store (**Target**), opened, 1996; 42,954 square foot sporting goods store (**The Sports Authority**), opened, 1996; 23,912 square foot office supply store (**Staples**), opened, 1996; 25,125 square foot book/music store (**Borders**), opened, 1996; 2,200 square foot fast-food restaurant (**McDonalds**), opened, 1996; 93,000 square foot department store (**Kohl's**) opened, 1997; 54,990 square foot bank/office building (**Washington Savings Bank**) opened, 1997; 3,285 square foot, 114-seat fast-food restaurant (**Wendy's**) opened, 1997; 25,000 square foot pet supply store (**PETSMART**) opened, 1997; 11,138 square foot tire retail/service center (**NTB**) opened, 1997; and a 48,948 square foot retail store (**Haverty's**, formerly HomePlace) opened, 1997; 8,042 square foot variety retail store (**Pier 1 Imports**); and a 2,956 square foot office/retail (**Eye Care Center**) opened, 1998; 4,598 square foot, 130-seat non-fast food restaurant (**Memphis Bar-B-Q**) opened, 1999 (re-opened as Monterey Grille, 2007); 23,923 square foot retail craft store (**Michael's Crafts**) opened, 1999; 6,899 square foot, 299-seat, non-fast food restaurant (**On the Border**) opened, 2000; 5,567 square foot, 225-seat, non-fast food restaurant (**Chili's**) opened, 2000; and a 3-story, 40,200 square foot medical office building, opened 2000; an 8,495 square foot electronics store (**Tweeter**) and 1,900 square foot communications retail store (**Sprint**), opened 2005; 7,966 square foot expansion of Target completed, 2007. Detailed Site Plan for one-story, 3,500 square foot financial institution building (**Navy Federal Credit Union**) approved, 2007. Revised Detailed Site Plan for **Applebee's** for exterior architectural renovations and for new building-mounted and freestanding signage approved, 2012. Monterey Grille Restaurant converted to dental office, 2013.

Development Conceptual Site Plan, changing site use designation from "Office" to "Office/Retail" and "Fast Food Restaurant", Preliminary Subdivision Plan to create two lots, and Detailed Site Plan to renovate existing building to provide 1,600 sq. ft. of office space and 11,000 sq. ft. of retail space, and to construct a new one-story/2,228 sq. ft./66-seat Taco Bell restaurant approved, and Detailed Site Plan revision to divide Staples store to two separate retail spaces approved, 2015. Final subdivision plan for Taco Bell site approved, 2016. Taco Bell building construction and renovation of Enterprise Car Rental building underway.

Project Contact:

CB Richard Ellis
Ms. Valerie Dow
202-585-5732
Navy Federal Credit Union
Mr. Jim Gibbons
703-206-4624
For Lot 5, Block E:
Rifkin, Livingston, Levitan
& Silver, LLC
Mr. Christopher Hatcher
301-951-0150
Seneca Properties

McLaren Engineering Group
Mr. Pete Mellits
410-243-8787

Mr. Marc Geffroy
301-941-8000
For Staples project:
Mr. Jonathan Lee
The Orosco Group
831-649-0220

P-12 BOWIE TOWN CENTER*

274 acres

Zoning:

M-A-C (Major Activity Center)
R-S (Residential Suburban Development)

Proposed Land Use:

1.225 million square feet of retail, 719,500 square feet of office, and, 1,365 multi-family and townhouse units.

Completed:

282,250 square feet of office space completed as follows:

132,250 square foot office building;
110,000 square foot office building;
79,945 sq. ft. municipal government office building and,
40,000 square foot office condominiums

1,406 dwelling units completed, including:

915 multi-family and condominium units, and;
491 townhouse units

936,662 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 store, opened 2005; and, 262 residential condominium units (**Parcel U**), 2005. 4,070 square foot bank (**Wachovia Bank, Bowie Corporate Center**), 2007. Conversion of 5,328 sq. ft. of retail space to a 174-seat sit-down restaurant (Red Robin) completed, 2011. One-story/2,837 sq. ft. free-standing bank building (**TD Bank**) in Bowie Corporate Center completed, 2012. Electric vehicle charging station to accommodate two vehicles completed, 2014. Specific Design Plan revision to designate event areas approved; Specific Design Plan and Stormwater Concept Plan for a 7,595 sq. ft. restaurant (BJ's Restaurant and Brewhouse) on 0.34 acre submitted, 2016.

Project Contacts:

The Simon Property Group
Mr. Steve Andrews, Mall On-Site Manager (Parcel N)
301-860-1401
Mr. Rod Vosper, Vice President, New Development
317-685-7331
MLS Commercial Real Estate Services
Ms. Kathy Coakley (The Shoppes at Bowie Town Center)
410-653-3222
Buchanan Partners (Office building at Bowie Corporate Center)
Mr. Steve Hubert
301-417-0510
O'Malley, Miles, Nylan and Gilmore, P.A
Mr. Bill Shipp (Special Events Areas SDP Revision)
301-572-3248
For BJ's Restaurant and Brewhouse-

Shiple and Horne, P.A.
Mr. Robert Antonetti
301-925-1800

Bohler Engineering
Mr. Chris Rizzi
301-809-4500

P-13 MILL BRANCH CROSSING

74 acres

Zoning:

C-S-C (Commercial Shopping Center)

Proposed Land Use: Mixed commercial. Site development proposed in two (2) phases. Phase I will include: 91,000 sq. ft. of office; 405,000 sq. ft. of retail; and, a 150-room hotel. Phase II includes 181,500 sq. ft. of retail use.

Project Status: Property rezoned to the C-S-C zone in the SMA. Preliminary Subdivision Plan approved, 2009. Annexation completed and a new Preliminary Subdivision Plan for site for the purpose of creating four (4) building lots and one (1) parcel to be conveyed to a business association providing access from Mill Branch Road to the Mill Branch Crossing properties was submitted but withdrawn, 2012. Special Exception for 186,933 square foot Wal-Mart Superstore on 25 acres denied by Zoning Hearing Examiner but approved by District Council; Opponents filed suit in Circuit Court, 2015; however, the Court ruled in favor of Prince George's County. Opponents appealed and case is scheduled to be heard by Court of Special Appeals in 2017. Preliminary Subdivision Plan granted one-year extension to end of 2016. Request for reconsideration to amend two Preliminary Plan conditions approved by County Planning Board, 2016. Developer preparing Detailed Site Plan.

Project Contact:

William F. Chesley Real Estate, Inc. Myers, Rodbell & Rosenbaum, P.A.
Mr. Russell Baker
301-261-6700
Gingles, LLC
Mr. Andre Gingles
301-572-5009
Ms. Michelle LaRocca
301-699-5800
Bowman Consulting Group, Ltd.
Ms. Katie Oosterbeek
703-530-8093

P-14 MILL BRANCH ESTATES

105 acres

Zoning:

R-A (Residential-Agricultural)

Proposed Land Use:

38 single-family detached units

Project Status:

Final Subdivision Plan approved, 2010. 18 units completed, three units under construction.

Project Contact:

K & P Builders
Mr. Roy Kilby
301-262-7227

P-15 THE PRESERVE AT POINTER RIDGE (formerly Page Court Subdivision)

2 acres

Zoning:

R-80 (One Family Detached Residential)

Proposed Land Use:

Five (5) single-family detached units

Project Status:

Final Subdivision Plan approved, 2005. One (1) unit completed. Building Permit for one additional unit issued and construction completed, 2016.

Project Contact:

Vitech Engineering, Inc. Mona Design/Build, Inc.
Mr. Victor Amole Mr. Patrick Mona
703-730-3459 301-261-0343

P-16 MILLS PROPERTY

27 acres

Zoning:

R-R (Rural Residential)

Proposed Land Use:

C-M (Commercial Miscellaneous)

Project Status:

14 single-family detached units and two (2) commercial parcels
Detailed Site Plan on Parcel B for 1-story/34,112 square foot vehicle sales and service facility and car wash (Mills Nissan of Bowie) approved,

2008. Final Subdivision Plan approved, 2010. 10-acre portion of property approved for residential subdivision purchased by the City, 2011. Nissan dealership completed, 2012. Detailed Site Plan for a 11,098 square foot car wash building and a 1,773 square foot detail building on Parcel C approved, 2014. Final stormwater management plan approved, 2015. Car wash building under construction.

Project Contact:

Commercial portion, Parcel B (Bowie Nissan)

March/Hodge Baltimore Holding Co. LLC	Dewberry, LLC
Mr. Phil Morelli	Mr. David Taylor
301-218-2300	410-265-9500

Commercial portion - Parcel C (Car Wash)

Chesapeake Holdings BB MB, LLC	O'Malley, Miles, Nylen
Crain Partners, LLC (contract purchaser)	& Gilmore, PA
Mr. Brett Schaechter	Ms. Nancy Slepicka
301-262-2650	Dewberry, LLC
	Mr. David Taylor
	410-265-9500

P-17 AMBER RIDGE

19 acres

Zoning:

M-X-T (Mixed Use Transportation-Oriented)

Proposed Land Use:

320 multi-family residential units and up to 22,000 square feet of retail space (consisting of one 14,000 square foot pharmacy and two 4,000 square foot banks)

Project Status:

Rezoning application from the C-S-C (Commercial Shopping Center) zone to the M-X-T (Mixed Use Transportation Oriented) zone approved, 2014. Developer preparing Conceptual Site Plan.

Project Contact:

The Rappaport Companies	McNamee, Hosea, Jernigan, Kim,
Mr. Gary Rappaport	Greenan and Lynch, P.A.
571-382-1290	Mr. Matthew Tedesco
Rogers Consulting	301-441-2420
Mr. Philip R. Hughes, III, P.E.	
301-948-4700	

P-18 KARINGTON*

362 acres

Zoning:

E-I-A (Employment and Institutional Area)

Proposed Land Use:

650,000 square feet of office use, 343,000 square feet of retail use, two hotels and 1,239 dwelling units, including 490 multi-family apartments, 210 multi-family condominium units, 20 live-work units 120 multi-family senior units, 245 townhouse units and 154 single-family detached units.

Project Status:

Conceptual Site Plan approved by District Council and Preliminary Subdivision Plan approved by County Planning Board, 2004. Detailed Site Plan for grading and infrastructure approved, 2005. Final Subdivision Plan approved, 2006. Revision to Detailed Site Plan and Woodland Conservation Plan approved, 2008. Stormwater management and sediment control permits approved, 2011. Tax Increment Financing (TIF) District applications submitted to City and County and TIF District was designated by the Prince George's County Council; Developer preparing revision to Preliminary Plan of subdivision, 2016.

Project Contact:

Kenneth H. Michael Companies	Ben Dyer Associates
Mr. Kevin Kennedy	Mr. Paul Woodburn
301-918-2946	301-430-2000

P-19 COLLINGTON CENTER/FOREIGN TRADE ZONE * 920 acres

Zoning: E-I-A (Employment and Institutional Area)
Proposed Land Use: Offices, research laboratories, specialty manufacturing, retail and wholesalers
Project Status: Central Area- (Collington Center): Revision to CDP for up to 6.5 million square feet of office/light industrial uses on 708 acres approved, 1990. Approximately 3,774,978 square feet completed. Up to 87,400 square feet of flex space and 23,000 square feet of office space being marketed in Block F, 2015. 220,800 square foot industrial building on 12.8 acres (MRP Industrial) completed, 2016.
South Area- (Safeway Distribution Center): 1.98 million square feet on 168 acres for manufacturing, warehousing and distribution facilities completed. The south area is fully developed.

Project Contact: Collington Center
NAI/KLNB
Mr. Alan Coppola
301-621-5114
NAI/The Michael Companies
Mr. Lance Schwarz
301-918-2938
Burke Real Estate
410-520-0030
WRLC c/o Mark Jacobs
703-986-1242
Fed Ex Ground
SunCap Property Group
412-427-6328
MRP Industrial, LLC
Mr. Reid Townsend
410-685-0000
Ben Dyer Associates
Mr. Paul Woodburn
301-430-2000
Prince George's County Office of Central Services
Mr. Floyd Holt, Deputy Director
301-883-6457

P-20 WILLOWBROOK 453 acres

Zoning: R-S (Residential Suburban)*
I-1 (Light Industrial)
Proposed Land Use: Mixed residential and light industrial/employment uses
Project Status: Property rezoned to the R-S (Residential Suburban) and I-1 (Light Industrial) in Bowie and Vicinity SMA. Comprehensive Design Plan containing 818 dwelling units, including 505 single-family detached and 97 townhouse market rate units and 50 single-family detached, 56 townhouse and 110 multi-family mixed retirement units approved, 2006. Preliminary Subdivision Plan approved, 2007. Specific Design Plan under preparation shows 737 total units, including: Market Rate - 478 single-family detached units and 121 single-family attached units and Active Adult - 46 single-family detached units and 92 single family attached units. Specific Design Plan for Phase 1, including 177 single-family detached, 93 single-family attached and 88 active adult units submitted, 2016.
Project Contact: Residential portion – WBLH, LLC/Toll Brothers, Inc.

Mr. Tom Mateya
410-381-3191
Dewberry Consultants, LLC
Ms. Meredith Byer
301-751-5551
Commercial portion - Atapco Properties, Inc.
Mr. Kevin McAndrews
410-347-7150

P-21 LOCUST HILL*

507 acres

Zoning: R-L (Residential Low Density)
Proposed Land Use: Up to 581 dwelling units, including up to 465 single-family detached units and 116 townhouse units
Project Status: Rezoning to the R-L (Residential Low Density) Comprehensive Design Zone and Comprehensive Design Plan approved, 2006. Preliminary Subdivision Plan approved and Comprehensive Design Plan revision for 93 townhouse units and 457 single-family detached units approved, 2007. Specific Design Plan withdrawn, 2008. Developer preparing Basic Plan Amendment for 680 total dwelling units, including: Market Rate - 454 single-family detached units and 226 single-family attached units.
Project Contact: WBLH, LLC/Toll Brothers, Inc. Dewberry
Mr. Tom Mateya Ms. Meredith Byer
410-381-3191 301-337-2857

P-22 OAK CREEK CLUB*

943 acres

Zoning: L-A-C (Local Activity Center)
R-L (Residential Low Development)
Proposed Land Use: 1,179 dwelling units, 26,000 square feet retail/office center, church and day care facility, and 18-hole golf course
Project Status: Zoning Map Amendment approved by District Council, 1991. Comprehensive Design Plan (CDP) approved by District Council, 2002. Final Subdivision Plan approved, 2002. Revision to Phase 4 Specific Design Plan for layout changes to Landbay "N" and Specific Design Plan for 213 dwelling units in final phase approved, 2015. 895 units completed, eight units under construction.
Project Contact: NV Homes
Mr. Marcus Brown Mr. Norman Rivera
301-390-4403 301-580-3287
Ryan Homes Charles P. Johnson and Associates
202-420-8034 Ms. Sallie Stewart, RLA
Toll Brothers 301-434-7000
Ms. Julie Beahm
301-249-8262

P-23 WOODMORE ESTATES (aka Tall Oaks Estates & the Franklin Property)

235 acres

Zoning: R-E (Residential-Estate)
Proposed Land Use: 132 single-family detached units
Project Status: Final Subdivision Plan approved, 1991. Limited Detailed Site Plan re-approved, 2000. 131 units completed.
Project Contacts: K. Hovnanian Homes of MD.
Mr. Chester Willet
240-375-4515
Dewberry
301-731-5551

- P-24 THE PRESERVE AT WOODMORE ESTATES** 18 acres
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 16 detached single-family residential units
 Project Status: Final Subdivision Plan approved, 2006. Project completed.
 Project Contacts: Mastercraft Communities, LLC
 Mr. Gary Berman
 410-580-1995, ext.224
 Craftmark Homes
 301-780-3901
- P-25 KING'S ISLE ESTATES** 41 acres
 Zoning: R-A (Residential Agriculture)
 Proposed Land Use: 20 single-family detached units
 Project Status: Final subdivision plan recorded, 2001. Two units completed.
 Project Contact: Triangle Homes
 301-952-9710
- P-26 PDC/RODENHAUSER PROPERTY** 73 acres
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 62 single-family detached units
 Project Status: Preliminary Subdivision Plan approved, 2006. Final Subdivision Plan recorded, 2013. Sales office/trailer placed on site, 2015.
 Project Contacts: Collingbrook Development, LLC
 301-772-5078
 Caruso Homes
 301-832-5262
 Soltesz
 Ms. Xin (Sheen) Yi, P.E.
 301-794-7555
- P-27 LONERGAN/PDC COLLINGBROOK, LLC PROPERTY** 24 acres
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 15 single-family detached units
 Project Status: Final Subdivision Plan recorded, 2015.
 Project Contacts: Lonergan Homes, Inc.
 Mr. Ed Lonergan
 240-375-8221
 Collingbrook Development, LLC
 301-772-5078
- P-28 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. 89 units completed; four units under construction.
 Project Contact: PDC, Inc.
 Mr. Michael Carnock
 410-740-9863
 Caruso Homes
 Ms. Stephanie Boyle
 301-852-8250

P-29	<u>FAIRWOOD</u>	1,104 acres
	Zoning:	M-X-C (Mixed-Use-Community) 1,057 acres R-E (Residential-Estate) 47 acres
	Proposed Land Use:	Maximum of 1,799 dwelling units plus 36 additional estate lots (Roberts Estate), 100,000 square feet of retail, and 250,000 square feet of various non-residential uses (office, institutional and educational).
	Construction Completions:	117,000 square feet of retail space completed. Twelve of 14 condo buildings (total 213 dwelling units) in The Delight completed; 397 townhouse units completed, including The Sanctuary (87 units), The Choice (75 units), The Retreat (157 units) and The Bounty (78 units); All 848 single-family detached units west of Church Road completed as of 2016; 372 single family approved units east of Church Road include 123 completed units and 13 units under construction.
	Project Status:	Comprehensive Sketch Plan approved, 2002. Preliminary Subdivision Plans and Detailed Site Plans approved for each section.
	Project Contact:	Howard Hughes Development Gibbs & Haller Mr. Bob Jenkins Mr. Ed Gibbs 410-964-5443 301-306-0033 Woodlawn Development Group Mr. Christopher Rudy 703-649-5108 Ben Dyer Associates, Inc. Mr. Rick Groff 301-430-2000 <u>The Delight Condo Builder:</u> Goodier Builders 4518 Printers Court White Plains, MD 20695 <u>Single Family Builder:</u> Ryan Homes 301-262-4325
P-30	<u>LIDL GROCERY STORE</u>	4 acres
	Zoning:	C-S-C (Commercial Shopping Center)
	Proposed Land Use:	31,000 square foot grocery store
	Project Status:	Preliminary Subdivision Plan and Final Subdivision Plan approved by County Planning Board, and demolition permit application made to remove existing structures, 2016.
	Project Contact:	TLBT, LLC Mr. Patrick Waldron Meyers, Rodbell & Rosenbaum, P.A. Mr. Russ Warfel 301-699-5800 Bohler Engineering Mr. Nicholas Speach 301-809-4500
P-31	<u>CAR CARE CENTER</u>	0.5 acres
	Zoning:	C-M (Commercial Miscellaneous)
	Proposed Land Use:	Car care center
	Project Status:	Stormwater Management Concept Plan being prepared, 2016.
	Project Contact:	Santos, LLC Landesign Mr. Jeff Felker 301-249-8802

- P-32 SHOPPES AT HIGHBRIDGE*** 12 acres
 Zoning: L-A-C (Local Activity Center)
 Proposed Land Use: Specific Design Plan revision to existing restaurant (Texas Roadhouse Restaurant) for a building addition and interior renovation to construct: a new refrigerated 128 sq. ft. storage area; a 136 sq. ft. dedicated "Take Out" area; and, a 384 sq. ft./32-seat expanded seating area.
 Project Status: Specific Design Plan revision approved and building plans submitted for review, 2016.
 Project Contact: MLS Properties McLaren Engineering Group
 Ms. Kathy Coakley Mr. Pete Mellits
 410-771-1700 410-243-8787
- P-33 KNIGHTS OF ST. JOHN HALL** 1 acre
 Zoning: M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)
 Proposed Land Use: 1-story/1,036 sq. ft. addition to existing meeting hall
 Project Status: Detailed Site Plan and building permit approved, 2013. Project completed.
 Project Contact: Knights of St. John Landesign, Inc.
 Mr. William Jones Mr. Jeff Felker
 301-249-8802
- P-34 10TH STREET PARK AND BOWIE RAILROAD MUSEUM ADDITION** 3 acres
 Zoning: M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)—Railroad Museum
 Proposed Land Use: R-55 (One Family Detached Residential)—10th Street Park
 New City park and playground on 10th Street and educational building enhancements at Railroad Museum
 Project Status: Project under final design, including permit acquisition, 2016.
 Project Contact: City of Bowie Grace E. Fielder and Associates
 Department of Planning Ms. Grace Fielder
 and Economic Development 301-483-3171
 Mr. Joe Meinert
 301-809-3047
- P-35 MARANATHA ADVENTIST FELLOWSHIP** 7 acres
 Zoning: R-E (Residential Estate)
 Proposed Land Use: 21,600 square foot church building
 Project Status: Preliminary Plan of subdivision approved, 2014. Revised stormwater management concept plan approved and Final Stormwater Management Plan being prepared, 2015. No recent activity.
 Project Contact: Owner: Allegheny E Conf. Alpha Omega Systems, Inc
 Corp. Seventh Day Adventists Mr. Ken Burruss
 Uzooma Erundu, Pastor 240-447-2737
 410-686-5456
- P-36 TULIP GROVE ELEMENTARY SCHOOL RENOVATION** 10 acres
 Zoning: R-55 (One Family Detached Residential)
 Proposed Land Use: Renovation and new 23,208 square foot building addition to existing elementary school
 Project Status: Stormwater Management Plan and water and sewer utilities approved, 2016. The project is being re-bid for construction.
 Project Contact: County Public Schools Soltesz
 Mr. Will Smith Mr. Tim Davis
 410-685-5687 301-794-7555

BOWIE AREA TRANSPORTATION PROJECTS

H-1 Old Town Bowie Traffic Safety Improvements (SHA & City)

This future project consists of realignment of Chestnut Avenue, north of the bridge over Amtrak, to create a T-intersection at Chestnut/9th Street, a streetscape along 9th Street and a traffic calming circle at 9th Street/Maple Avenue. Sidewalk retrofit of 9th Street (MD 564) was completed in 2015.

H-2 The Bowie Heritage Trail (City)

Phase 1 of The Bowie Heritage Trail, which consists of a 10-foot wide hiker-biker trail between 12th Street and 10th Street, including a pedestrian underpass of the MD 564 bridge over Amtrak, achieved final design approval and has been advertised for construction, which is expected to begin in mid-2017. The Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision is expected to have final design approval in FY 2017 and will be constructed in Fiscal Year 2019.

H-3 The Bowie Heritage Trail/WB & A Spur Trail (M-NCPPC)

This trail is a northern extension of the City of Bowie's planned Heritage Trail. It will extend from the Bowie State/MARC train station eastward through Bowie State University to the PEPCO power lines. This section of trail will provide a way for pedestrians and bikers in Old Town Bowie to access the existing WB & A Trail and the new Horsepen Trailhead. When The Bowie Heritage Trail is constructed by the City of Bowie, a loop trail system will be created. The WB & A Spur trail, between the Horsepen Branch Trailhead and the PEPCO power lines, was completed in 2016. A related project to construct a bridge over the Patuxent River is a cooperative effort between the State of Maryland, Anne Arundel County, and Prince George's County. The Memorandum of Understanding for the design of the bridge is completed and signed, the project went out to bid, and the resulting proposals are under review. Anne Arundel County will be managing the design process for this project.

H-4 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. Preliminary design is currently underway. Traffic volume in 2016 was 29,750 average vehicles per day; projected traffic volume for the Year 2035 is 61,850 vehicles per day. Engineering is 90-95% complete and project is on hold. No right-of-way or construction funds are programmed in the State Consolidated Transportation Program (CTP).

H-5 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.

H-6 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". Traffic volume in 2016 was 33,000 vehicles per day; projected traffic volume for the Year 2035 is 40,700 vehicles per day. No right-of-way or construction funds are included in the State Consolidated Transportation Program. \$11 million approved for design and engineering was removed from the CTP in mid-2016 but was later restored.

H-7 Route 197 South Landscaping Plan (SHA)

This project involves installing landscaping in the median of MD 197, between US 50 and US 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.

H-8 MD Route 3 (SHA)

This project consists of a study to upgrade MD Route 3 from US Route 50 to MD Route 32 (8.89 miles) to address safety and capacity concerns. The project would improve safety and relieve traffic congestion in this heavily traveled corridor. In 2016, the average daily traffic range was 65,800 - 84,150 vehicles per day, and is projected to grow to 78,375 -124,800 vehicles per day in the Year 2035. The City, SHA, Crofton, Odenton and representatives of western Anne Arundel County (MD Route 3 Study Commission) concluded that there is a need to upgrade MD Route 3, including construction of interchanges at the two MD Route 3/450 intersections. Project planning is on hold, and no engineering or construction funds are included in the State Consolidated Transportation Program.

H-9 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. Traffic volumes in 2016 were: 69,175 vehicles per day (US 301) and 22,500 vehicles per day (MD 197); projected traffic volumes in 2035 are 122,000 vehicles per day (US 301) and 33,500 vehicles per day (MD 197). Project is on hold. Planning funding was programmed through FY 2016. Project Planning approval obtained in 2009 for "Alternative 2 With Roundabouts" option. No engineering, right-of-way or construction funds are included in the State CTP.

H-10 US Route 301 South Corridor Transportation Study (SHA)

This multi-modal corridor study continues to examine highway and transit improvements from south of La Plata to the US 301/US 50 interchange in Bowie. Planning is on hold.

H-11 US 301 Improvements (Prince George's County)

The project consists of the improvement of US 301 by providing a third through lane north and south bound between MD 214 and MD 725 (under construction) 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. \$24 million construction cost moved into Year 5 of the FY 2017 - 2022 CIP. Developer funded improvements between Leeland Road and Trade Zone Avenue were completed in 2016.

H-12 Church Road (County)

This project provides geometric and safety improvements to Church Road between Woodmore Road and MD 214 (Central Avenue). Improvements will include intersection improvements, some local realignment of the roadway, and the addition of shoulders and roadside drainage where necessary. Developer-funded improvements of the portion between US 50 and Fairwood Parkway were completed in 2006, and developers completed the segment between Woodmore North and Dixon Crossing, from MD 450 to Loganville Street in 2012. Prince George's County completed a major intersection reconstruction at Woodmore Road/Mount Oak Road in 2011. The Church Road Task Force final report was presented to the City and County, 2005. This improvement is needed to enhance safety along the roadway. All funding remains in the Beyond 6 Years category in the FY 2017 - 2022 CIP.

H-13 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 new South Bowie Library. SHA is preparing final engineering plans and has agreed to cost-share a segment of sidewalk retrofit between the CSX railroad track and Hall Station Drive, with the City paying 25%. The Maryland-National Capital Park and Planning Commission is working with SHA to engineer a pedestrian project to cross the Collington Branch, connecting Pointer Ridge Drive with the crossing of the CSX railroad tracks. The M-NCPPC project cost of \$400K remains in County CIP.

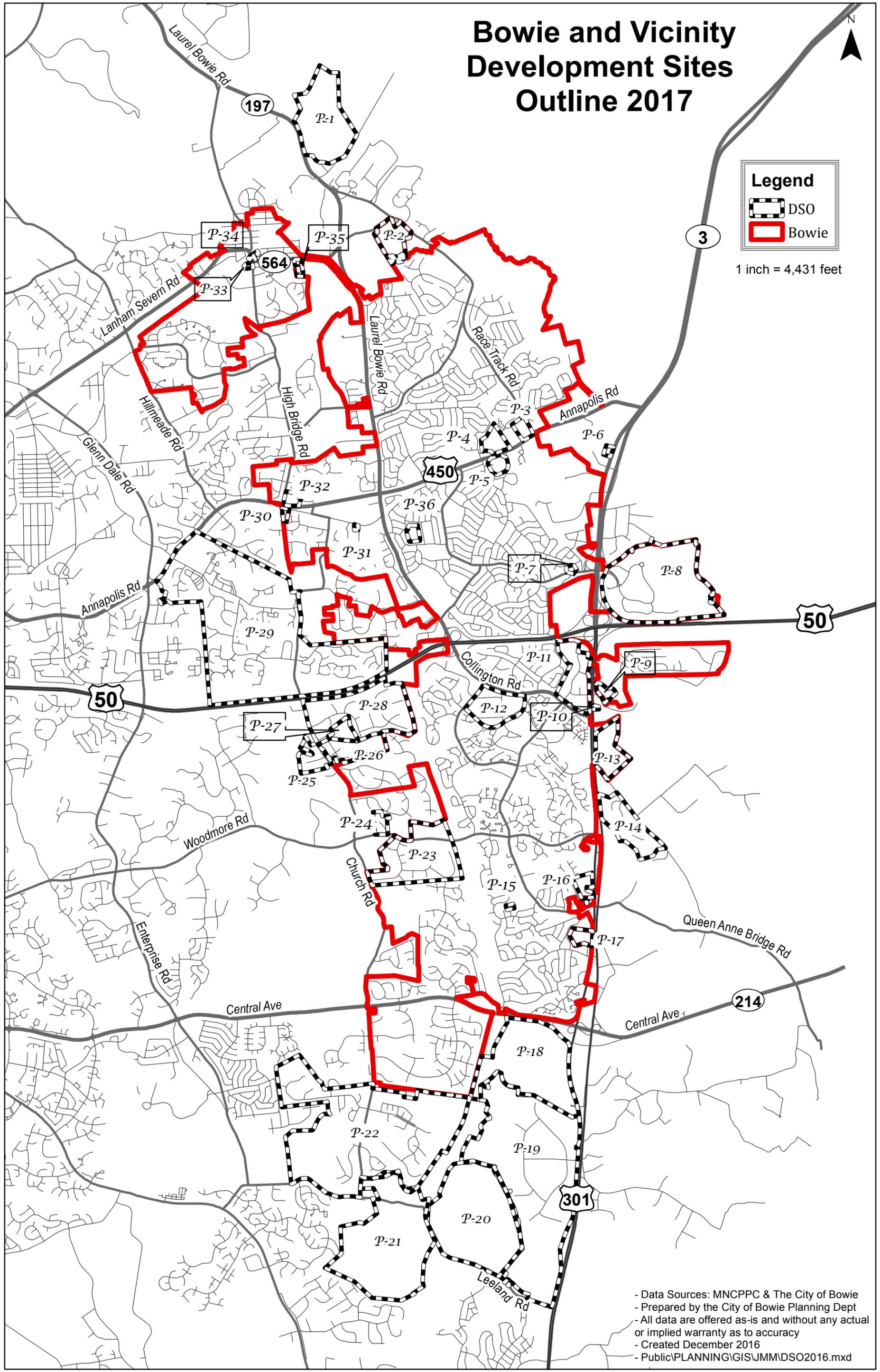
Bowie and Vicinity Development Sites Outline 2017



Legend

-  DSO
-  Bowie

1 inch = 4,431 feet



- 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 2016
- Public\PLANNING\GIS\JMM\DSO2016.mxd

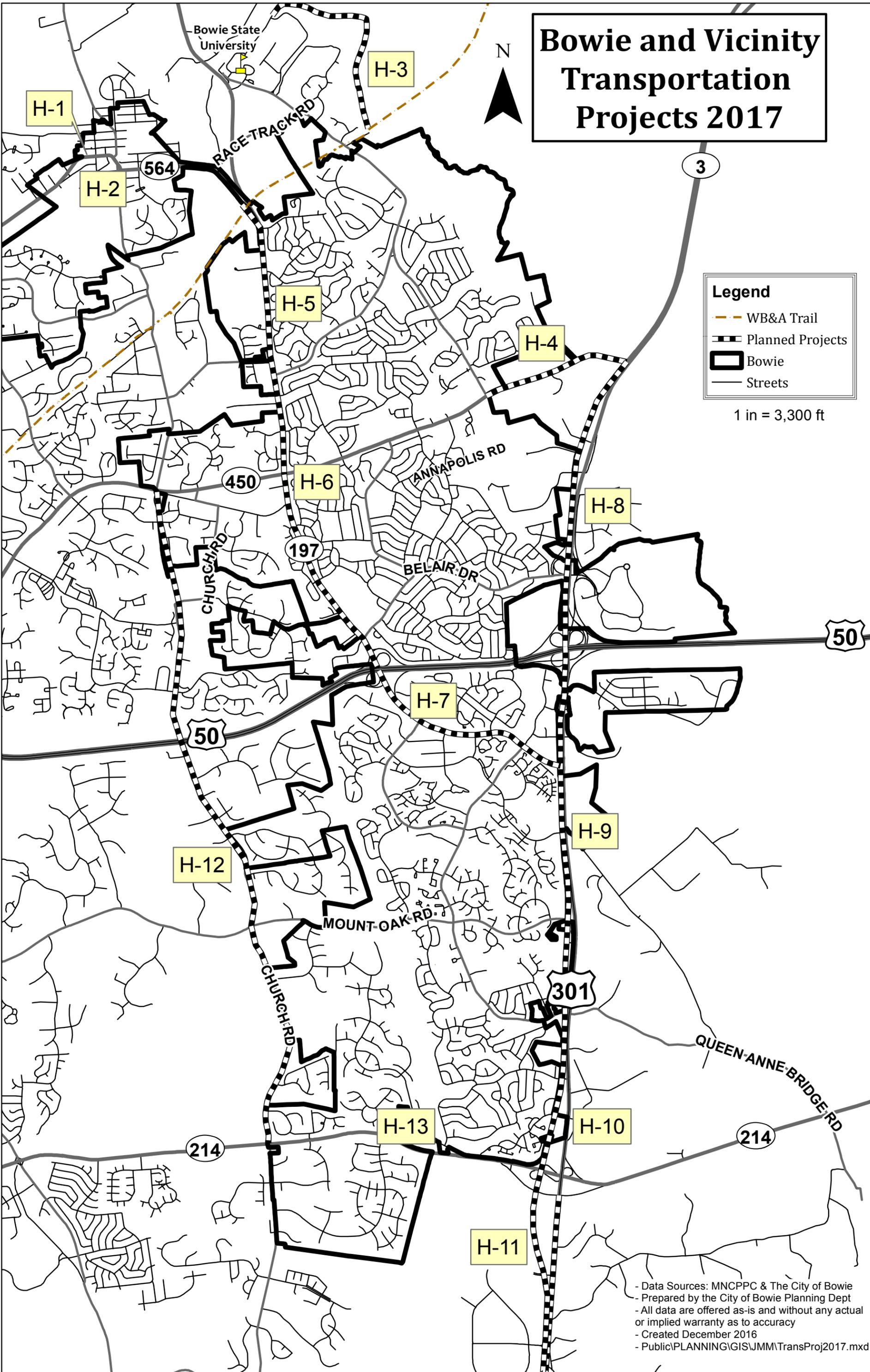
Bowie and Vicinity Transportation Projects 2017



Legend

- WB&A Trail
- Planned Projects
- Bowie
- Streets

1 in = 3,300 ft



- Data Sources: MNCPPC & The City of Bowie
 - Prepared by the City of Bowie Planning Dept
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 - Public\PLANNING\GIS\JMM\TransProj2017.mxd