

The Bostwick Technical Assistance Panel

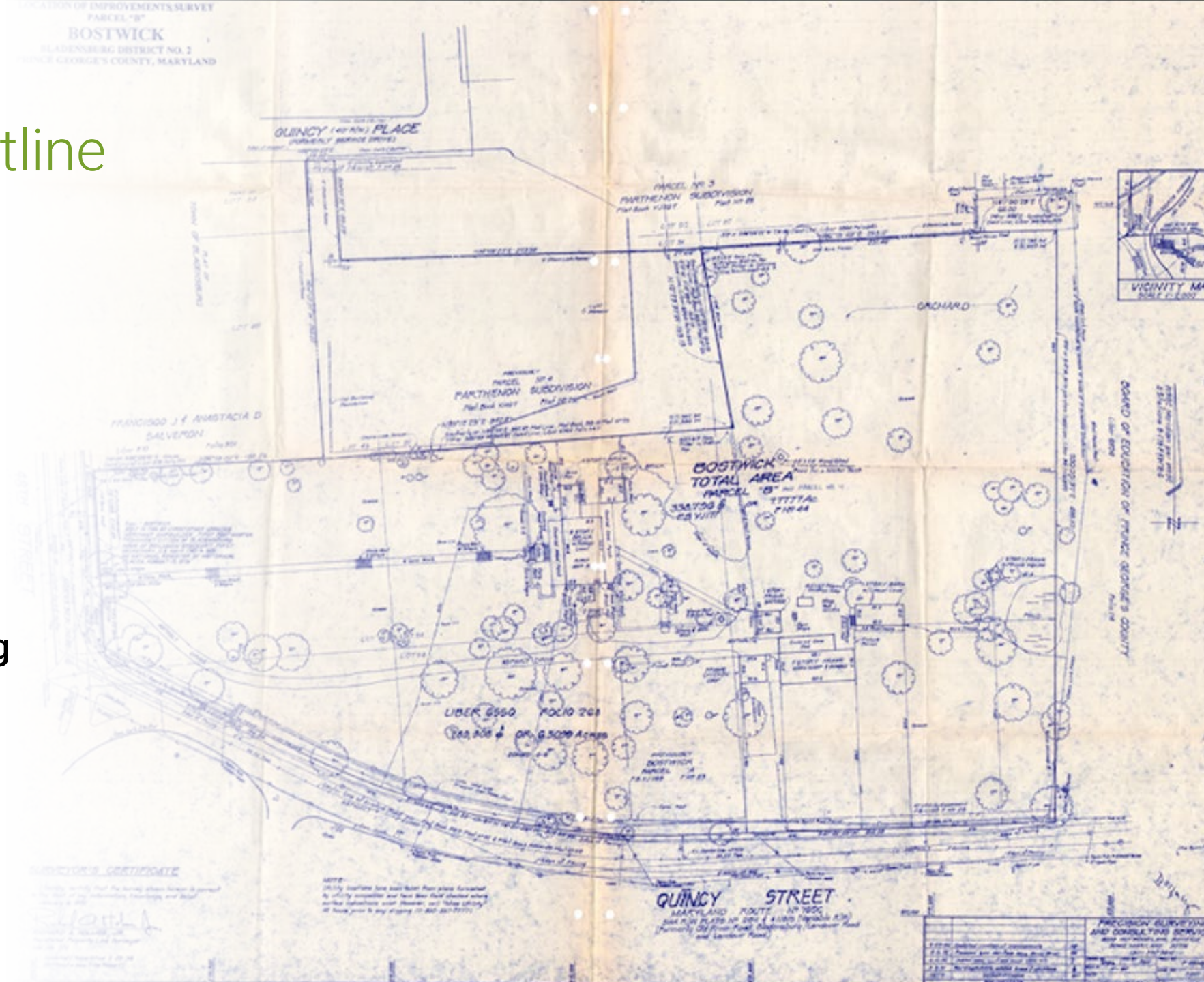
Presentation of Recommendations

THURSDAY, APRIL 18, 2024



Presentation Outline

- TAP Process
- Meet the Panel
- The Assignment
- Stakeholder Input
- Vision
- Strategic Approach
- Recommended Phasing
- Economic Tools
- Q&A



What is a TAP?

The Technical Assistance Panel (TAP) offers technical analysis to communities and organizations facing land-use challenges.

ULI members volunteer their time to provide unbiased, expert advice and specific recommendations for improvement. Local industry leaders draft a plan to revive, rethink, and restore communities to ultimately enact change and improve the lives of people in the DC region

Day One

- Meetings with sponsor representatives
- Interviews with stakeholders and community representatives

Day Two

- Work session to develop recommendations
- Presentation to sponsor and stakeholders

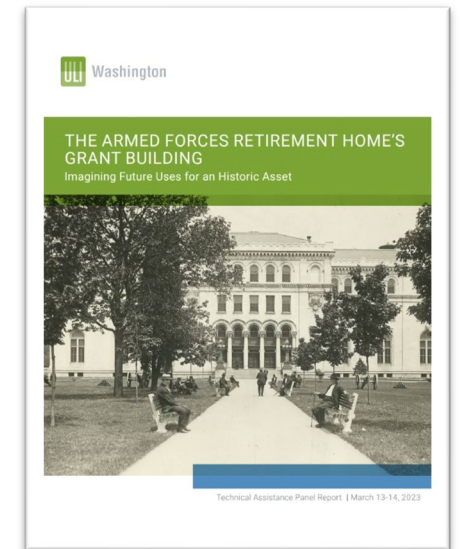
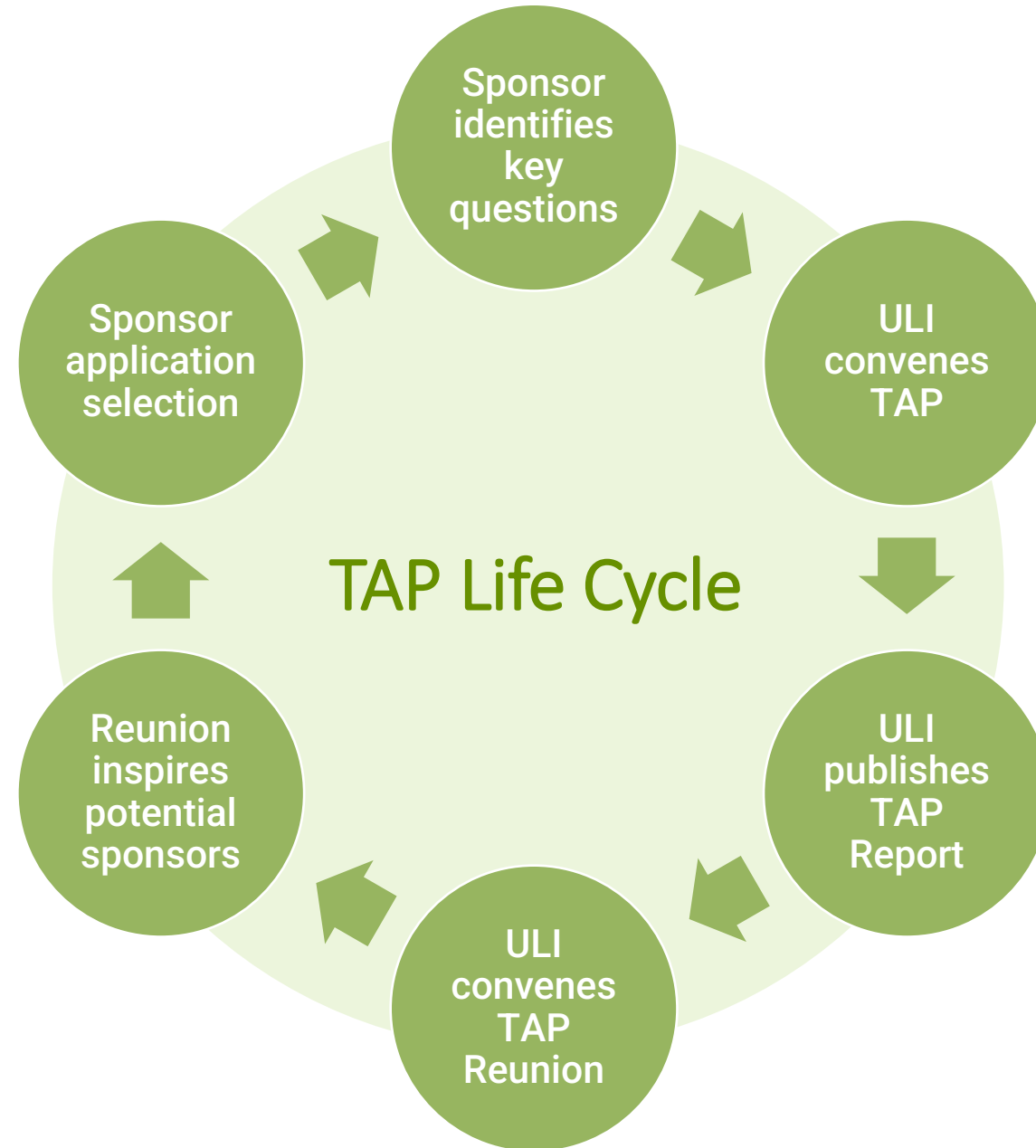
How does ULI provide this assistance?

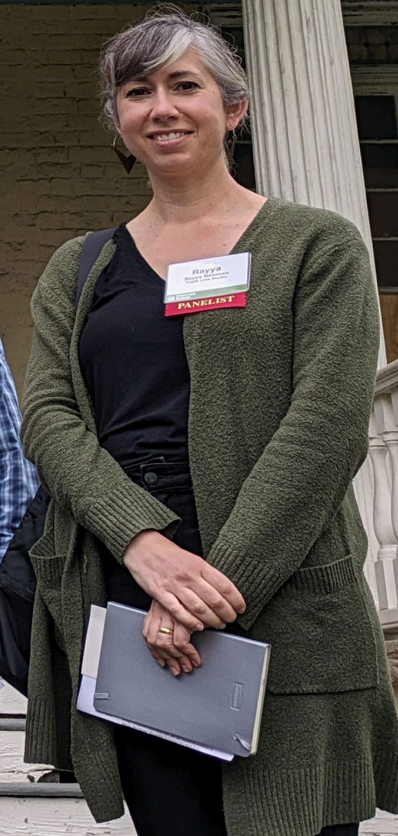
A community group or organization approaches ULI with a request.

ULI convenes a group of experts to focus on specific questions in a concentrated, finite effort and communicates the results.

- group of experts = Technical Assistance Panel
- specific questions = defined by the sponsor
- concentrated, finite effort = two intense days
- communicates the results = presentation to the sponsor *and* published report

Sponsor pays a fee for service (\$25,000) to ULI Washington.





Panelists & Staff



Rebecca Ballo

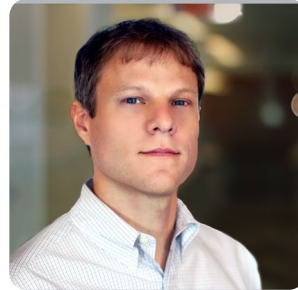
M-NCPPC – Montgomery Co.
Historic Preservation Office

Panel Chair



Jennie Black

HKS, Inc.



Brad Cambridge

Beyer Blinder
Belle



Alecia Hill

FCP



Stacy Kaplowitz

Lincoln Avenue
Communities



Ronnie McGhee

R. McGhee &
Associates



Rayya Newman

Triple Line Studio



Shirl Spicer

M-NCPPC Parks,
Montgomery Co.



Payton Chung

Westover Green
Report Writer



Marc Gazda

ULI Washington
Staff

The Assignment

The Goals of the TAP



Image Credit: The Aman Trust

- 1. Illustrate the Pros & Cons of viable adaptive reuse strategies for Bostwick**
- 2. Identify and enhance the most meaningful physical and cultural connections to the Town**
- 3. Develop financial incentives to make Bostwick attractive for development**
- 4. Balance Historic Preservation goals with the need to serve the present community**



Image Credit: ULI Panel

The Assignment

The Big Questions to Answer

- 1: An Economically Viable Adaptive Reuse Strategy
What is the most viable use for the property that serves the community and adheres to HP standards?
- 2: Historic Relevance
How can the site's history be relevant to the Bladensburg community of today?
- 3: Critical Connections
How to most effectively connect the property to adjacent and nearby cultural and recreational assets?
- 4: Financial Incentives
What financial incentives will ensure a viable long-term use of the property for reuse and ongoing maintenance?

Thank You to Our Incredible Stakeholders!

Mike Arnold, *Prince George's Heritage*

Meagan Baco, *Anacostia Trails Heritage Area*

Trina Brown, *Town of Bladensburg Council*

Amelia Chisholm, *M-NCPPC Historic Preservation*

Edward Day, *M-NCPPC Natural & Historic Resources Division*

Kalisha Dixon, *Town of Bladensburg Council*

Patrice Emezie, *State Highway Administration*

Hannah Erickson, *Prince George's County Memorial Library System*

Sukirti Ghosh, *Rhodeside Harwell*

Renee Green, *Aman Trust / Bladensburg Green Team*

Tom Gross, *M-NCPPC Historic Preservation*

Jarryd Hawkins, *High Street Strategies*

Ellen Hoffman, *M-NCPPC*

Kay Holloway, *Friends of the Bladensburg Branch Library*

Winstina Hughes, *State Highway Administration*

Collin Ingraham, *Maryland Historical Trust*

Mayor Takisha James, *Town of Bladensburg*

Susan Kern, *University of Maryland*

Christiana Limniatis, *Preservation Maryland*

Emily Lutz, *M-NCPPC*

Carrol McBryde, *Town of Bladensburg Council*

Susan McCutchen, *We Lead By Example Inc.*

Melisa Morgan, *Decatur Heights Baptist Church*

Carolyn Nosacek, *Maryland Historical Trust*

Sam Parker, *Aman Trust*

Josephine Selvakumar, *Prince George's' County Planning*

John Sower, *Aman Trust*

LaToya Thomas, *Brick & Story*

Steve Weitz, *State Highway Administration*

Chris Williams, *Anacostia Watershed Society*

Valerie Woodall, *Anacostia Trails Heritage Area*

Tyson Slocum, *Bladensburg Resident*

Stakeholder Roundtable Session



What We Heard in Stakeholder Roundtables:

Embrace and represent a Living History of Bostwick

The process needs to be community-led

Needs to be **safe** and accessible

"Bladensburg is the **greatest story never told**"

The property needs a **good operator**

A place for "Nurturing Nature & Life"

Activate the **whole site**, not just the house

This should be a **destination**, not a pass-through

The new use has to be **sustainable**

Vision



Washington



RECLAIMING BLADENSBURG

RECLAIMING BLADENSBURG



CONNECT FROM OUTSIDE IN



CREATE NEW RESIDENTIAL



CREATE TOWN CENTER



Image Credit: ULI Panel

BOSTWICK – THE NEW CENTER OF BLADENSBURG



Image Credit: Google Maps & ULI Panel

STRONGER TIES BETWEEN BLADENSBURG'S EXISTING ASSETS

Connecting Assets via Pedestrian/Bicycle Paths

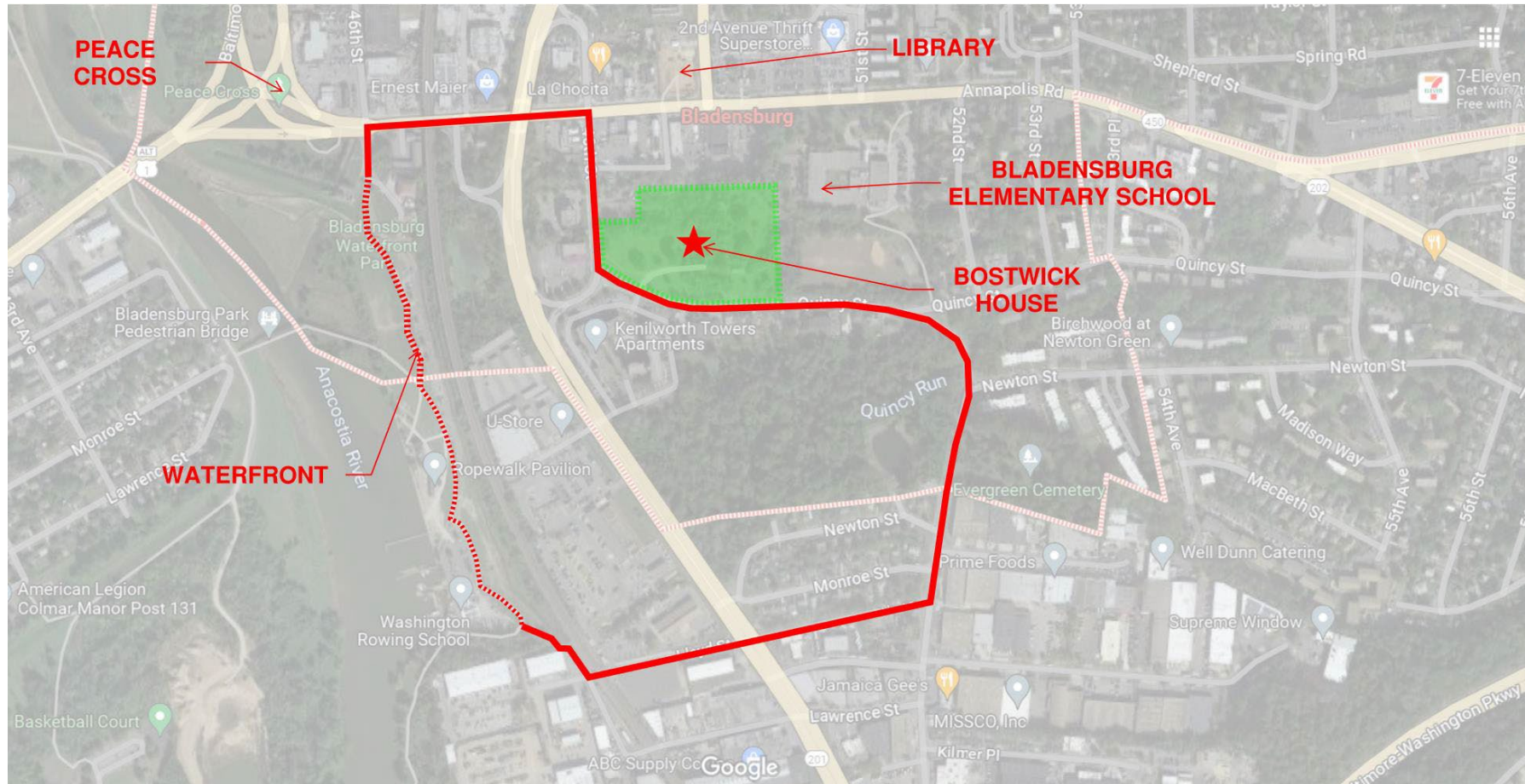


Image Credit: Google Maps & ULI Panel

CONNECT FROM OUTSIDE IN

Pedestrian Crossings of CSX Railroad and Kenilworth Road

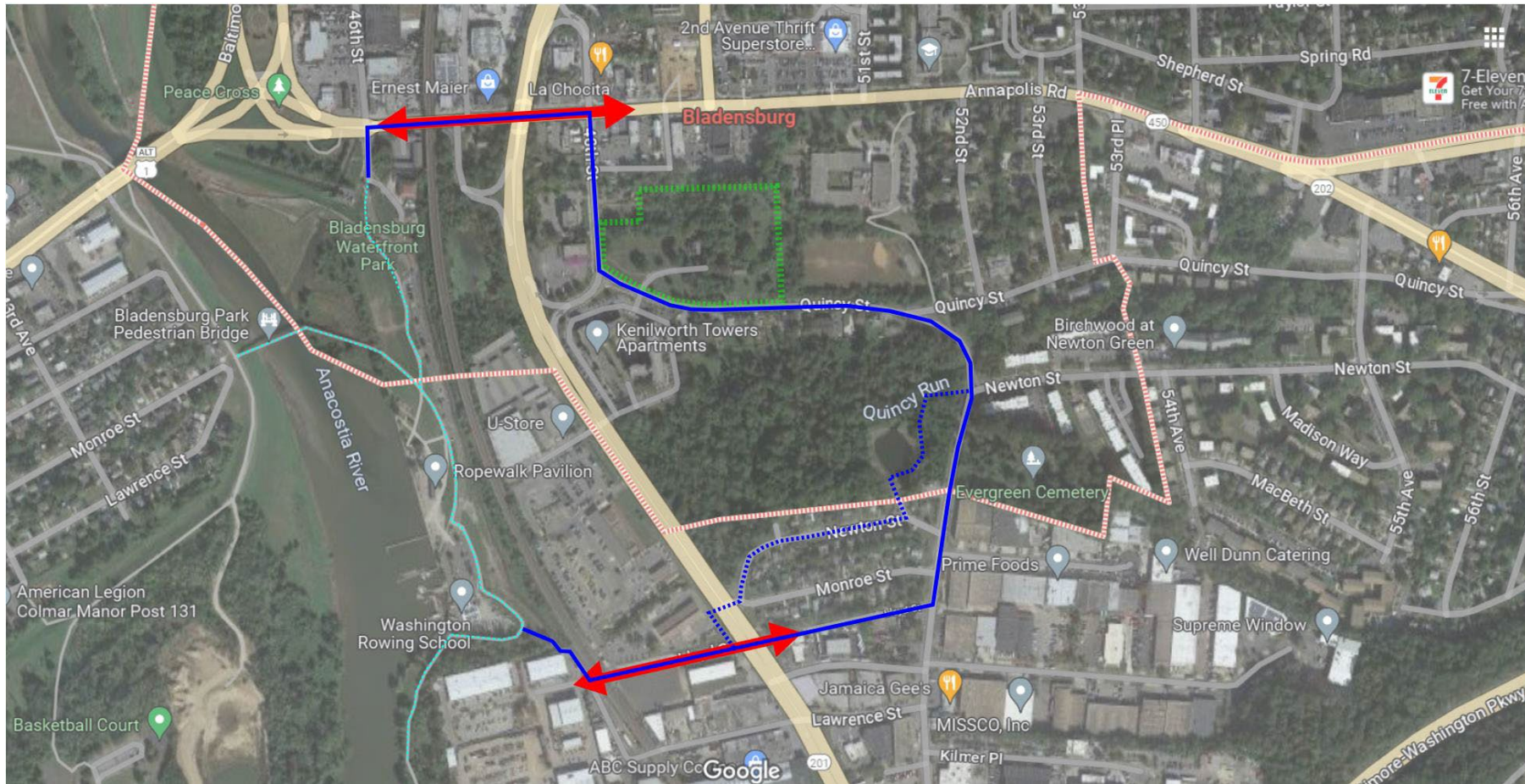
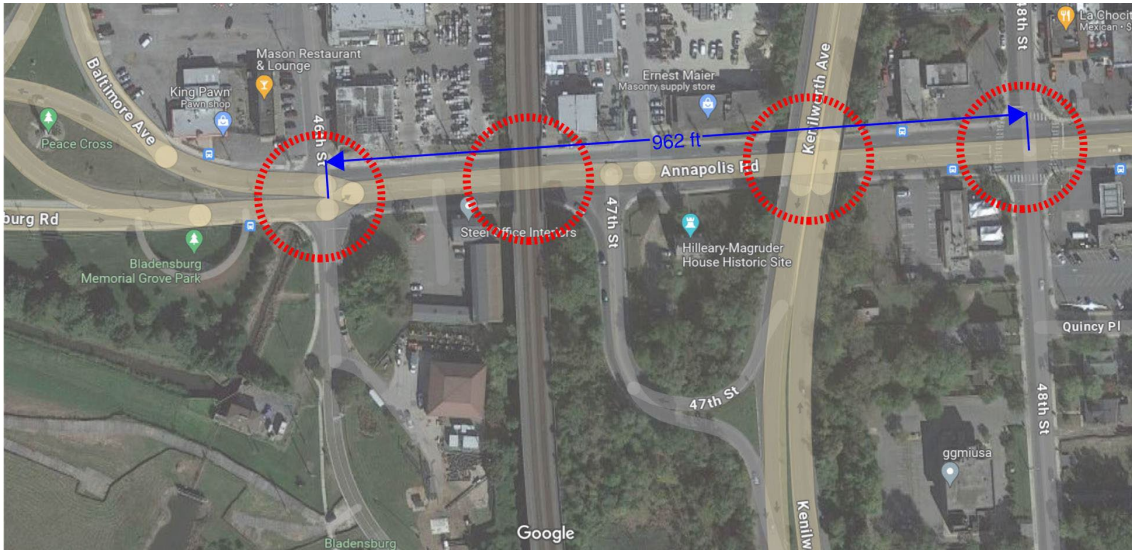


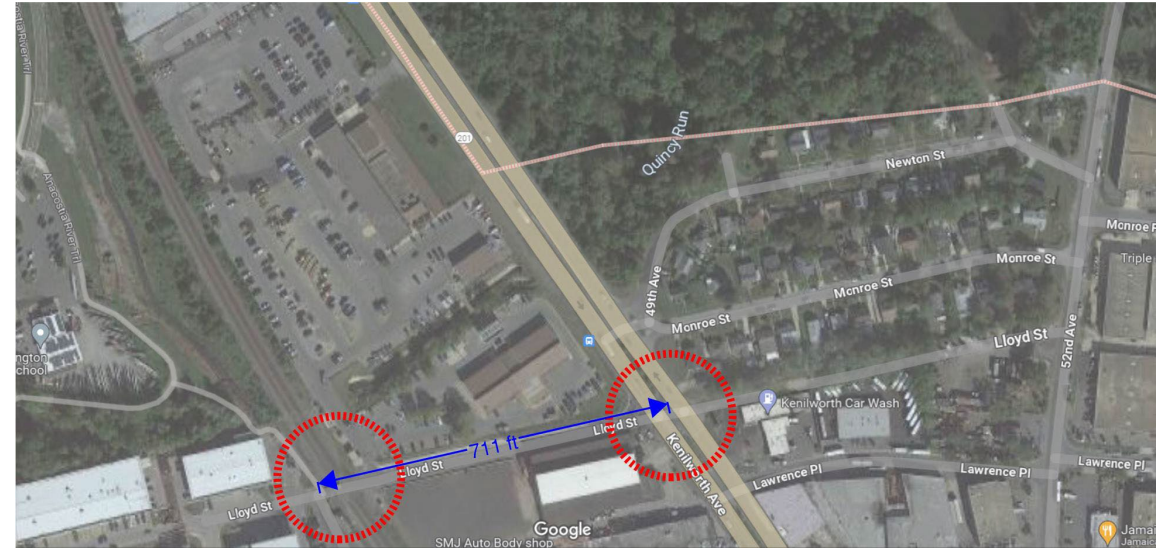
Image Credit: Google Maps & ULI Panel

ENCHANCING THE PEDESTRIAN EXPERIENCE

Nodes at Annapolis and Lloyd Road



■ Annapolis Road



■ Lloyd Street

Image Credit: Google Maps & ULI Panel

MARYLAND STATE HIGHWAY RIGHT-OF-WAY MAP

Annapolis Road

- Maryland Scenic and Historic Road
- Wide Right-of-Way
- Traffic Calming

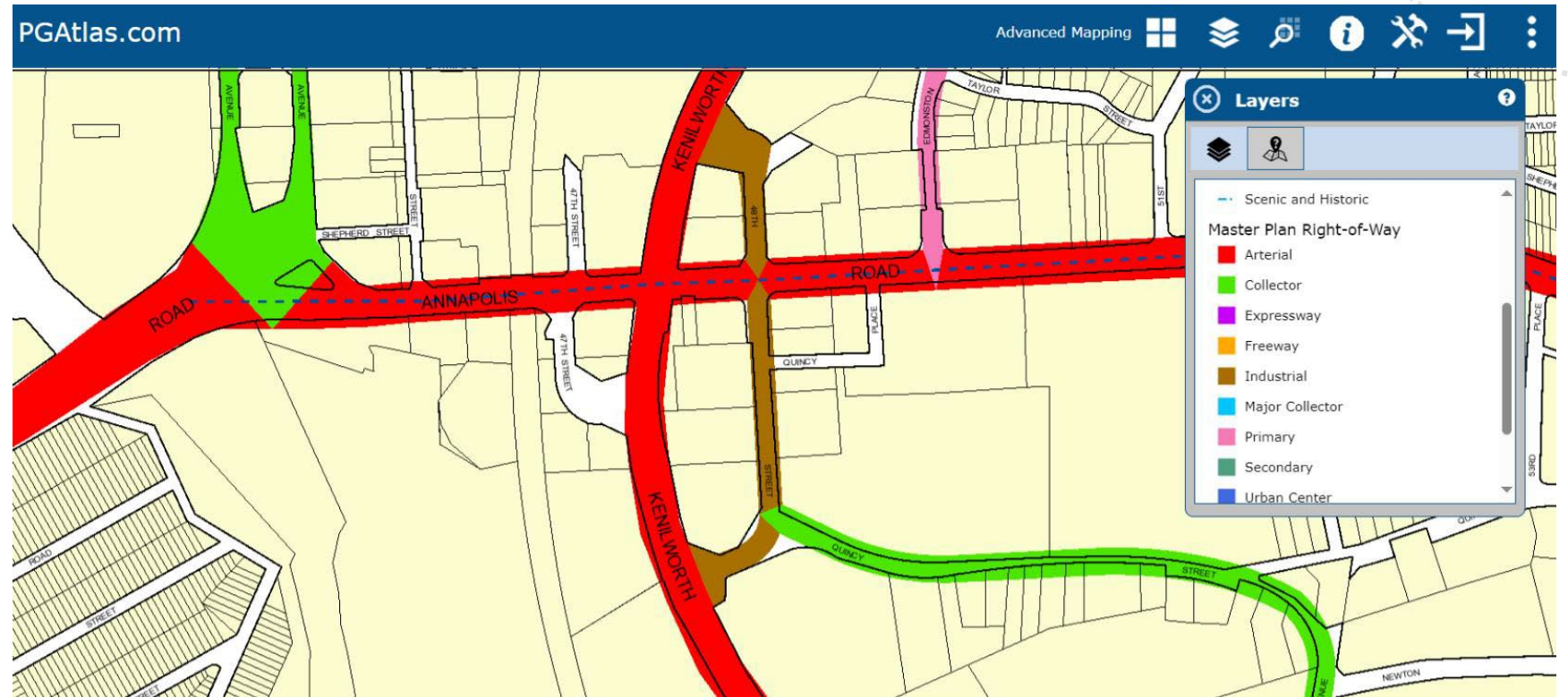


Image Credit: PGAtlas, M-NCPPC Prince George's County

ENCHANCING THE PEDESTRIAN EXPERIENCE

Existing Nodes



Image Credit: Google Maps

PUBLIC ART AND PLACEMAKING IN RAILROAD TUNNELS

Bridge Underpass Art

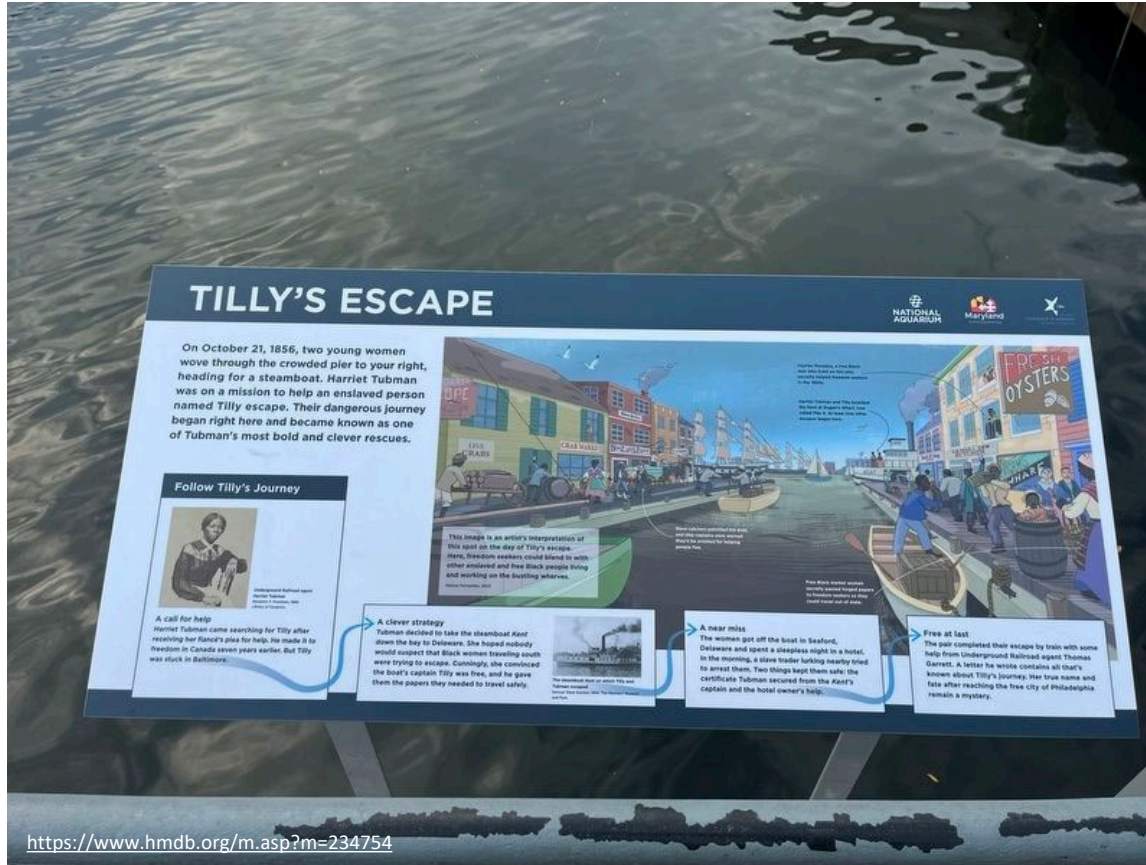


AT GRADE CROSSINGS AND PEDESTRIAN SAFETY

Pedestrian Enhancements



WAYFINDING



<https://www.hmdb.org/m.asp?m=234754>



<https://www.pinterest.com/pin/486177722243442422/>



Strategic Approach

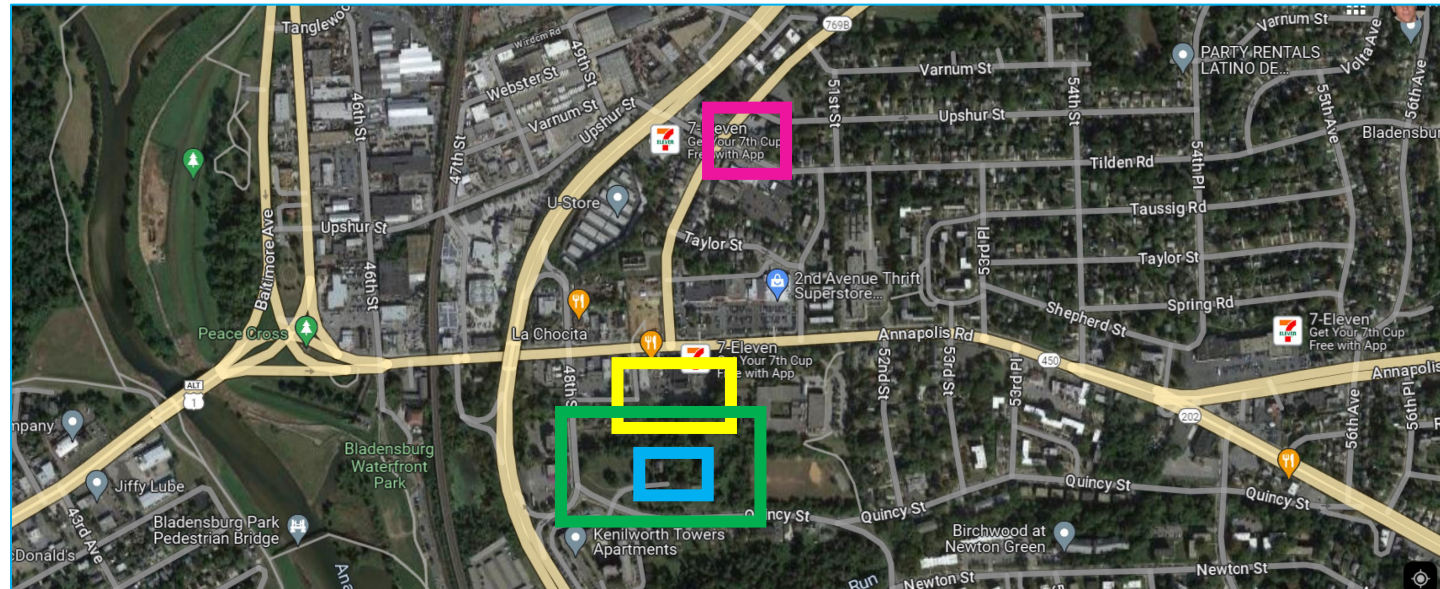


DEVELOPMENT OPPORTUNITIES

Placemaking: Bladensburg as a Destination

The Vision for Bladensburg At Bostwick

- We heard: Bostwick needs an economically viable adaptive reuse strategy
- To do this well:
 - **Attract developers** by offering current Town Hall site for redevelopment partnership
 - **Move existing Town Hall to Bostwick**
 - **Program Bostwick property** during development discussion to **reinvigorate the site**



KEY

- Bostwick Grounds
- Bostwick Buildings
- Parcel 4
- 4229 Edmonston Rd.

CREATE NEW RESIDENTIAL

4229 EDMONSTON ROAD



<https://www.fairfieldresidential.com>

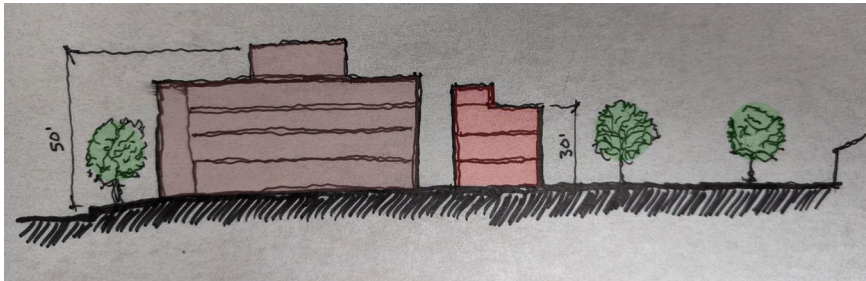


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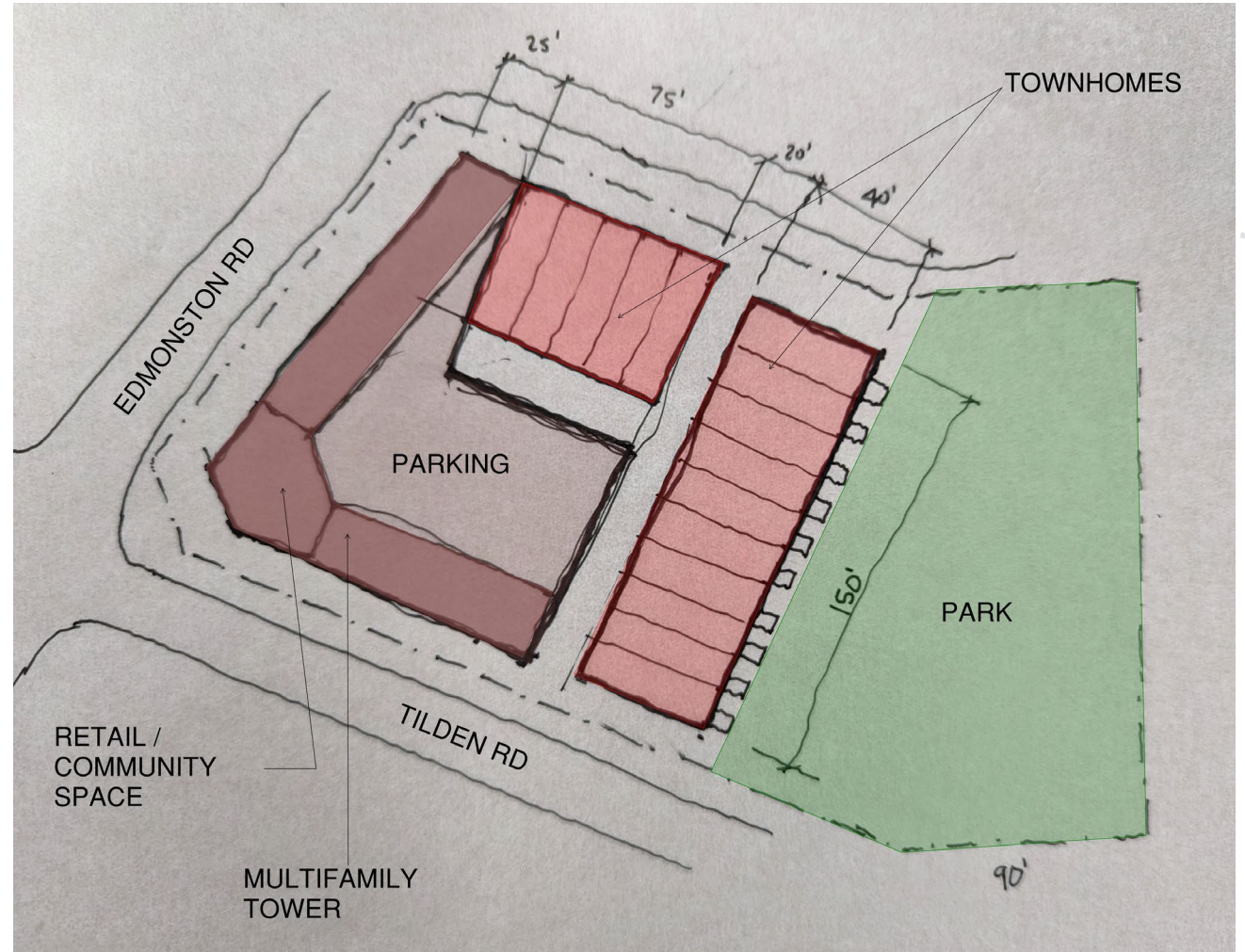


Image Credit: ULI Panel

TOWNHOUSE PRECEDENTS

Typical Plan Layout

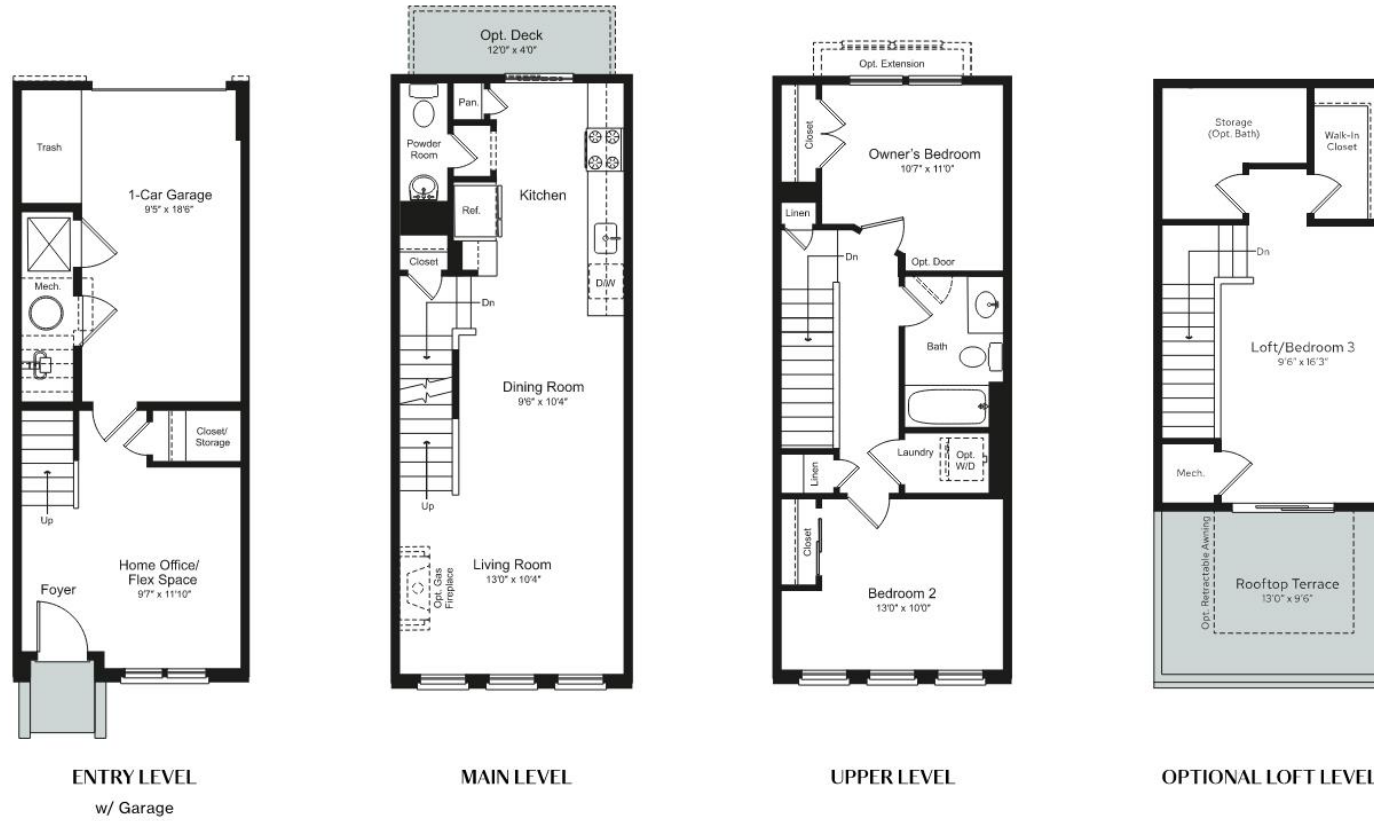


Image Credit: [EYA](#)

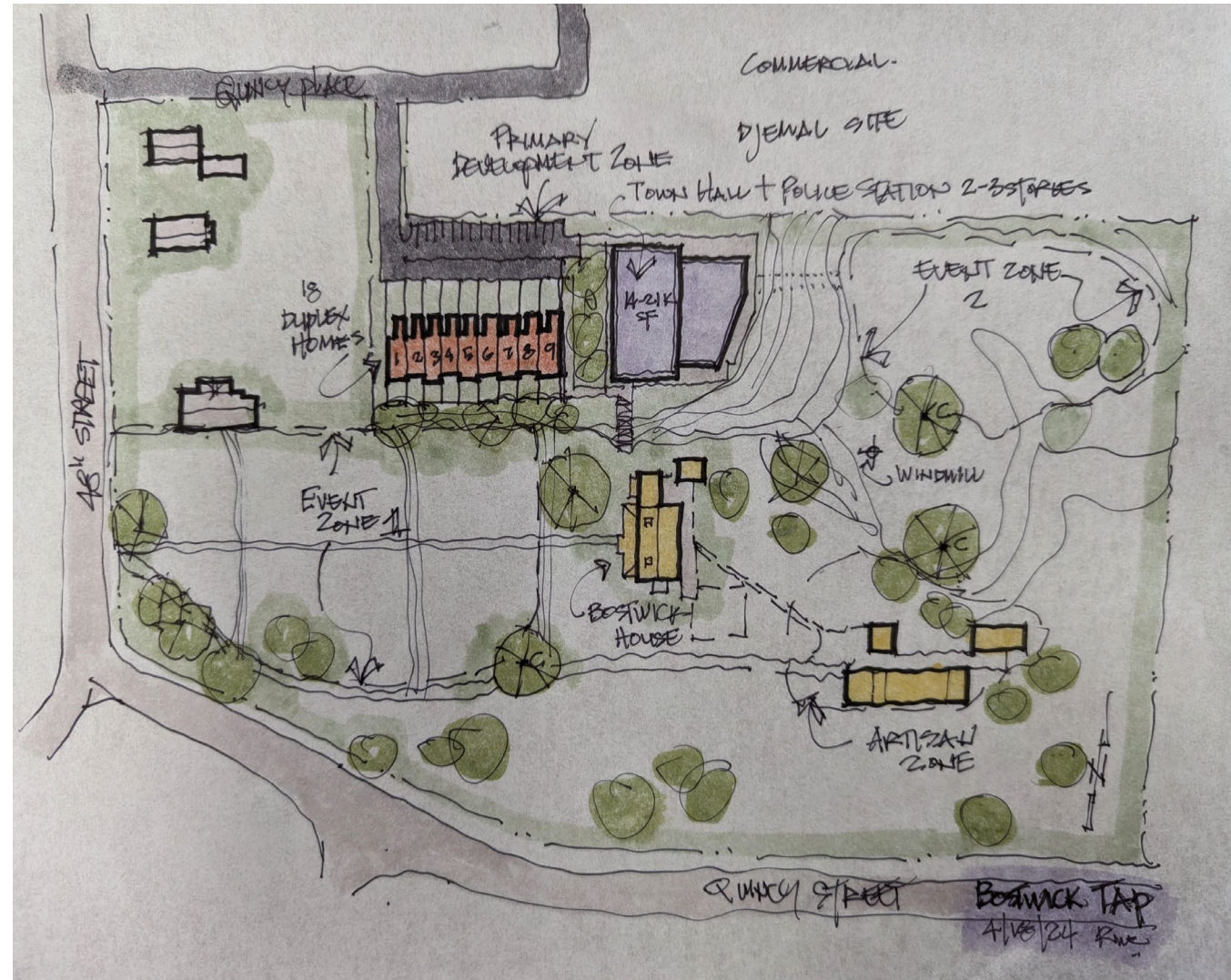
BOSTWICK DEVELOPMENT

Bostwick Development Schematic



BOSTWICK DEVELOPMENT

Bostwick Site Plan



Recommended Phasing





ACTIVATE, RENOVATE, CONNECT

"Friendraising" for Bostwick

Year 1: Site Improvements

20th Century Garage

- Repurpose garage for 4-stall public compostable toilet
- 2 ADA toilets; 2 regular/family toilets
- Selectively deconstruct and rebuild with concrete slab and stalls
- Providing a public toilet is a necessary component of any outdoor programming at scale
- Maintained by Town of Bladensburg
- Anacostia Trails Heritage Area grant for \$100,000 (or other grant)
 - Can be matched against AMAN Trust or other funds

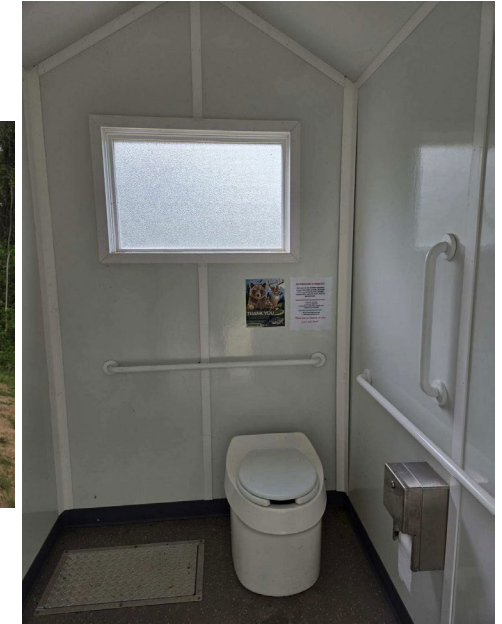


Image Credit: Shirl Spicer, MNCPPC Parks

Years 2-3: Programming

Activating Grounds for Public Programming on a Regular Basis

- 4 Annual Events (Spring - Summer – 2 Fall) throughout the year sponsored by the Town
- Spring = environmentally focused event // Summer = Fourth of July // Fall = Harvest Festival and Founders Celebration (rotating between (4) towns annually
- Open and Free to the Public
- Charge a nominal fee for vendors and demonstrators booths, free booth for exhibitors
- Charge would only cover the cost for toilet maintenance and ground maintenance – not meant to be a fundraiser events

Years 2-3: Programming

Activating Grounds for Public Programming on a Regular Basis

- Activate **Grounds** with Public Programs
- Grant funded to support **2-year project**
- Staffing needs: (2) Special Event Coordinators
- Program activities: living history demonstrations & hands-on activities for families with children
- Activate **Research Project** on Bostwick History
 - 18th- and 19th-century Slave Trade activities
 - Bostwick enslaved community
 - Descendent families of Bostwick enslaved community
- Research conducted by UMD or other university History department



Image Credit: [Mount Vernon Ladies Association](#)

Years 2-3: Programming

Activating Grounds for Public Programming on a Regular Basis

- Success measured by number of attendees, building awareness, break even within 2 years, returning vendors, emphasis on local vendors
- Pulls in public history demonstrators and public history presenters as part of these events
- Youth focused outdoor programming
- Create partnerships with community- and faith-based organizations within each of the Port Town: Cottage City, Colmar Manor, Edmonston, Bladensburg
- Activate **Research Project** on Anacostia Waterfront History



Image Credit: Shirl Spicer, MNCPPC Parks

Year 2-3: Site Improvements

Activating Grounds for Public Programming on a Regular Basis | "Fundraising" Activity

- (4) Port Towns Annual Events throughout the year sponsored by the Town of Bladensburg
- Activity Locations
 - Terraces/Falls
 - Vendors, Demonstrators & Exhibitors
 - Lowndes Hill
 - Families with children Hands-on Activities

Parking / Shuttle Service

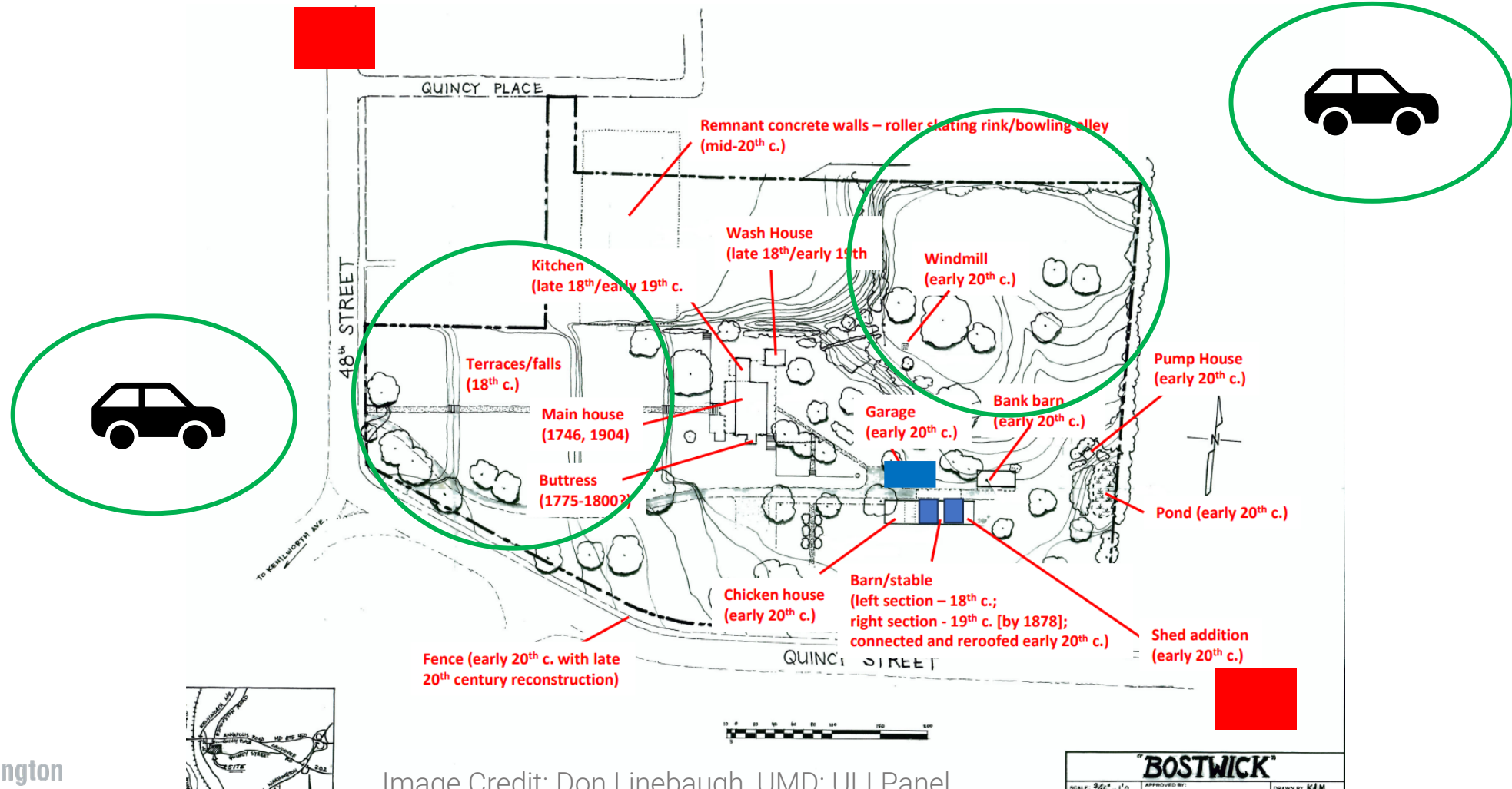
- Parking offsite:
 - Town Center & area churches
 - Utilize area community and faith-based organizations' vans and buses as shuttles
- Close 48th Street at Quincy Place AND Quincy Street
 - Provides safe pedestrian walkways



Image Credit: [MNCPPC](#)

Years 2-3: Activity Zones

Activating Grounds for Public Programming on a Regular Basis



Year 3-4: Site Improvements

Barn/Stables

- Requires minimal restoration work
- Utilities are in place / unconditioned space (no heat or air)
- Clean out
- Revenue generated via rental
 - Revenue covers general maintenance of building & grounds
- Activate **Research Project** on Anacostia Waterfront History



Image Credit: Shirl Spicer, MNCPPC Parks

Years 5-6: Site Improvements

Wash House

- Requires restoration work
 - Additional capital grants with MHAA
- Utilities are in place / Conditioned space
- Needs ADA access
- Field school for Historic Trades & Architectural Studies
 - Possibility of University-led restoration project
- Revenue generated via rental
 - Revenue covers general maintenance of building & grounds
- Activate **Research Project** on Anacostia Waterfront History



Image Credit: Shirl Spicer, MNCPPC Parks

Year 5-6: Bostwick House

Town Moves to the Site



Image Credit: [Town of Bladensburg](#)





Short Term

Action Item

Year 1: Grant funded repurpose of the Garage

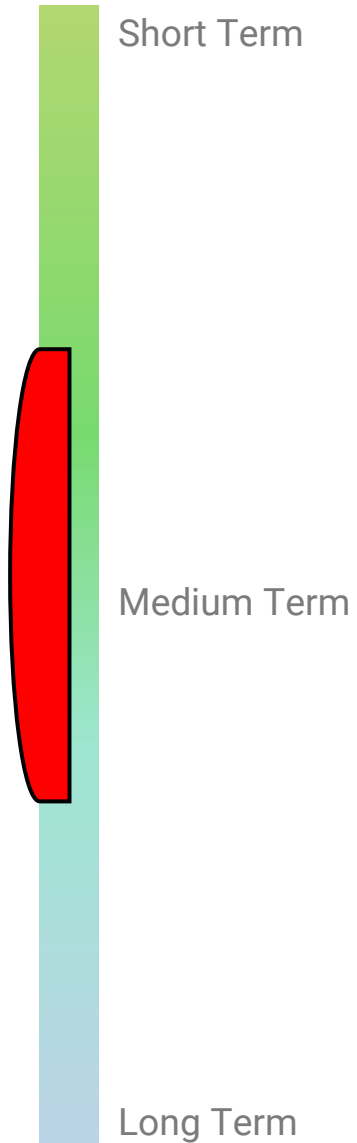
Years 2-3: Grant funded 2 Special Events
Coordinators

Years 2-3: Activate Grounds with Programming and
Vendors

Years 2-3: Research Projects on Bostwick and Port
Towns History

Medium Term

Long Term



Action Item

Years 3-4: Barns Stables Rentals to Connect Community with Site

Years 3-4: Research Projects (continue) on Bostwick and Port Towns History

Years 5-6: Wash House Site Improvements: Field School and Active Historic Interpretation Move into the Building

Years 5-6: Town Government Comes to the Bostwick House Site

Economic Tools



University of Washington

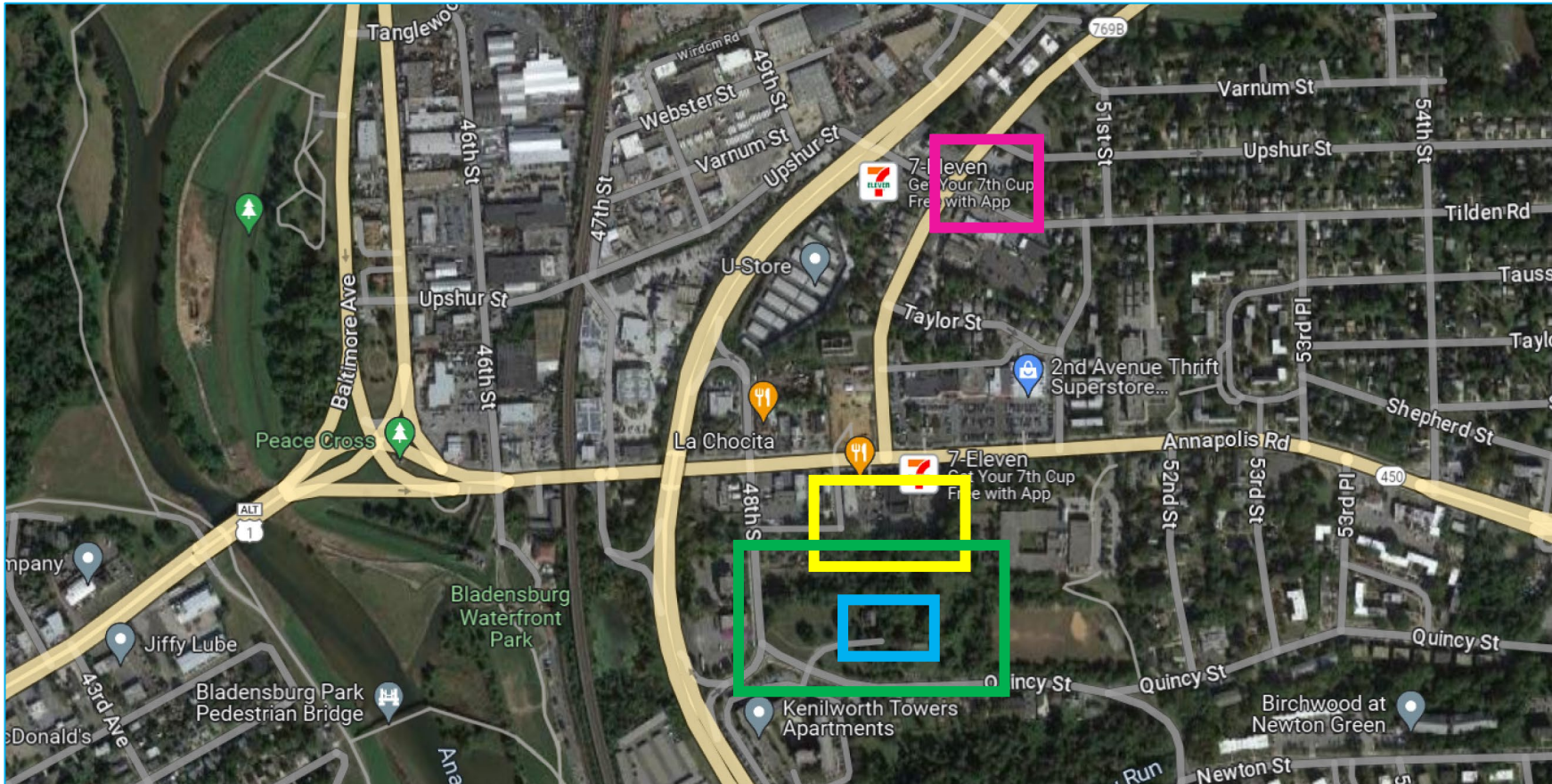


LEVERAGING PUBLIC-PRIVATE PARTNERSHIPS

In partnership with a developer, utilize economic tools to facilitate the relocation of the Town Hall and the redevelopment of the Bostwick property.

Proposal: Identified Sites

MAP OF PROPERTIES



KEY

- Bostwick Grounds
- Bostwick Buildings
- Parcel 4
- 4229 Edmonston Rd.

Image Credit: Google Maps; ULI Panel

Bostwick Grounds

- Phase I Goals
 - Outfit the grounds to support community events (programming capital improvements)
 - Existing conditions assessment
- Funding Sources
 - Grants
 - MHAA (Anacostia Trails Heritage Area)
 - Aman Trust
 - Bladensburg town operating funds

Image Credit: Google Maps; ULI Panel

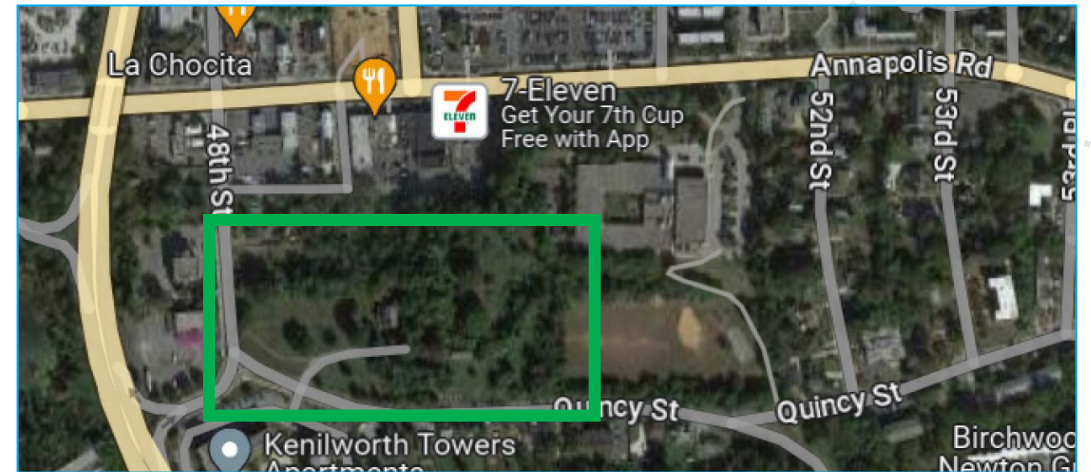


Image Credit: [MCG](#)

Bostwick Buildings

■ Goals

- Stabilize existing buildings
- Short term maintenance plan to bridge redevelopment
- Bostwick House preservation
- Reprogram property into revenue-generating community uses

■ Funding Sources

- Grants
- Federal Historic Preservation Credits
- State Historic Revitalization Tax Credits
- Green financing tools
- New Market Tax Credits
- Community Legacy Program

Image Credit: Google Maps; ULI Panel

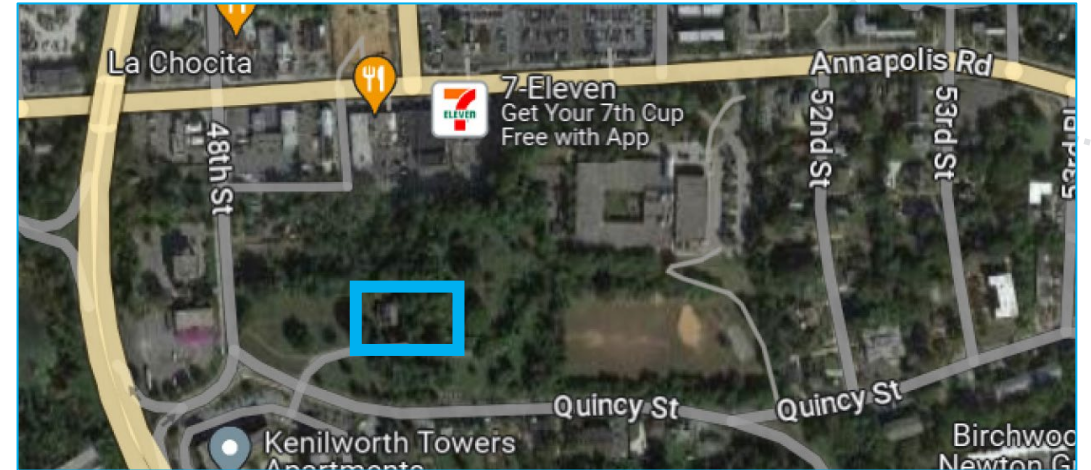


Image Credit: UMD

Parcel 4

- Goals
 - Redevelop site into new Town Hall / municipal uses
- Funding Sources
 - New Markets Tax Credits
 - Debt financing
 - Community Legacy Program
 - Bond bill funding
 - Green community infrastructure
 - Grants
 - Power Forward Community grants
 - Federal solar tax credits
 - 45 L Credits

Image Credit: Google Maps; ULI Panel

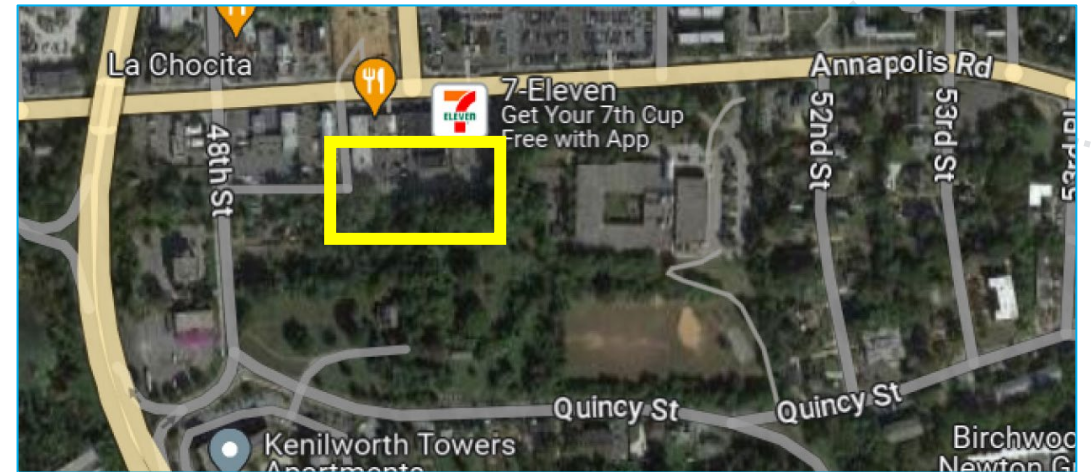


Image Credit: [Hyattsville Wire](#)

4229 Edmonston Rd. Site

■ Goals

- Redevelop site into a mix of for-sale and rental housing.

■ Funding Sources

- New Markets Tax Credits
- Conventional equity
- Debt financing
- Subordinate sources (HOME, CDBG)
- Community Legacy Program
- Housing Tax Credits
- Green financing (ITC; 45 L)

Image Credit: Google Maps; ULI Panel

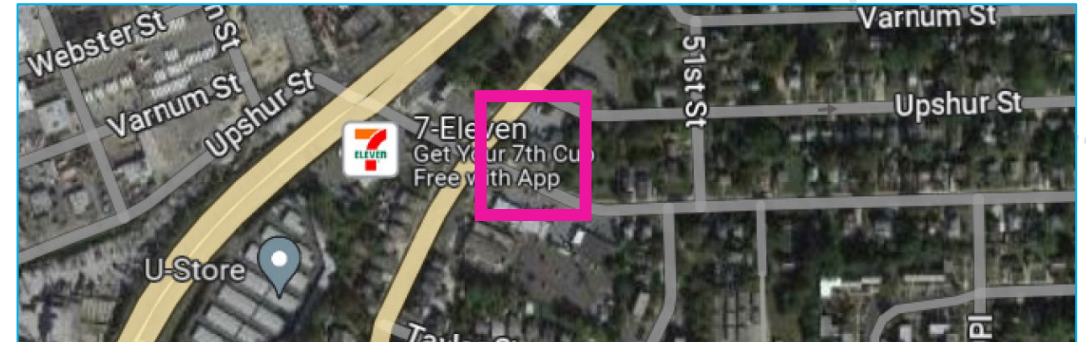


Image Credit: ULI Panel

Public-Private Partnership

Benefits of a Partnership

- Access to private capital
- Experience with complex funding models
- Ability to secure alternate sources of financing
- Leverage partner expertise & capacity
- Speed to market

Get Partner Ready

- Define redevelopment program for Town Hall and municipal uses.
- Conduct initial due diligence
 - Appraisal of Town owned property
 - Bostwick Phase I ESA
 - Market study to support new uses
- Identify clear criteria for project success and partner selection.
- Facilitate expedited entitlement process
- Draft Request for Qualifications
- Reduce entitlement risk for developer on both sites
- Initiate approval process: preservation, zoning

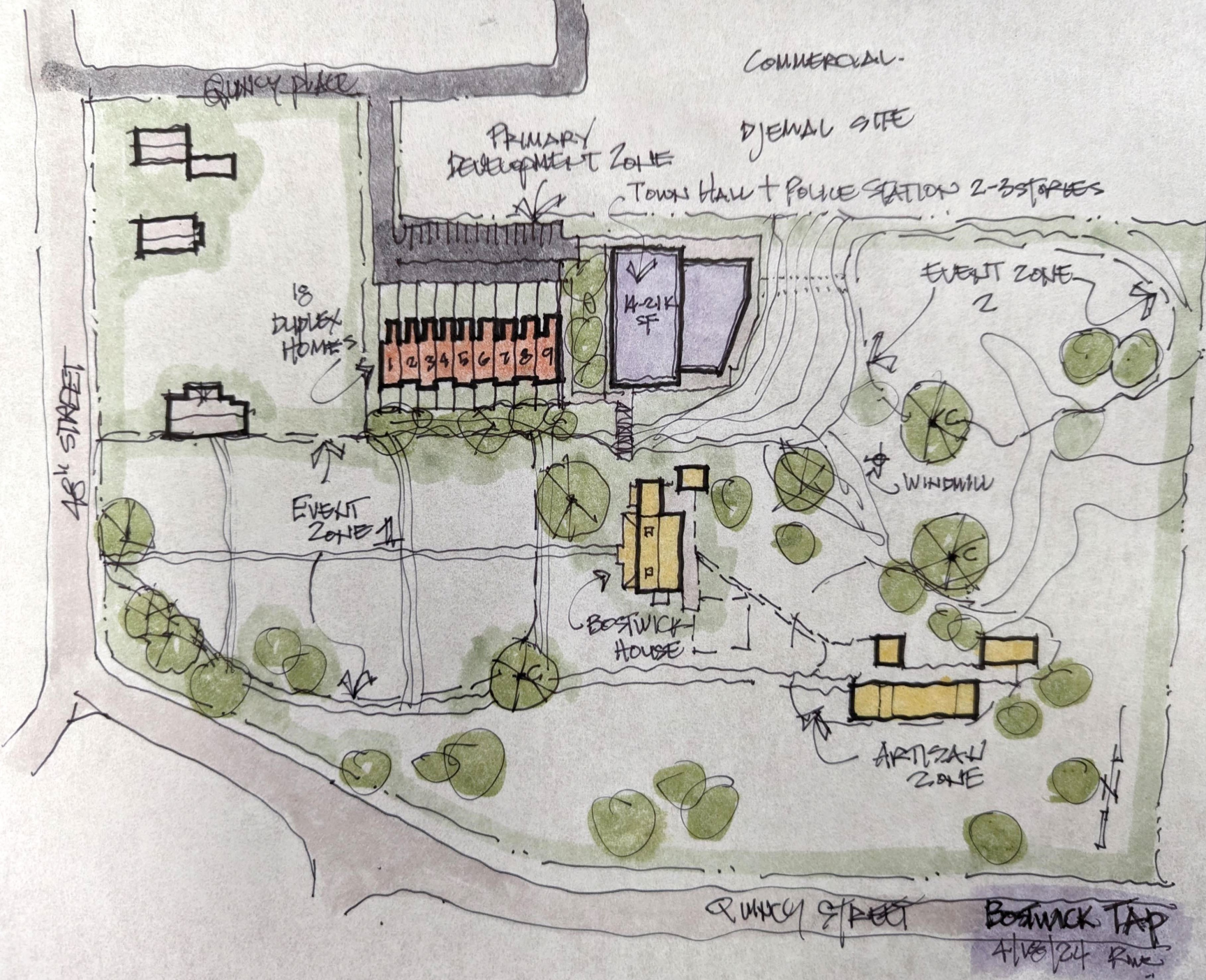
Public Private Partnerships

Criteria for a Strong Partner

- Demonstrated experience with public-private partnerships
- Cultural sensitivity
- Experience with complex funding models, tax credits, and economic development resources
- Additional points for experience with historic preservation

Funding Considerations

- Determine critical path
- Evaluate target funding source requirements
- Plan for timeline to secure funding
- Understand competitive application process implications
- Plan to establish ongoing capital reserves
- Secure consultant support as needed



Key Recommendations



Key Recommendations

- 1: Leverage existing Town assets
- 2: Partner with a developer to build workforce housing
- 3: Relocate Municipal Center to Bostwick Property**
- 4: Reactivate Bostwick during development process

Q&A

More Questions?

Contact ULI Washington at:

Washington@uli.org

**Contact the Town of
Bladensburg at:**

admin@bladensburgmg.gov



Washington