



# Observation Drive Extended (P501507)

Category	Transportation	Date Last Modified	03/12/26
SubCategory	Roads	Administering Agency	Transportation
Planning Area	Clarksburg and Vicinity	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	34,387	978	1,009	25,400	-	4,500	4,900	5,000	3,600	7,400	7,000
Land	2,105	5	-	2,100	-	-	-	-	-	2,100	-
Construction	150,000	-	-	-	-	-	-	-	-	-	150,000
<b>TOTAL EXPENDITURES</b>	<b>186,492</b>	<b>983</b>	<b>1,009</b>	<b>27,500</b>	<b>-</b>	<b>4,500</b>	<b>4,900</b>	<b>5,000</b>	<b>3,600</b>	<b>9,500</b>	<b>157,000</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
G.O. Bonds	1,010	1	1,009	-	-	-	-	-	-	-	-
GROWTH District	184,500	-	-	27,500	-	4,500	4,900	5,000	3,600	9,500	157,000
Impact Tax	982	982	-	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>186,492</b>	<b>983</b>	<b>1,009</b>	<b>27,500</b>	<b>-</b>	<b>4,500</b>	<b>4,900</b>	<b>5,000</b>	<b>3,600</b>	<b>9,500</b>	<b>157,000</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Approp. Request	(2,797)	Year First Appropriation	FY16
Appropriation FY 28 Approp. Request	4,500	Last FY's Cost Estimate	103,467
Cumulative Appropriation	4,789		
Expenditure / Encumbrances	1,111		
Unencumbered Balance	3,678		

## PROJECT DESCRIPTION

The project provides for the design and construction of new roadways within a minimum 105-foot right-of-way. The work includes a four-lane divided roadway (two lanes in each direction) starting at existing Observation Drive near Waters Discovery Lane and continuing north beyond West Old Baltimore Road to the point where it meets the planned extension of Little Seneca Parkway, along with a new bridge approximately 550 feet in length to be constructed near Waters Discovery Lane, and a 16-foot breezeway on the east side to provide Greenway connectivity, within a minimum 105-foot right-of-way. The work also includes the westward extension of two lanes of Little Seneca Parkway to the planned Observation Drive, along with a separated bikeway on both sides, within a minimum 80-foot right-of-way. Between Little Seneca Parkway and Gateway Center Drive, the scope includes a four-lane roadway, along with an eight-foot wide shared-use path on the west side, and a five-foot wide sidewalk on the east side, within a minimum 105-foot right-of-way. A traffic signal will be provided at the West Old Baltimore Road intersection. It should be noted that the project scope was based on the approved master-planned sections and alignment. The proposed typical section and limits are subject to

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revision based on adoption of a new Master Plan. The updated scope may include dedicated transit lanes on Observation Drive, pending study of the feasibility of operating transit service on the new Observation Drive alignment, as per the recommendations of the 2025 draft Clarksburg Gateway Sector Plan.

## LOCATION

Clarksburg and Germantown

## ESTIMATED SCHEDULE

Pending issuance and adoption of the new Master Plan, design will be completed in FY32. Property acquisition will begin in FY32 and construction will start in FY33.

## COST CHANGE

Cost change reflects an updated estimate and the change from a phased approach into a consolidated, non-phased project.

## PROJECT JUSTIFICATION

This project is needed to provide a north-south corridor that links existing Observation Drive to Stringtown Road, providing multi-modal access to a rapidly developing residential and business area between the I-270 and MD 355 corridors. The project improves mobility and safety for local travel and pedestrian, bicycle and vehicular access to residential, employment, commercial and recreational areas.

## OTHER

The cost estimate is based on concept design only. A more accurate cost estimate will be prepared upon determination of the alignment and completion of final design.

It is anticipated that the alignment for Observation Drive Extended will be updated in the Clarksburg Gateway Sector Plan. Funding needs and the implementation plan for the project will be revisited when the new alignment is finalized. Utility companies have not provided relocation estimates at this time and costs will be revised as necessary once impacts are known.

## FISCAL NOTE

FY24 funding switch of \$636,000 from GO Bonds to Impact Taxes to reflect prior year actuals. FY25 funding switch of \$375,000 from GO Bonds to Impact Taxes to reflect prior year actuals. Funding switch of \$29,000 from Impact Taxes to GO Bonds to fund FY25 expenditures.

Funding for this project includes Growing Opportunity, Workforce, Transportation, and Housing (GROWTH) District revenues established to fund new transportation infrastructure improvements in the County, and from related special obligation bond issues. Debt service on the special obligation bond issues will be paid solely from GROWTH District revenues.

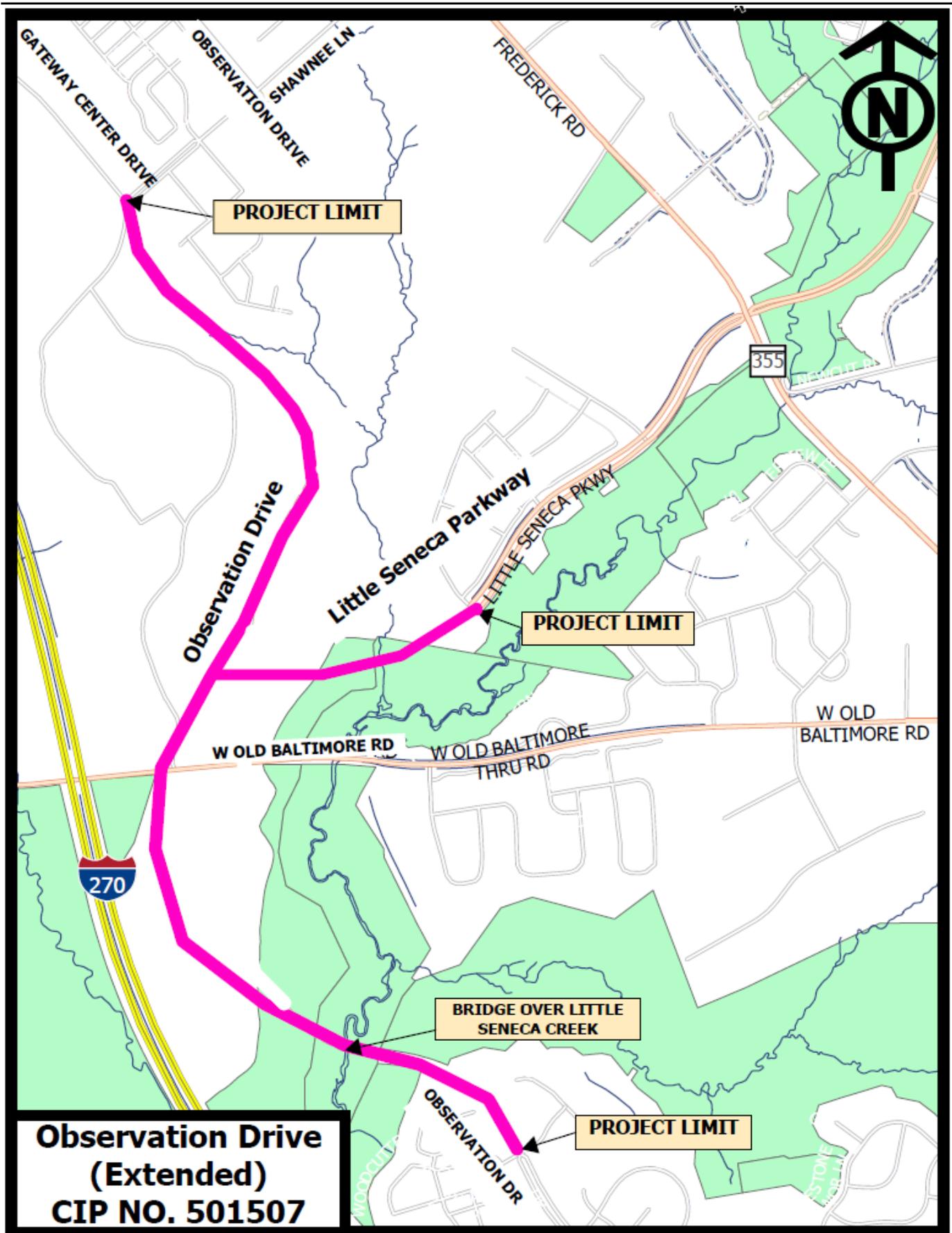
## DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

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## COORDINATION

WSSC Water, Maryland-National Capital Park and Planning Commission, Verizon, Pepco, Washington Gas, Department of Permitting Services, Department of Environmental Protection. Special Capital Projects Legislation will be proposed by the County Executive.



**Observation Drive  
(Extended)  
CIP NO. 501507**