



Bowie State MARC Station Development Board

END OF YEAR REPORT

(July 2012 - December 2012)

Prepared for the:

PRINCE GEORGE'S COUNTY EXECUTIVE and

PRINCE GEORGE'S COUNTY COUNCIL

Submitted: December 14, 2012

PURPOSE:

In accordance with the Bowie State MARC Station Development Board bylaws, 4.04.11, Article II (B) and Article VII, as well as County Council Resolution CR-5-2011, the Bowie State MARC Station Development Board (hereafter referred to as the "Board") shall prepare and present quarterly status reports to the County Council and the County Executive, detailing the Board's work and accomplishments. This end of year report is a compilation of the 3rd and 4th quarters of calendar year 2012 and summarizes the action items underway and completed by the Board between July and December 2012.

Meeting Agendas and Minutes:

The board's bylaws require an agenda for each meeting as well as the recording of minutes, as described in Article VI (C) and VI (H) of the bylaws. The agenda is distributed to board members at least seven days prior to each meeting, along with the previous month's meeting minutes for review. Minutes are approved by board members by a majority vote at the subsequent months' meeting. The approved minutes for July, September, and December 2012 are attached (Attachment A). The Board did not meet in the months of August, October and November but staff and subcommittees continued to work on specific action items.

STATUS TO-DATE:

The Board held meetings on July 9th, September 17th, and December 3rd. All meetings were held in the Committee Hearing Room 2027 of the Prince George's County Administration Building.

Several important milestones and tasks have been accomplished in the last six months as the Board continues to move forward with its charge of implementing recommendations set forth and approved in the *Bowie State MARC Station Sector Plan and SMA*. The following action items have been accomplished to-date or will continue to be a part of the Board's programming into the new calendar year.

New Board Members

During its December meeting, the Board welcomed new member Mr. Andrew Roud, Development Director with St. John Properties. Mr. Roud comes to the Board as a representative of the Bowie State University Foundation. Additionally, the Board welcomes Mr. Jerome Smallwood representing the business community. Mr. Smallwood is Vice President of Old Line Bank in Greenbelt, Maryland.

Assessment of County-owned Property

Upon release of a Request for Proposal in the June 2012, KCI Technologies, Inc. was selected by M-NCPPC to conduct a boundary survey, Phase I Environmental Site Assessment, and Natural Resource Inventory on the county-owned property, which is a major portion of the land included in the Sector Plan's proposed community center. The major deliverables from these items include:

- An identifiable and marked perimeter boundary of the county-owned property.
- A detailed inventory of the county-owned property, to include all natural features such as physiological, ecological, and hydrologic resources.
- Identified potential or existing environmental contamination, hazards, or conditions on the county-owned property.

This environmental work will inform the board of the amount of developable land and will subsequently help guide the direction of the Board during the development of the RFP/RFI for developer interest. KCI Technologies completed its work in November and attended the December 3rd Board meeting to deliver and discuss its findings (see Attachment D). Key Findings and Conclusions Include:

- The boundary survey determined that the property was 218.95 acres. The survey was performed without the benefits of a title report, so all searches for easements and other encumbrances are limited to that which was recovered in the deeds. A title report was recommended before starting the development process. KCI noticed that an adjacent property does have a shed that encroaches the county property.
- The Natural Resource Inventory revealed:
 - 8 distinct forest stands
 - 81 specimen trees
 - 5 forested wetlands, 1 emergent wetland, and 2 open water ponds
 - 2 streams and 5 channels
 - Forest Interior Dwelling Species (FIDS) Habitat
 - Maryland Department of Natural Resources Sensitive Species Project Review Area
 - Adjoining Rare, Threatened, and Endangered Species habitat to the North
- There is minimal evidence of Recognized Environmental Conditions on the subject property, as KCI identified a dumping area in a northern wooded portion of the site which mainly consists of household debris, a rusted appliance, broken glass and rusted drums. These items may or may not impose environmental hazards.

6-month Work Program and Short-term Action and Phasing Plan

Following the approval of the Prince George's County Council's 2013 budget for the Bowie State MARC Station Plan Implementation the Board approved a six-month work program (Attachment B) and timeline.

Additionally, in July 2012, the Board approved its Short-term Action and Phasing Plan (Attachment C) which identified near-term implementable actions. Two action items were initiated this quarter during this period:

- The MD 197 Landscape Plan.
- The Banner Design Competition.

In response to feedback received from the Maryland State Highway Administration (SHA) earlier this year, staff submitted a revised concept plan for landscaping along MD 197 near the gateways to Bowie State University and the Bowie State MARC Station. Board members and staff met with representatives from SHA and Bowie State University in November to refine the concept plan, discuss maintenance, and determine next steps, including the development of a Memorandum of Understanding (MOU) and the preparation of construction level of drawings. Planting is anticipated to be completed in the fall of 2013.

During the November meeting, the Prince George's County Department of Parks and Recreation briefed Bowie State University on its efforts to extend the WB&A Spur Trail to the Bowie State MARC Station. The extension's proposed alignment through portions of the university's campus north of Loop Road will necessitate the preparation of a MOU between the two entities. Paving of the first phase of the spur trail starting just north of Horsepen Branch is anticipated to begin in the spring 2013.

Banner Installation

The sector plan establishes a series of recommendations focused on establishing a sense of place and arrival in and around the proposed community center. They include the installation of banners (on existing or new utility or light poles) that would highlight the area's key assets, such as the University and the MARC station. In the fall and early winter, M-NCPPC staff began to explore the feasibility of installing banners along MD 197 just north of Race Track Road. In November 2012, staff conducted an inventory of existing utility and light poles and found there were none between the WB&A Trail pedestrian bridge and the entrance to the University. Staff concluded that banners would have to be mounted on the ground should adequate space be available along the existing right-of-way. The Board determined that BGE and SHA would need to be engaged in future discussions to determine the feasibility of ground-mounted banners.

ATTACHMENT A:

Meeting Minutes for July 9, 2012
Meeting Minutes for September 17, 2012
Meeting Minutes for December 3, 2012

ATTACHMENT B:

6-Month Work Program

ATTACHMENT C:

Short-Term Implementation Action and Phasing Plan

ATTACHMENT D:

KCI Presentation to Development Board

ATTACHMENT A

Meeting Minutes for July 9, 2012

Meeting Minutes for September 17, 2012

Meeting Minutes for December 3, 2012

BOWIE STATE MARC STATION DEVELOPMENT BOARD

County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD
1st Floor, Room 1177, Audits and Investigations Conference Room

Meeting 13: 7/9/12

11:30 a.m. – 1:00 p.m.

Member Attendees: Boyd Campbell (Board Chairman), Vanessa Akins, Wanda L. Plummer (representing Gwen McCall for Economic Development Corporation), Stephen Paul, Dr. Richard Lucas, Aubrey Thagard, Andrew Scott, Tomeka Bumbry

Staff Attendees: Jackie Brown, Barbara Stone, Robert Duffy, Tamara Jovovic, Betty Smoot

Other Attendees: Council Member Ingrid Turner

Minutes according to the agenda:

- I. Welcome/Introductions/Administration
 - a. Chairman Boyd Campbell began the meeting welcoming everyone and thanking them for their attendance.
 - b. Wanda Plummer, with the Prince George's County Economic Development Corporation, is sitting in on the meeting on behalf of Board Member Gwen McCall.
- II. Review and approval of May 7, 2012 meeting minutes
 - a. The minutes were approved unanimously with no changes or further discussion by the Board.
- III. Review and approval of Quarterly Status Report due to Council and County Executive by June 15, 2012
 - a. The quarterly status report was approved unanimously with no changes or further discussion by the Board.
- IV. Update on Land Survey, Natural Resource Inventory, and Phase I Environmental
 - a. Staff has made a selection out of four firms that submitted proposals. A contract is currently under negotiation with the selected firm, therefore the name of the firm cannot be disclosed at this time but it is expected that negotiations will be completed this week. A memo will be sent out to the Board providing the name of the firm once negotiations are final.
 - b. It is anticipated that the firm will be finished with the requested work by October 2012.
- V. Review of 6-month Work Program and Short-term Implementation Action and Phasing Plan
 - a. The predevelopment and implementation subcommittee met in June to discuss the work plan and action and phasing plan.
 - b. The Council's FY2013 budget approved \$300,000 for the implementation of several initiatives related to the Bowie State MARC Station project. Staff will provide the board

with recommendations as to how those funds can be best utilized. The board will need to approve the work plan and action/phasing plan as well as utilization of the funds.

c. Comments regarding 6-month Work Plan:

- i. Each monthly meeting date should show as “tentative”, as they are subject to change.
- ii. To develop a process and specifications for the banner design competition will begin with preliminary discussions with both the University and State Highway Administration. With the actual competition beginning in the fall as student return to school.
- iii. The proposed RFI/RFQ for developer interest will be subject to review by the Office of Central Services as well as the Office of the County Executive.

d. Comments regarding the Short-term Implementation Action and Phasing Plan:

- i. Retaining a consultant service to assist with an economic and fiscal impact analysis would require a firm that has experience in real estate development and finance and economic feasibility. This analysis would build upon prior economic analysis completed for the sector plan as well as work completed by the ULI TAP. The fiscal analysis would allow the consultant to inform the Board regarding feasibility of the development and its fiscal implications, and would also support development of the RFI/RFQ for developer interest. It would address phasing, development priorities, funding mechanisms, and help finalize a strategy for moving forward, and provide recommendations to County Council and the County Executive. It would also help determine fiscal disposition for the development, and provide guidance for the selection of a master developer and the overall development program. The consultant would work very closely with the Board and its subcommittees, as well as other agencies that would play a critical role in the development process. The consultant would be able to answer the question “How should the Board proceed in today’s economic climate?” It is important that the Board has a full understanding of the fiscal implications of the development, along with a real-time assessment of moving forward. MNCPPC would issue the RFI but the direction would come from the redevelopment authority and the Office of Central Services.
- ii. Mr. Andy Scott will be a critical liaison in moving forward with the installation of banners and median landscaping along 197. “Funding has already been identified” stated Council Member Turner, “the community wants to see tangible items begin to come into fruition. Homecoming weekend will be a great time to have the banners up.” In order to do this, the Board needs to begin having early discussions with State Highway Administration in terms of what they will allow on the State Road. Staff of MNCPPC has drafted a report of specific locations that are suitable for the recommended lighting and banners. SHA’s assistance is critical in moving forward the landscape plan that has been drafted by staff. The subcommittee could meet in August to further discuss the plan. Implementing these will help private industry see that the county is serious about development in this area.

- iii. Applying for the Transportation-Land Use Connections (TLC) Grant will help move forward concept level design of the Bowie Heritage Trail. Chairman Campbell stated that there was some possible opposition from Amtrak on this item. The Board will be sure to engage Amtrak in early discussions regarding the trail. Furthermore, the TLC grant will allow the Board and the City of Bowie to conduct feasibility studies, cost analysis, and concept design. Council Member Turner stated that the City of Bowie and Prince George's County are serious about the Bowie Heritage Trail and funding has been designated in M-NCPPC's budget for this item.
 - e. The 6-month Work Plan and Short-term Action Plan were both adopted by the Board with identified revisions. Both will be included with the next quarterly status report due in September.
- VI. Next steps/other business
 - a. The Council is in recess in August so staff time will be limited. The work of the board can continue without holding a meeting. Therefore the Board will not hold a meeting in August. **Full attendance of the board is critical for the September meeting.**
 - b. Private partnership plays a critical role in development of this project in today's fiscal climate. Chairman Campbell stated that he is excited about the two documents and is hopeful that things will move full steam ahead.
 - c. Vanessa Akins reminded everyone that full participation is needed in the subcommittees especially over the next few months as there is a lot of work to be done.
- VII. Adjournment at 12:29 p.m.

BOWIE STATE MARC STATION DEVELOPMENT BOARD

County Administration Building – 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Meeting 14: 9/17/12

1:30 p.m. – 3:00 p.m.

Member Attendees: Boyd Campbell (Board Chairman), Vanessa Akins, Josh Hamlin, Gwen McCall, Stephen Paul, Dr. Richard Lucas, Jerry Sanford, Tomeka Bumbry, Troy Thompson

Staff Attendees: Jackie Brown, Barbara Stone, Betty Smoot, William Washburn

Minutes according to the agenda:

- I. Welcome/Administration
 - a. The Chairman welcomed all Board members.
 - b. William Washburn, Planner Coordinator with M-NCPPC, will be replacing Robert Duffy as Staff to the Board. Vanessa Akins announced that Mr. Duffy is no longer with the Commission and now serves as Planning Director for Arlington County.
- II. Review and approval of July 9th Meeting minutes
 - a. The minutes have been approved with no further discussion.
- III. Update on Boundary Survey, Phase I Environmental Assessment, and Natural Resource Inventory
 - a. A consultant team has been hired to conduct environmental work on the 219-acre property: conducting a boundary survey, natural resource inventory, and phase I environmental assessment.
 - b. This work will inform the Board of the amount of developable land.
 - c. It is anticipated that the report will be available by the Board's November meeting.
 - d. Subsequently, the Board would begin working on issuing an RFQ/RFI for the site.
 - e. The environmental firm selected has completed a lot of work in the county, so they are familiar with the site.
 - f. Owners adjacent to the property were notified and approval to access the property was acquired from the county's Office of Central Services.
- IV. Update on short-term implementation actions: MD 197 Median Landscape Plan and Banner Design Competition
 - a. Board Member Vanessa Akins, along with staff from M-NCPPC, conducted a meeting with the State Highway Administration and Board Member Dr. Richard Lucas of Bowie State University to discuss the highway plantings and banners.

- b. Although the plan was not approved previously, SHA is willing to revisit the plan due to modifications that had been made to their standards to be more sensitive to sustainability along roadways.
- c. Due to sight distance lines, SHA suggested some revisions to be made to the landscape plan, essentially with the types of plantings (maximum height of 2 ½ feet).
- d. A memorandum of understanding will be drafted between the University, M-NCPPC, and SHA.
- e. Due to limited funding for this project, planting along the entire median will not take place, a shortened length of distance will be determined which will be feasible for the University to maintain.
- f. SHA will not be responsible for maintaining the plantings or mowing of areas near and around the plantings.
- g. M-NCPPC is planning a site visit with the University and SHA to make any final determinations regarding the landscape plan.
- h. It is anticipated that the plantings will be in the ground by November.
- i. The Board will work with the University to devise a banner design competition that will involve the students of BSU. Mrs. Akins requested that board members provide any suggestions regarding prizes for winners of the competition.
- j. Ownership of the light/utility poles along 197 will have to be determined in order to contact for approval to hang the banners. Ownership is with either BGE or Pepco.
- k. Tomeka Bumbry stated that Mr. Fowler is the government relations coordinator with BGE and could be a point of contact.
- l. There is funding (\$300k) available in the budget to cover these projects.
- m. Jerry Sanford has agreed to provide assistance with drafting the MOU.

V. Next Steps/ Other Business

- a. Tomeka will follow up with Councilmember Turner to coordinate a meeting with BGE to receive approval of banners.
- b. The next Board meeting is tentatively scheduled for November 19.

VI. Meeting adjourned at 2:18 p.m.

BOWIE STATE MARC STATION DEVELOPMENT BOARD
County Administration Building, 14741 Governor Oden Bowie Drive
Upper Marlboro, MD
Meeting 15: 12/3/12
1:30 p.m. – 3:00 p.m.

Member Attendees: Boyd Campbell (Board Chairman), Andrew Roud, Vanessa Akins, Josh Hamlin, Stephen Paul, Troy Thompson, Dr. Richard Lucas, Jerry Sanford, Diana Jackson (for Gwen McCall), Aubrey Thagard

Staff Attendees: Jackie Brown, Barbara Stone, Raj Kumar, Tamara Jovovic, Betty Smoot, William Washburn

Other Attendees: Joe Meinert (City of Bowie), Chuck Ruzicka (KCI Technologies, Inc.), Will Lyman (KCI Technologies, Inc.), Howard Ways, CJ Lammers (M-NCPPC)

In order according to the agenda:

- I. Welcome/Administration
 - a. The Chairman called the meeting to order and welcomed all attendees.
- II. Introduction of new Board Members
 - a. Chairman Campbell introduced Mr. Andrew Roud from St. John Properties. Mr. Roud is the Development Director at St. John and has worked on a number of projects in the county and neighboring jurisdictions. Mr. Roud also serves on the Bowie State University Foundation and will serve on the Development Board as a representative of the foundation.
 - b. Chairman Campbell also announced that Mr. Jerome Smallwood is a new Board member but was not in attendance of today's meeting. Mr. Smallwood represents the business community as he is the Vice President of Old Line Bank in Greenbelt, Maryland.
- III. Review and Approval of September 17th meeting minutes
 - a. The minutes were approved unanimously with no further revisions.
- IV. Review and approval of End-of-year report
 - a. The report was accepted as draft with no further revisions. The Final report will be completed and submitted to Council no later than December 15th.
- V. Presentation of findings by KCI Technologies Inc.: Boundary Survey, Phase I Environmental Site Assessment, and Natural Resource Inventory.
 - a. The Board requested the completion of these environmental services and hired KCI Technologies upon issuing an RFP back in June 2012.
 - b. KCI conducted a boundary survey, NRI and Phase I ESA
 - i. Boundary Survey:

1. Included survey control around the site, existing right-of-way, property evidence, observed utilities such as transmission line, and encroachments.
2. KCI observed that the property came to a closure very well.
3. An adjoining property has a storage shed that currently encroaches on the county property.
4. KCI also observed a transmission right-of-way, approx. 150 feet wide but KCI could not identify any documentation on the tower.

ii. Phase I Environmental Site Assessment

1. This portion of the work consists of a desktop study that looks at environmental issues and concerns that could potentially exist on the site.
2. Although the site is currently undeveloped land not actively in use, historical maps did show that structures, likely residential buildings, were once there as well as Sand and gravel mining operations on the site during the 1980s.
3. Currently there are ponds where those gravel pits once were.
4. The only observed environmental conditions that were noticeable were very minimal and consisted of drums, a disposed appliance, broken glass, and other minor household debris. Due to this, although minimal, the dumping area does represent a recognized environmental condition, in the northern most portion of site, which is away from the proposed community center development area. In total, it was approximately 100 square feet of dumping area.
5. There is no current evidence of those residential structures besides an outhouse.
6. It is not unusual to develop where there were once sand and gravel mining operations. Sand and gravel mining is typically inert. It appears that whoever mined this property did a very good reclamation process.
7. There was no title search report which would be essential when starting the development process.

iii. Natural Resource Inventory (NRI)

1. The NRI helps to find out what resources are on the sight, what needs to be protected, and how much is developable.
2. An NRI searches for wetlands, streams and buffers, Forest Stand Boundaries, specimen trees, and critical habitats, in which all of these were found on the property.
3. The site has county, state and federal regulations imposed due to endangered species and the reserved natural areas to the north.
4. The property is 219 acres, which does not include private property to the south.
5. The ROS zoned portion is 125 acres and is a preserved protected area
6. The mixed use portion is 94 acres.

7. There is additional land that is currently zoned ROS that would be developable.
8. There are approximately 8 acres of endangered species habitat that is currently zoned MXT. Approximately 75 acres of actual developable land currently zoned MXT.
9. That does keep in consideration all stream buffers. The stream would provide a divide, but connections could be developed. With the natural specimen trees also provide an enhanced feature.
10. The complete report will be available to the Board in approximately 2 weeks.
11. A comparable size development would be the Boulevard at Capital Centre.
12. The phase II would not be a next step, but rather to decide what process to go through for development. A Phase II ESA would analyze further into the dumping area to discover any soil contaminations.
13. The next step would be to determine what we want, and further refine the concept to incorporate those endangered areas.
14. We have not done a title report and flood plain study, which would both be essential to moving forward. CJ Lammers, Environmental Planner with M-NCPPC, agreed to put together a list of next step items to be done.
15. All wetlands have been delineated and will show in the final reports.
16. The floodplain is currently north of the MXT zoned area. CJ stated that she did not believe that the floodplain would affect the developable area.

VI. Update on MD 197 Landscape Plan and Banner installation

- a. Board members and staff met with Dan Uebersax and Rob Pearce in the Landscape Architecture Division of SHA and the Facilities Director and Grounds Supervisor for BSU and began to look at the feasibility of the landscaping on MD 197. SHA has been working with the board and staff to identify plant species and ensuring that state requirements are met.
- b. M-NCPPC is currently coordinating with its parks department to obtain licensed landscape architects to assist with finalizing the landscape plans for submission to SHA.
- c. Installation of additional lighting would require conversations between the university and the County council and BGE. The university would be a better advocate since they are a major land holder in the area.
- d. The university's public safety office may have info on traffic conditions/fatalities on the portion of 197, if not, SHA may also have data.

VII. Next Steps/Other Business

- a. The landscape plantings on MD 197 could be the Board's first tangible item.
- b. The cost of the plantings is in MNCPPC's FY12 budget so staff is anticipating that the plantings will be installed by April or May 2013.

- c. If a financial feasibility study is not conducted by June, then the funds allotted for it would be lost.
- d. A financial subcommittee will be pulled to begin working on this item.
- e. The next meeting will be scheduled for February.

VIII. Adjournment at 2:45 p.m.

ATTACHMENT B

6-Month Work Program

PRELIMINARY SIX-MONTH WORKPLAN

July 2012 – December 2012

JULY 2012

- *Board Meeting: July 9th*
- Approve Quarterly Status Report, due to County Council and County Executive on July 15th – **Development Board**
- Identify and prioritize short-term implementation projects and funding - **Pre-development and Implementation Subcommittee**



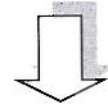
AUGUST 2012

- *Board Meeting: No meeting held in August*
- Begin drafting preliminary scope of services for RFI/RFQ for developer interest – **Pre-development and Implementation Subcommittee**
- Begin initiating discussions with SHA, MTA, and other implementing agencies as identified on short-term implementation plan.
- Begin discussions with Bowie State University to develop process and specifications for banner design competition.



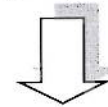
SEPTEMBER 2012

- *Board Meeting: September 17th (tentative)*
- Approve Quarterly Status Report, due to County Council and County Executive on September 15th – **Development Board**
- Update on any ongoing actions of implementation plan.



OCTOBER 2012

- *Board Meeting: October 1st (tentative)*
- Update on Phase 1 Environmental Assessment and Survey – **M-NCPPC, Development Board**
- Update on any ongoing actions of implementation plan.

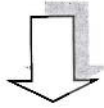


NOVEMBER 2012

- *Board Meeting: November 5th (tentative)*
- Release RFI/RFQ for developer interest – **M-NCPPC, Office of Central Services, Office of County Executive**

Bowie State MARC Station Development Board
July 10, 2012

- Review findings/report from Phase I Environmental Assessment and Land Survey.
- Update on any ongoing actions of implementation plan.



DECEMBER 2012

- *Board Meeting: December 3rd (tentative)*
- Approve Quarterly Status Report , due to County Council and County Executive on December 15th – **Development Board**
- Assist with preparation of TLC grant application for Bowie Heritage Trail – **Development Board, City of Bowie**

ATTACHMENT C

Short-Term Action and Implementation Phasing Plan

APPROVED BOWIE STATE MARC STATION SECTOR PLAN AND SMA

Short-term Implementation Action and Phasing Plan

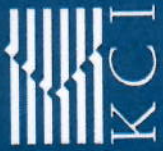
Preliminary – For Discussion Only

The short-term actions listed in this table identify recommendations made in the plan as well as those identified by the Board (or its designated subcommittees) as necessary items to be completed in order to move forward with implementation of the community center development program.

Immediate Actions (<5 years)	Parties Involved	Strategy/Timeline
Conduct Boundary Survey, Natural Resource Inventory, and Phase I Environmental Assessment for the county-owned property.	M-NCPPC	Release RFP and secure survey firm: June 2012 - October 2012 (work completed)
Explore feasibility of retaining consultant services to assist with an economic and fiscal impact analysis for future development, and to define development priorities, phasing, and financing mechanisms.	BSMS Development Board (Financing Subcommittee)	Convene subcommittee to determine feasibility and define scope of services as warranted: August 2012
Develop RFI/RFQ for developer interest, including outreach, review, and selection process.	BSMS Development Board (Pre-development and Implementation Subcommittee), M-NCPPC	September 2012
Install banners on existing light poles to beautify and market the University, proposed Community Center, and the MARC Station	BSMS Development Board, Bowie State University, M-NCPPC, SHA	Prepare specifications for banner design and jury: Summer/Fall 2012
Install a bike lane along MD 197 (i.e. stripping)	SHA	Initiate discussions with SHA: August 2012
Install pedestrian-scaled light poles along MD 197	BSMS Development Board, DPW&T, SHA	Initiate discussion with SHA and DPW&T: August 2012
Enhanced landscaping along MD 197 to create a gateway approaching the University, proposed Community Center, and the MARC Station	M-NCPPC, SHA, Bowie State University	Initiate discussions with SHA to revisit Landscape plan: Fall 2012 – Fall 2013
Finalize necessary design and safety reviews and construct a trail on the south side of the Amtrak Northeast Corridor at the end of Normal School Road to the existing MARC Station platform. (Bowie Heritage Trail)	BSMS Development Board, City of Bowie, M-NCPPC, DPW&T, MTA, SHA, Amtrak	Assist City of Bowie with application for TLC Grant: March 2013 – May 2013 (deadline)
Renovate and improve the quality and safety of the existing pedestrian tunnel under the current MARC station.	MDOT	Initiate discussions with MDOT: Fall 2012 - ongoing

ATTACHMENT D

KCI Technologies Presentation to Development Board on Boundary and Topography Survey,
Phase I Environmental Site Assessment, and Natural Resource Inventory



ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS

Bowie MARC Development

December 3, 2012

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KCI Contract Tasks:



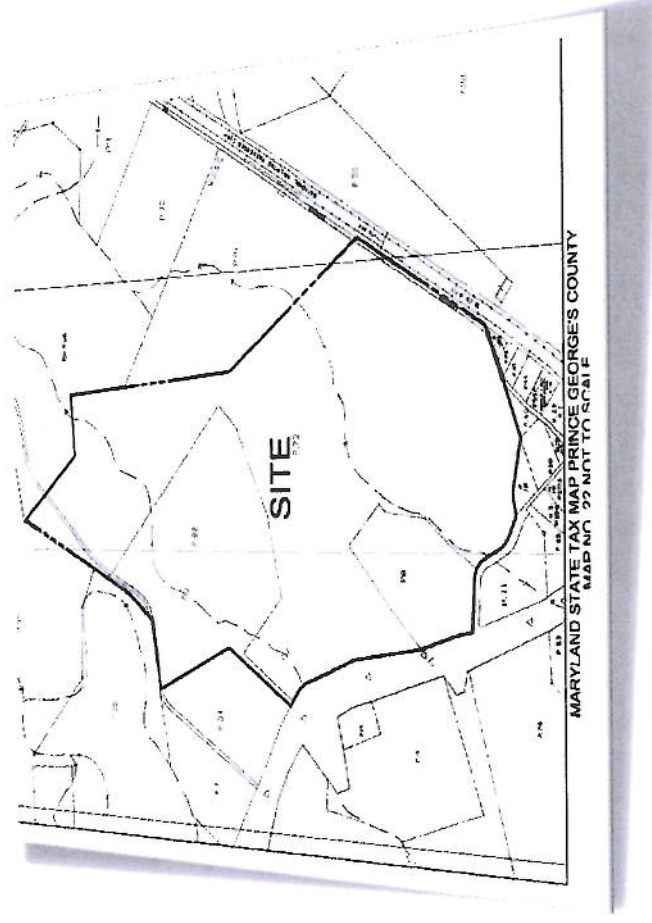
- ☒ **Boundary Survey**
- ☒ **Phase I Environmental Site Assessment**
- ☒ **Natural Resource Inventory (NRI)**
- ☐ Civil Engineering Design
- ☐ Plan Submission, Permits and Approvals
- ☐ Construction Phase Layout and Support

KCI Contract Tasks:



► Boundary Survey

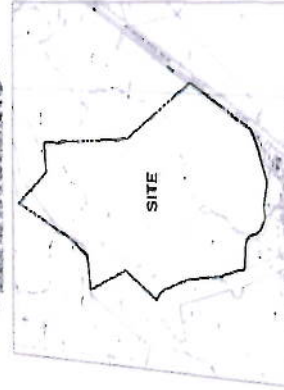
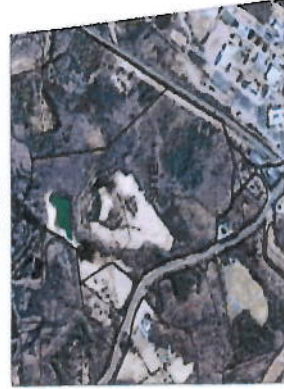
- ✓ ☒ Survey Control
- ✓ ☒ Existing Right of Way
- ✓ ☒ Property Evidence
- ✓ ☒ Observed Utilities
- ✓ ☒ Encroachments



Boundary Survey



BOUNDARY & TOPOGRAPHIC SURVEY BOWIE MARC STATION DEVELOPMENT



DESCRIPTION

The following is a description of the site and the survey results. The site is located in the unincorporated area of Prince George's County, Maryland, and is bounded by the following:

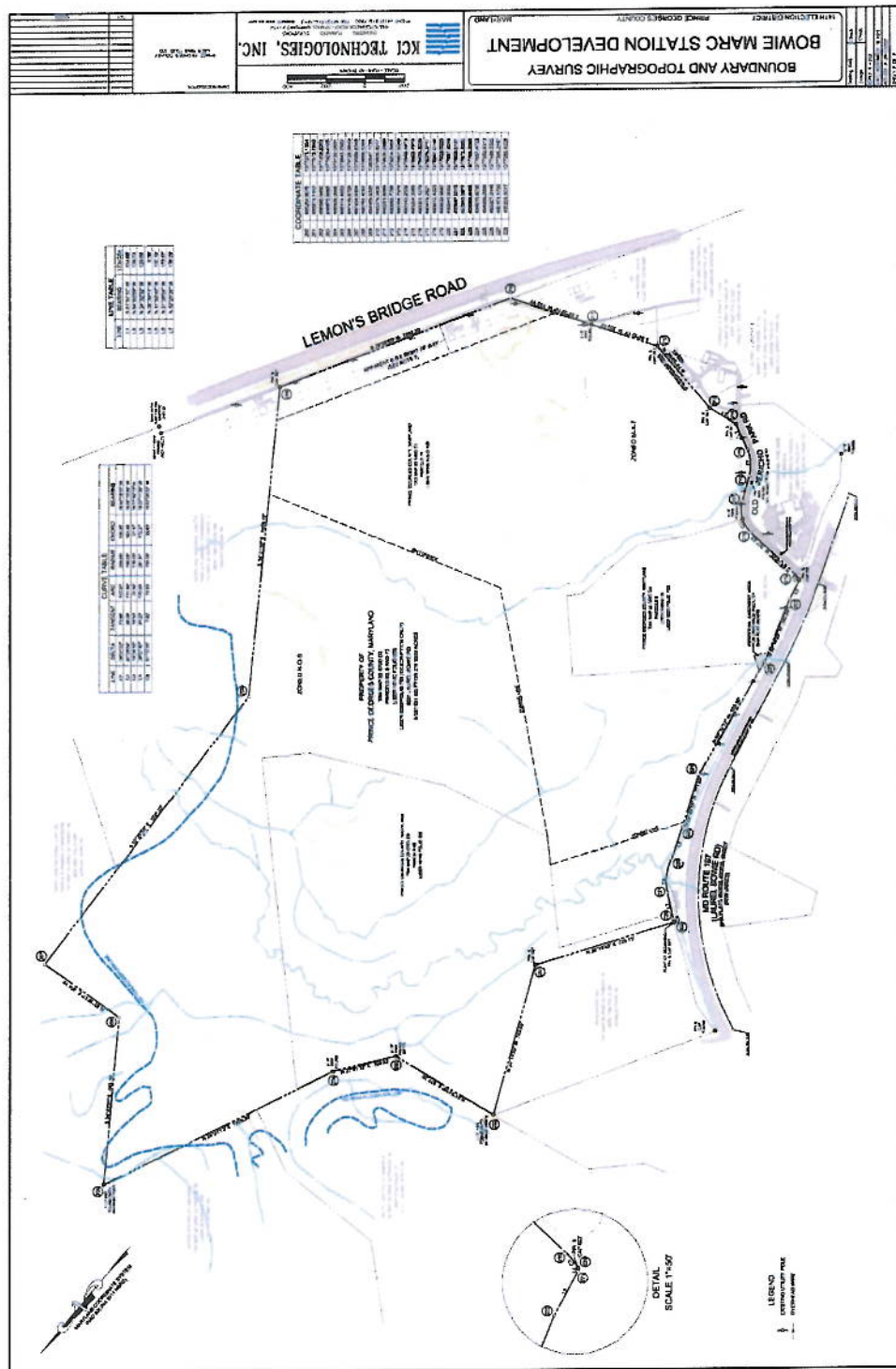
- North: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- East: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- South: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- West: 100.00 feet of the existing right-of-way of the Prince George's Parkway.

The site is a rectangular area measuring 100.00 feet by 100.00 feet. The site is currently undeveloped and is surrounded by other undeveloped land. The site is located in the unincorporated area of Prince George's County, Maryland, and is bounded by the following:

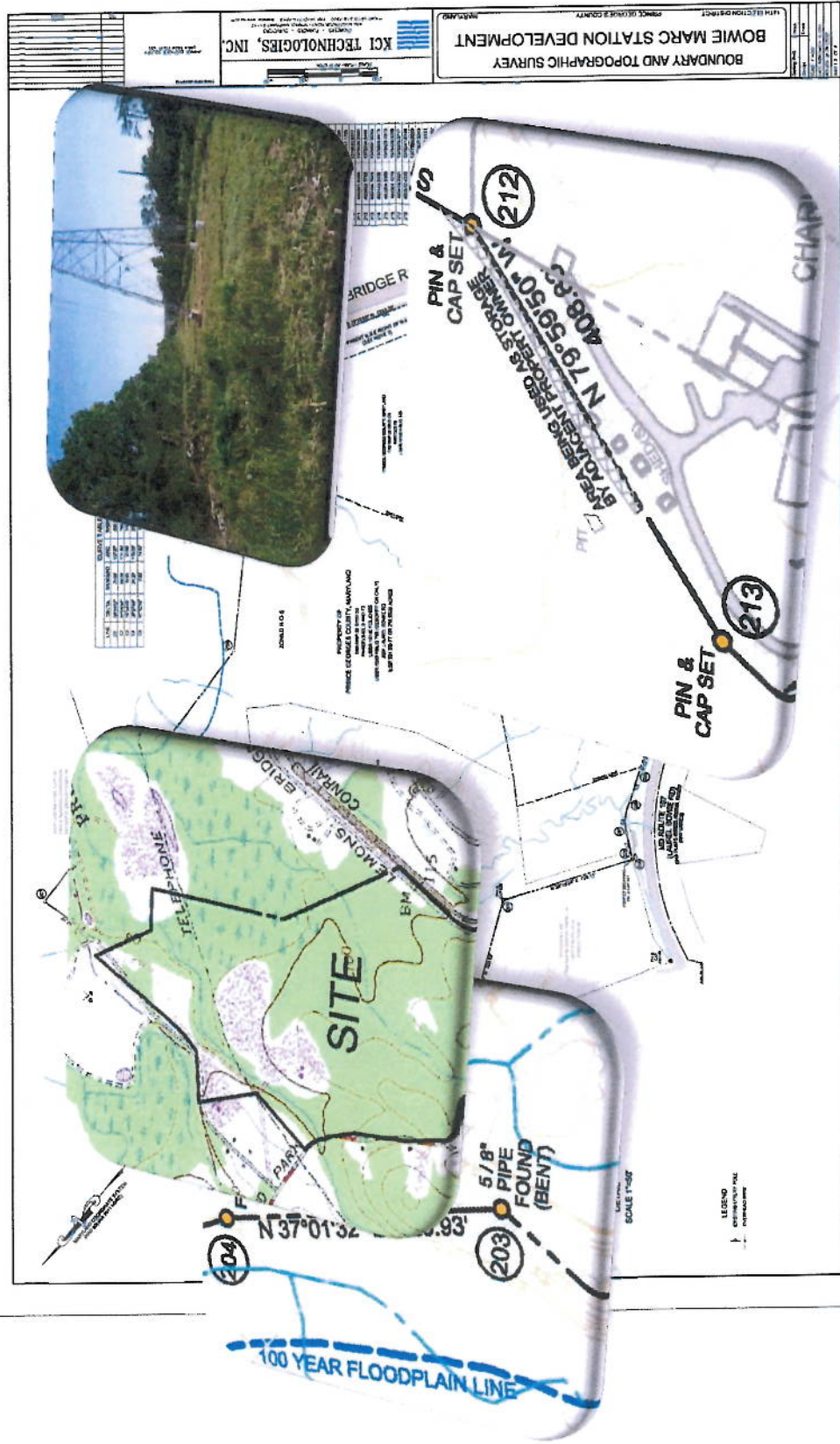
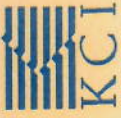
- North: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- East: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- South: 100.00 feet of the existing right-of-way of the Prince George's Parkway.
- West: 100.00 feet of the existing right-of-way of the Prince George's Parkway.

BOUNDARY AND TOPOGRAPHIC SURVEY
BOWIE MARC STATION DEVELOPMENT

KCI TECHNOLOGIES, INC.



Boundary Survey



KCI Contract Tasks:



► Phase I Environmental Site Assessment



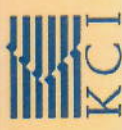
KCI Contract Tasks:



► Phase I Environmental Site Assessment

- The subject site is currently undeveloped land and is not actively used for any purpose.
- Concrete structures and a drainage pipe with rip rap were observed on the northeastern portion of the site.
- Previous use of these structures is unknown.

KCI Contract Tasks:



► Phase I Environmental Site Assessment

- Historical sand and gravel mining occurred onsite.
- Two historical onsite structures (likely residences) are no longer present.
- Dumping area in a northern portion of the site with rusted drums, a rusted appliance, broken glass, and household debris. the dumping area represents a REC.

KCI Contract Tasks:



► Natural Resource Inventory

- Shows the regulated environmental features
- Determines the developable areas of the site



National Wetlands Inventory



Soils



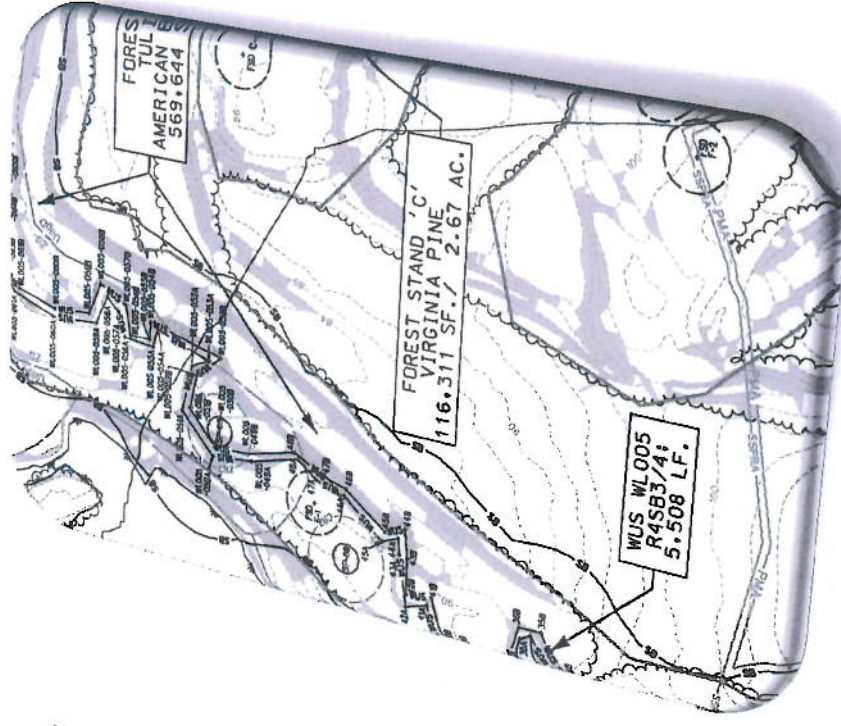
Flood Map

KCI Contract Tasks:



► Natural Resource Inventory

- Shows the regulated environmental features
 - Wetlands, Streams and Buffers
 - Forest Stand Boundaries
 - Specimen Trees
 - Critical Habitats
- Determines the developable areas of the site



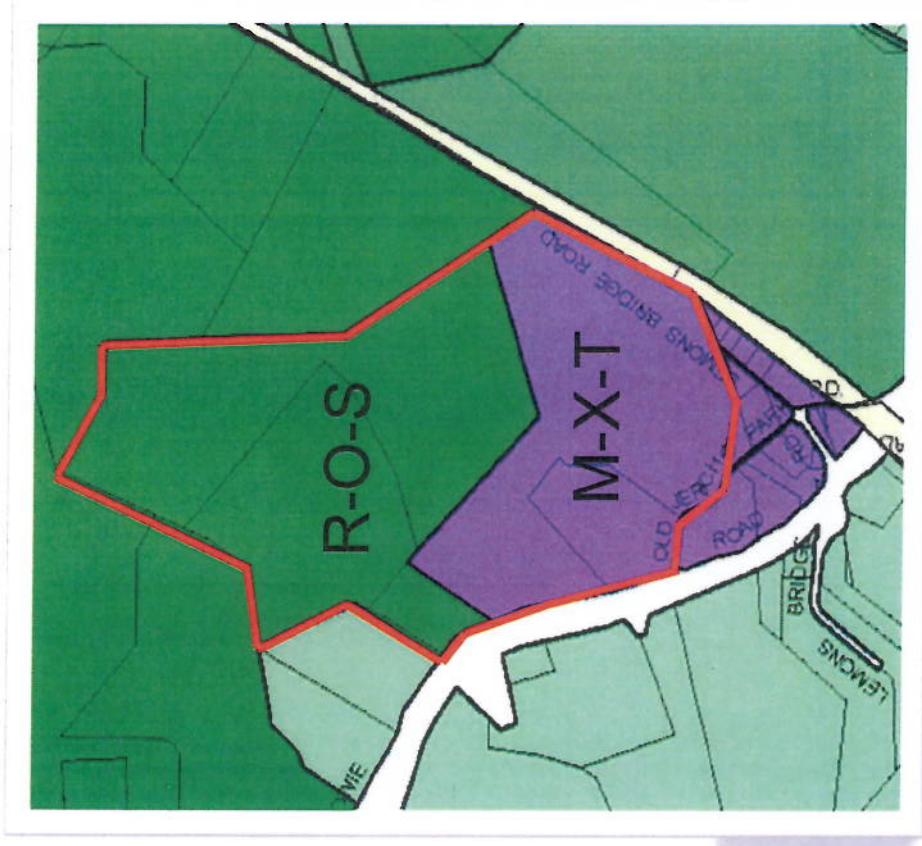
KCI Contract Tasks:



► Natural Resource Inventory Results

- Eight distinct forest stands
- 81 Specimen Trees
- Five forested wetlands, one emergent wetland, and two open water ponds
- Two intermittent streams and five ephemeral channels
- FIDS habitat
- MDNR Sensitive Species Project Review Area
- Adjoining RTE habitat to the north

Zoning and Study Area



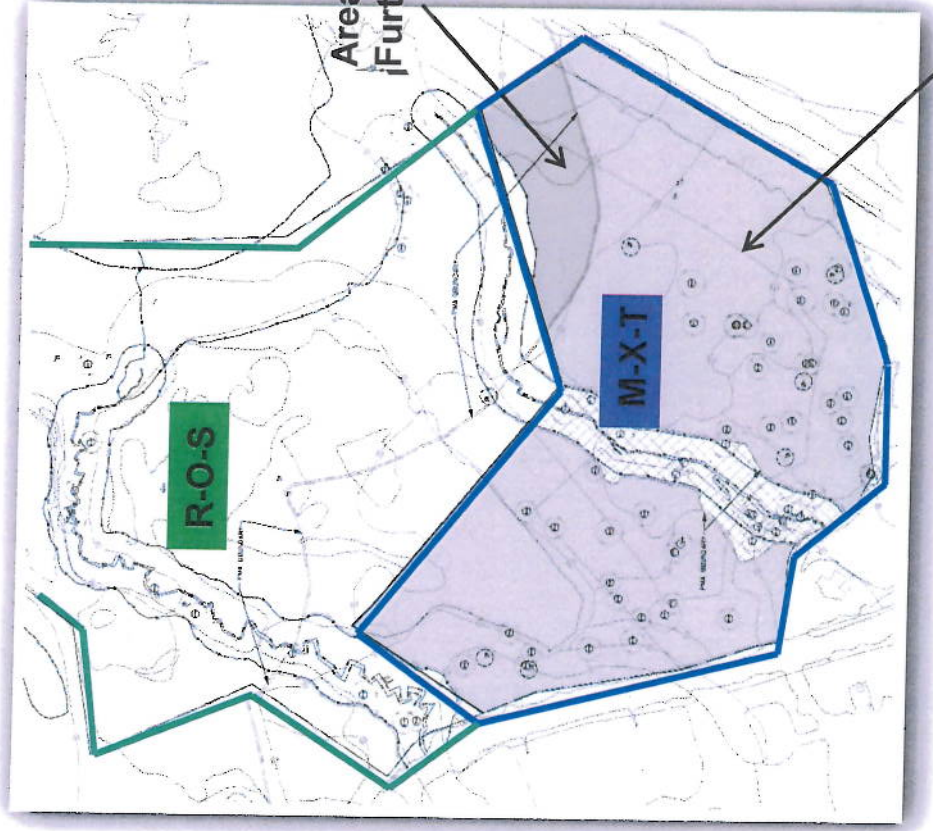
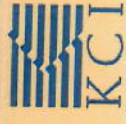
Area of NRI:
219 acres

Area of R-O-S
Zoning:
125 acres

Area of M-X-T
Zoning:
94 acres

Note: Slide provided by M-NCPPC.
All figures are approximate.

Developable Area



- ▶ Developable area zoned MXT:
- ▶ Approximately 75 acres

- ▶ Area Requiring further investigation:
- ▶ Approximately 8 acres

Developable Area

Bowie MARC Development Vision



