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

P-1 BOWIE STATE UNIVERSITY DORMITORY/RETAIL SPACE
Zoning: O-S (Open Space)
Proposed Land Use: A 169,188 gross square foot, 500 bed dormitory building with a first-floor commercial component to house an entrepreneurship and incubation center
Project Status: Project completed.
Project Contact: Mr. Michael Harris
Bowie State University
301-860-4191

P-2 BOWIE MARKETPLACE
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: 131,558 square foot retail shopping center
Project Status: Retail project completed. Detailed Site Plan for a multi-family building containing 225 residential rental units approved by District Council, 2017.
Project Contacts: Berman Enterprises Gingles, LLC
Mr. Brian Berman Mr. Andre Gingles
301-816-1555 301-572-5009

P-3 WHITEMARSH PARK MASTER PLAN IMPROVEMENTS
Zoning: R-O-S (Reserved Open Space)
Proposed Land Use: Capital improvements within the park, involving a five phase implementation plan, including: (1) extension of the City sanitary sewer to park facilities; (2) construction of a pedestrian plaza, playground and a new restroom/concessions building; (3) parking improvements and modifications to playing fields; (4) additional parking and pedestrian circulation improvements in the main parking lot; and (5) access road improvements and additional parking to support the Bowie Playhouse.
Project Contacts: City Department of Public Works A. Morton Thomas
Mr. Sampath Pasupoori Mr. Aaron Smith
301-809-2344 301-881-2545

P-4 MELFORD (FORMERLY MARYLAND SCIENCE AND TECHNOLOGY CENTER)
Zoning: M-X-T (Mixed Use, Transportation Oriented)
Proposed Land Use: Employment Center and Mixed-Use Community

Melford Employment Center site plans approved for:
- 699,520 square feet of office space;
- 532,260 square feet of flex space;
- 24,375 square feet of retail 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: 440,040 square feet of office space, 430,800 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. Building permit issued for 8,167 retail building, 2021. Retail building under construction and grading/site work for rehabilitation facility underway.

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:
- 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

Detailed Site Plan for revisions to Retail Village West approved by City and Detailed Site Plan for Mid-Atlantic townhome architecture submitted, 2021.

Completed: 116,081 square foot assisted living facility. Grading and site work, as well as roadway and utility construction for Lake Melford Boulevard and Retail Village East, underway.

-2-
**P-5  BOWIE GATEWAY CENTER**  
102 acres

Zoning:  
C-M (Commercial Miscellaneous)

Proposed Land Use:  
Up to 1 million square feet of mixed commercial uses

Project Status:  
858,735 square feet of office and commercial completed.

Project Contacts:  
CB Richard Ellis  
Ms. Valerie Dow  
202-585-5732

McNamee, Hosea  
Mr. Dan Lynch  
301-441-2420

Bohler Engineering  
Mr. Chris Rizzi  
301-809-4500

**P-6  BOWIE TOWN CENTER**  
274 acres

Zoning:  
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.  
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.

Project Contacts:  
Bowie Town Center  
Washington Prime Group  
Ms. Natasha Scott, General Manager  
301-860-1818 ext. 2023  
The Shoppes at Bowie Town Center  
United Properties Corp.  
Mr. Denis Rodger  
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-7  **COLLINGTON PLAZA**
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: 2,417 sq. ft. square foot fast-food restaurant
Project Status: 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.
Project Contacts: CMS Associates, LLC
Geoffrey L. Ciniero, P.E.
410-988-2436

13 acres

P-8  **MILL BRANCH CROSSING**
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: Mixed commercial. Site development proposed in two (2) phases. Phase I will include: 91,000 square feet of office; 405,000 square feet of retail; and a 150-room hotel. Phase II includes 181,500 square feet of retail use.
Project 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

74 acres

P-9  **MITCHELLEVILLE MANOR**
Zoning: R-R (Rural Residential)
Proposed Land Use: Three single-family detached units
Project Contacts: Owner: BH Hawk Holdings, LLC
September Development
202-888-3647
Applied Civil Engineering, Inc.
Mr. Ziyad Shalabi 301-459-5932

1.3 acres

P-10  **AMBER RIDGE**
Zoning: M-X-T (Mixed Use Transportation-Oriented)
Proposed Land Use: 195 residential townhouse units and up to 20,000 square feet of retail commercial space
Project Status: Final subdivision plan approved by County Planning Board, and a Detailed Site Plan for 195 townhouses approved by District Council, 2020. 21 units under construction.
Project Contacts: (Commercial Portion)
The Rappaport Companies
Mr. Gary Rappaport 571-382-1290
(Residential Portion)
Ryan Homes
240-345-0990
Caruso Homes
301-517-7314
Rogers Consulting
Mr. Philip R. Hughes, III, P.E.
301-948-4700

P-11  WINFIELD KELLY PROPERTY

Zoning: C-M (Commercial Miscellaneous)
Proposed Land Use: 10,050 square foot building for multi-tenant, commercial/retail/service uses
Project Status: Building permit within a planned right-of-way approved by District Council, 2021.
Mr. Russell Shipley  Mr. Paul Woodburn
301-925-1800  301-430-2000

P-12  SOUTH LAKE (FORMERLY KARINGTON)*

Zoning: E-I-A (Employment and Institutional Area)
Proposed Land Use: 380,000 square feet of retail use, 220,000 square feet of office use, two hotels and 1,360 dwelling units, including 325 multi-family apartment units, 126 multi-family condominium (two-over-two) units, 567 townhouse units and 342 single-family detached units
Mr. Kevin Kennedy  Mr. Paul Woodburn
301-918-2946  301-430-2000
South Lake Partners, LLC  Rodgers Consulting
Mr. Scott Rauk  Mr. Nat Ballard
410-356-9900, ext. 252  301-948-4700
NV Homes
Mr. Chuck Hart
301-788-7262
Ryan Homes
Mr. Justin Valdez
Mid-Atlantic Builders
Mr. Kevin Flemming
301-231-9104
P-13 **COLLINGTON CENTER/FOREIGN TRADE ZONE**

- **Zoning:** E-I-A (Employment and Institutional Area)
- **Proposed Land Use:** Offices, research laboratories, specialty manufacturing, retail and wholesalers
- **Project Status:** Central Area- (Collington Center): Revision to CDP for up to 6.5 million square feet of office/light industrial uses on 708 acres approved, 1990. Approximately 3,995,778 square feet completed. Up to 87,400 square feet of flex space and 23,000 square feet of office/retail space being marketed in Block F. Specific Design Plan revision for a 130,143 square foot self-storage facility on 3.9 acres at Queens Court/US 301 approved, 2019. Specific Design Plan for 102,455 square feet of office/warehouse space at 801 Prince George's Boulevard approved, 2021. Developer preparing Preliminary Subdivision Plan for office development on National Association of Home Builders site, and a 114,837 square foot consolidated storage building under construction.

Liberty Sports Park (https://libertysportspark.com) - A planned, multi-field sports complex including at least ten fields for lacrosse, football, soccer, field hockey and rugby on 74 acres. Site grading underway.

South Area- 1.98 million square feet on 168 acres for manufacturing, warehousing and distribution facilities completed. Specific Design Plan for development of 499,230 square feet of additions to two existing warehouse buildings approved by Planning Board, 2021.

- **Project Contacts:**
  - National Association of Home Builders Site
    - Mr. Larry Taub
    - 301-572-3274
  - MRP Industrial, LLC
    - Mr. Reid Townsend
    - 410-685-0000
  - Green Branch Management Group Corp. (Liberty Sports Park)
    - Mr. Scott Morrison
    - 443-794-7004
  - Ben Dyer Associates, Inc.
    - Mr. Paul Woodburn
    - 301-430-2000
  - 801 Prince George's Boulevard
    - CBRE
    - Mr. Michael Elardo
    - 410-244-7100
  - Self Storage Plus
    - c/o ArcLand
    - www.Arc.Land
  - Target Warehouse Expansion
    - Mr. Matthew Tedesco
    - 301-441-2420

P-14 **NATIONAL CAPITAL BUSINESS PARK (formerly WILLOWBROOK)**

- **Zoning:** R-S (Residential Suburban)
  - I-1 (Light Industrial)
- **Proposed Land Use:** Three million square feet of light industrial uses including facilities for “last mile” users, warehouse space and flex space.
- **Project Status:** Zoning Text Amendment approved, 2020. Revision to Comprehensive Design Plan approved by District Council, 2021. Revision to Specific Design Plan for infrastructure and signage submitted and Comprehensive
Design Plan amendment to increase employment uses from 3.5 million square feet to 5.5 million square feet being prepared.

**P-15 LOCUST HILL**

**Zoning:** R-L (Residential Low Density)

**Proposed Land Use:** Up to 706 dwelling units, including up to 459 single-family detached units and 247 townhouse units/carriage homes

**Project Status:** Rezoning to the R-L (Residential Low Density) Comprehensive Design Zone via the approval of original basic plan, A-9975-C, October 31, 2006. Comprehensive Design Plan approved, 2007. Preliminary Subdivision Plan approved for 554 lots and 24 parcels for the development of 438 single family detached units and 116 townhouse units, 2007. Basic Plan Amendment for 706 total dwelling units, resulting in an increase of 125 units from the original basic plan, approved by District Council, 2019. Specific Design Plan for Phase 1 infrastructure for 285 single-family detached and 53 single-family attached residential lots approved, 2020. An umbrella architecture Specific Design Plan has been filed for the project (SDP-2101) and a CDP amendment is being prepared to reflect the additional density granted by the Basic Plan amendment.

**Project Contacts:**
- WBLH, LLC/Toll Brothers, Inc.
  - Mr. Jeff Driscoll
  - 410-381-3263
- Bohler Engineering
  - Mr. Chris Rizzi
  - 301-809-4500
- Shipley & Horne, PA
  - Mr. Robert Antonetti
  - 301-925-1800

**P-16 OAK CREEK CLUB**

**Zoning:** L-A-C (Local Activity Center), R-L (Residential Low Development)

**Proposed Land Use:** 1,198 dwelling units, up to 40,000 square feet within a retail/office center (including 26,000 square feet of retail use), church and day care facility, and 18-hole golf course

**Project Status:** Golf course and residential portion completed.

**Project Contacts:**
- Carrollton Enterprises
  - Mr. Ian Kelly
  - 301-572-7800
- Gingles, LLC
  - Mr. Andre Gingles
  - 301-572-5009

**P-17 THE REDEEMED CHRISTIAN CHURCH OF GOD/VICTORY TEMPLE**

**Zoning:** R-E (Residential Estate)

**Proposed Land Use:** Church

**Project Status:** Water and Sewer Plan category change denied by Prince George's County Council, 2019. Federal District Court determined that Prince George’s County violated Religious Land Use Act, 2020. Upon appeal, 4th Circuit Court upheld District Court and issued an injunction requiring the County Council to grant the Water and Sewer Plan category change.

**Project Contacts:**
- The Redeemed Christian Church of God/Victory Temple
  - Pastor Bayo Adeyokunnu
P-18  **KING'S ISLE ESTATES**  
Zoning: R-A (Residential Agricultural)  
Proposed Land Use: 20 single-family detached units  
Project Status: Final subdivision plan recorded, 2001. 19 units completed, one under construction.  
Project Contact: Triangle Homes  
240-929-6093

P-19  **FREEWAY AIRPORT REDEVELOPMENT**  
Zoning: R-A (Residential Agricultural)  
Proposed Land Use: 93 single-family detached units and 416 townhouse units  
Project Status: Zoning Text Amendment to permit higher density residential development and Water and Sewer Plan amendment for 44 large lot single-family detached homes approved by Prince George’s County Council, 2019. Preliminary Plan of subdivision approved by County Planning Board, 2020. Detailed Site Plan for infrastructure approved by District Council, 2021. Residents’ appeal of County Council’s approval of zoning text amendment is scheduled for oral argument in the Court of Special Appeals on January 5, 2022.  
Project Contacts: St. John Properties, Inc.  
Mr. Andrew Roud  
410-788-0100  
Shipley & Horne, P.A.  
Mr. Robert Antonetti  
301-925-1800  
Dewberry Engineers, Inc.  
Ms. Rachel Leitzinger  
301-731-5551

P-20  **COLLINGBROOK ESTATES (formerly PDC/RODENHAUSER PROPERTY)**  
Zoning: R-E (Residential Estate)  
Proposed Land Use: 60 single-family detached units  
Project Status: Final Subdivision Plan recorded, 2013. Project completed.  
Project Contacts: Caruso Homes, Inc.  
Mr. Ed Levendusky  
301-261-0277

P-21  **LONERGAN/PDC COLLINGBROOK, LLC PROPERTY**  
Zoning: R-E (Residential Estate)  
Proposed Land Use: 15 single-family detached units  
Project Contacts: Caruso Homes, Inc.  
Mr. Ed Levendusky  
301-261-0277
P-22 **FAIRVIEW MANOR (FORMERLY COLLINGBROOK)**

- **Zoning:** R-E (Residential Estate)
- **Proposed Land Use:** 211 single-family detached dwelling units
- **Project Status:** Final Subdivision Plan approved 2003 and 2013. 125 units completed, one under construction.
- **Project Contacts:** Caruso Homes, Inc.
  - Mr. Ed Levendusky
  - 301-261-0277
  - Ms. Stephanie Boyle-Gauvreau (sales model home)
  - 301-262-2673

P-23 **FAIRWOOD**

- **Zoning:** M-X-C (Mixed-Use-Community) R-E (Residential-Estate)
- **Proposed Land Use:** Maximum of 1,799 dwelling units plus 36 additional estate lots (Roberts Estate), 100,000 square feet of retail, and 250,000 square feet of various non-residential uses (office, institutional and educational)
- **Project Status:** 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 1,220 single-family detached units, all 20 townhouse units in The Delight and a 45,000 square foot medical office building completed as of 2021.
- **Project Contacts:** Howard Hughes Development
  - 410-964-4800
  - Mr. Ed Gibbs
  - Ben Dyer Associates, Inc.
  - 301-306-0033
  - Mr. Paul Woodburn
  - 301-430-2000

P-24 **COLLINGTON PARK FLEX BUILDING (FORMERLY COLLINS NURSERY)**

- **Zoning:** C-M (Commercial Miscellaneous)
- **Proposed Land Use:** 22,278 square foot flex building
- **Project Status:** Building permit issued, 2021. Under construction.
- **Project Contacts:** Santos, LLC
  - Mr. Alan Santos
  - 301-464-5555
  - Ben Dyer Associates, Inc.
  - 301-430-2000

P-25 **RIDGES AT OLD CHAPEL**

- **Zoning:** R-R (Rural Residential)
- **Proposed Land Use:** 16 single-family detached units
- **Project Status:** Conservation Sketch Plan certified, 2020. Preliminary Plan of subdivision reviewed by County Planning Board and continued to February 10, 2022.
- **Project Contacts:** Maryland Fine Homes, LLC
  - Elite Engineering, LLC.
  - Mr. Asko Miljkovic
  - 240-206-8044

P-26 **SOLEIL AT BOWIE (formerly PHEASANT RIDGE)**

- **Zoning:** R-R (Rural Residential)
- **Proposed Land Use:** 19 single-family detached units
- **Project Status:** Final Subdivision Plan approved, 2006. Sales phase; three lots sold.
HAYDEN PROPERTY/RAY'S TOWING
2.4 acres
Zoning: R-R (Rural Residential)
Proposed Land Use: Four single-family detached units
Project Contacts: Ms. Linda Hayden O'Connell and Lawrence, Inc.
Mr. Doug Tilley, P.E.
301-924-4570

HUNTINGTON, BLOCK 26 (DANNER LOTS)
1 acre
Zoning: R-55 (One-Family Detached Residential)
Proposed Land Use: Six single-family detached units
Project Contacts: Hunt Valley Developers, LLC Capitol Development Design, Inc.
Mr. Dennis Danner Mr. Milton Perez
410-423-4272 301-937-3501

BOWIE HERITAGE TRAIL
3 acres
Zoning: M-U-I (Mixed Use Infill) with DDOZ (Development District Overlay Zone)—Railroad Museum R-55 (One Family Detached Residential)—10th Street Park
Proposed Land Use: 900 linear feet of hiker-biker trail, a new City park and playground on 10th Street and educational building enhancements at Railroad Museum
Project Status: Phase 1 trail (900') completed, 2018. Construction of new 10th Street Heritage Park, which includes a trail extension from 10th Street to 9th Street completed, 2021.
Project Contact: City of Bowie Public Works
Ms. Sally Hein, Community Services Director
301-809-3011

PECAN RIDGE
42 acres
Zoning: R-R (Rural Residential)
Proposed Land Use: 80 single-family detached units
Project Status: Conservation Sketch Plan certified by Planning Director, Preliminary Plan of subdivision approved by County Planning Board, and stormwater plans and entrance design approved, 2020. Developer preparing record plats.
Project Contacts: Caruso Homes, Inc. Gibbs and Haller
Mr. Ed Levendusky Mr. Edward Gibbs
301-261-0277 301-306-0033

ROCKLEDGE NEIGHBORHOOD STREAM RESTORATION
5 acres
Zoning: R-R (Rural Residential)
Proposed Land Use: Stream restoration project along Saddlebrook Branch, which originates in the Rockledge neighborhood (near Rockledge Drive and Rambling Lane). The project will include tree removal, stabilization of the stream banks
Project Status: Project completed.
Project Contact: City Department of Public Works
Mr. Pat Rush
240-544-5689

P-32 **EZ STORAGE BOWIE EXPANSION**

4 acres

Zoning: I-1 (Light Industrial)
Proposed Land Use: Three-story, 48,708 square foot storage building expansion

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. There is currently no funding for creation of an educational plaza at the Railroad Museum (also part of Phase 2). The Jericho Park segment (ultimately 1,415 linear feet) connecting Jericho Park to the Adnell subdivision is under construction.

**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 needs structural replacement. Design will be substantially complete in FY 2022. Construction funding of $2.0M appears each year in Year 1 and Year 2 of County CIP. Cost estimate increased from $2.0M to $4.6M. Estimated completion date moved back from FY 2022 to FY 2024.

**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 2027. A related project to construct a bridge over the Patuxent River is a cooperative effort between the State of Maryland, Anne Arundel County, and Prince George’s County. The bridge is 100% designed and is expected to go to construction in early 2022.

**T-4 MD Route 197 North Landscaping/Streetscape (SHA)**

This project involves creation of a concept plan for the corridor, from relocated Route 450 to Rustic Hill Drive. A task force consisting of local residents and business owners met regularly during 2000 and developed a proposal to convert the continuous center turn lane to a landscaped median and to install other streetscape improvements to enhance the safety and appearance of the corridor. City Council approved a concept plan and recommended the proposal to SHA, 2002. Funding for preliminary engineering placed on indefinite hold due to State budgetary constraints.

**T-5 Race Track Road Reconstruction (County)**

This major project involves roadway reconstruction and the design of pedestrian improvements on Race Track Road, from Clearfield Drive to Marquette Lane, to upgrade safety and operations. The primary objectives include increasing safety for all roadway users, enhancing accessibility, providing continuous pedestrian facilities, and maintaining infrastructure in a state of good repair. Proposed improvements
include: relocation of the current Yorktown Elementary School driveway entrance; installation of a new traffic signal at the relocated school driveway entrance to operate in tandem with Grace Baptist Church and Church of the Redeemer driveways; installation of pedestrian activated signals at the new crosswalks; construction of a hiker-biker sidewalk on the northbound side of Race Track Road that extends along the length of the project and installation of a continuous sidewalk on the southbound side; reconfiguring and resurfacing of the Yorktown Elementary School’s parking lot; upgrading the traffic signal at the intersection of Race Track Road, Marquette Lane, and Idlewild Drive; upgrading existing street lighting to include LED lighting fixtures; stormwater management (SWM) environmental site design practice installation; complete roadway resurfacing, and select full depth pavement patching; new high visibility signage; roadway drainage improvements and pavement underdrain; and landscaping. Advertisement date and construction completion date delayed due to availability of bond funding. Completion anticipated in FY 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 2021 was 25,900 average vehicles per day; projected traffic volume for the Year 2041 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 2021, the average daily traffic was 35,800 vehicles per day, and it is projected to be 42,500 in the Year 2041. Design funding was deferred in 2021 due to reduced revenues from COVID-19 pandemic but $2.5 million was restored in 2021 to complete 30% design.

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 2021, the average daily traffic range was 70,100 - 89,200 vehicles per day, and it is projected to grow to 86,100 - 133,500 vehicles per day in the Year 2041. 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.

**T-11 Governors Bridge Reconstruction (County)**

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

**T-12 US Route 301 Improvements, including US Route 301/MD Route 197 Interchange (SHA)**

This project consists of the planning and preliminary design of a new interchange and a continuous, fully integrated frontage road system. This project is necessary for the continued safe and efficient movement of traffic into, out of, and through the City. A focus group concluded its review of design alternatives, and SHA conducted a public hearing on the selected alternates in 2002. Project Planning approval obtained in 2009 for "Alternative 2 With Roundabouts" option. Bicycles and pedestrians will be accommodated where appropriate. Improvements are needed to accommodate the existing and projected high volumes of traffic generated by continuing growth along the US 301 corridor and to address existing safety problems. Traffic volume in 2020 was 67,800 average vehicles per day on US 301/20,200 on MD 197; projected traffic volume for the Year 2040 is 74,500 vehicles per day on US 301/24,900 on MD 197. Project is on hold.

**T-13 US Route 301 South Corridor Transportation Study (SHA)**

This is a multi-modal corridor study to consider highway/transit improvements from the Potomac River to the US Routes 301/50 interchange in Bowie (50.3 miles). This study will address transportation needs and consider related environmental and growth management issues. Average daily traffic volumes in Prince George's County range from 104,000 vehicles per day in 2021 to 127,400 vehicles per day in 2041. 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 in each year of the 6-year CIP (beginning with FY 2022) and is dependent upon the availability of development funding (i.e., developer contributions collected as are 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 reconstructed 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 2023.

T-17  **Church Road (County)**

The County CIP project provides geometric and safety improvements to Church Road between Woodmore Road and MD Route 214 (Central Avenue). Improvements will include intersection improvements, some local realignment of the roadway, and the addition of shoulders and roadside drainage where necessary. This improvement is needed to enhance safety along the roadway. Developer-funded improvements of the portion between US Route 50 and Fairwood Parkway were completed in 2006; a traffic signal was installed at Fairview Vista Drive in 2020. Developers completed the segment between Woodmore North and Dixon Crossing, from MD Route 450 to Loganville Street in 2012. Prince George’s County completed a major intersection reconstruction at Woodmore Road/Mount Oak Road in 2011. The developer of Oak Creek Club is currently constructing road widening improvements along the project’s frontage. The Church Road Task Force final report was presented to the City and County, 2005. Cost increase from $9.7M to $10M in current County CIP, with $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 Transportation Projects 2022

1 inch = 4,000 feet

Legend
- Planned Transportation Projects
- WB&A Trail

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
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