

## Statement of Need

If left without significant investment, the condition of the Bostwick House will continue to deteriorate and a historically significant building may be lost.

## Overview

Located above the Port of Bladensburg, the Bostwick House has been home to notable figures, and from its hillside location, has seen many significant events. The house was built in 1746 by Christopher Lowndes, prominent local merchant and participant in the Trans-Atlantic slave trade. Benjamin Stoddert, first Secretary of the Navy, and Lowndes' son-in-law also resided at Bostwick.<sup>1</sup> The house remained in private ownership until the late 20th century. A significant property of 7.7 acres, the Bostwick House and grounds was purchased by the Town of Bladensburg from the Christofane / Yatman family in 1997. The Town entered into an MOU with the University of Maryland's Historic Preservation Program in 2008 to assist with the preservation and utilize the property as a teaching site. The structure is brick with a wood framed roof and initially constructed as a symmetrical (Georgian) mansion; the house sits above a terraced lawn overlooking the banks of the Anacostia River. In addition to the main house, there is a two-story kitchen adjacent to the house and several other outbuildings: a two-story barn dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries, and a bank barn, chicken coop, garage, and small shed dating to the 20<sup>th</sup> century.<sup>2</sup> There are wetlands and a pond on the grounds and some of the area is used by local nonprofit the Anacostia Watershed Society to cultivate and store native plants.

As owners and stewards of the property, the Town of Bladensburg, with significant guidance and support from the University of Maryland's Historic Preservation Program, has acquired grant funding for multiple projects to secure the exterior envelope of the house including work on the porches, roof, windows, chimney stacks, and buttress which have positively contributed to the preservation of the home.

The Neighborhood Design Center was brought to the Bostwick Adaptive Reuse project by members of the Aman Trust, a Bladensburg-based historic preservation nonprofit. The aim of the partnership was to assess the financial feasibility of different development and reuse strategies for the historic Bostwick House and to embrace the economical and socially diverse Bladensburg community in the planning process. The Town of Bladensburg, as property owners and maintainers, were identified early as a key stakeholder, as was the University of Maryland's Historic Preservation Program. The Preservation Program holds classes on site at the Bostwick House and has been instrumental in grant applications for needed repairs to the home. Maryland Milestones / Anacostia Trails and Heritage Area, Prince George's

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<sup>1</sup> Source: <https://bostwickhouse.weebly.com/>

<sup>2</sup> Source: Rhodeside and Harwell Report

Heritage, and Anacostia Watershed Society are also important institutional participants. The Town of Bladensburg, because of the legislative priorities set out by Mayor and Council, became a close partner in the efforts. Additional stakeholders brought to the table were the Prince George's County Municipal Library System, Maryland-National Capital Park and Planning Commission (Parks), local business owners, Bladensburg Elementary School, and interested local citizens. The group of stakeholders met monthly for 6 months with the goal of identifying a financially viable path forward for the Bostwick property. This report shares what was learned during the process and what next steps need to be taken.

## Project Goals

To accomplish the primary goal of preserving the Bostwick House and making it an asset valued and supported by the entire Bladensburg community, the following needs were identified:

- A supportive coalition including the Town, local nonprofits and business owners, residents, and local experts
- A plan, rooted in community needs and wants must be made for adaptive reuse.
  - The plan must account for creating a sustainable revenue stream to support ongoing maintenance of Bostwick House.
  - The plan should be in support of the vision for the Town of Bladensburg that residents and leaders aspire to.
- A dedicated position funded immediately to continue the efforts outlined by the coalition

## Project Summary

The group of core stakeholders met monthly, with meetings facilitated by the Neighborhood Design Center. The goals and project schedule were aspirational; setting out to identify:

Vision and Goals in Meeting 1, Community Wants and Needs in Meeting 2, and Scenario Planning would begin in Meeting 3. Both coalescing around a strong and inclusive vision for the reuse of the property, as well as identification of community needs proved challenging. The group was able to craft Design Principles that will guide the project; a Project Approach which sets a framework for how the work will be done, as well as a strong idea about audiences and programming.

It became clear that the group, without wider neighbor participation, was not in a position to decide what the long-term vision for the Bostwick House and grounds or how the story for Bostwick is told. A clear and strong decision-making process is needed to move the visioning work forward, with the town leading the process. The stakeholder group that was engaged in the process during 2021 created a stronger foundation to build future work upon. It was agreed that the preservation of the house and outbuildings should proceed to build momentum while the larger community outreach and partnership building continue. All agreed this was an urgent matter and the need was imminent to act toward finalizing and implementing a plan.

## Design Principles

The principles listed below will guide decisions about which strategies will best support the future vision and action plan for the Bostwick House. These were honed with steering group input over the course of several meetings.

1. **Preserve, protect, and steward the Bostwick House and grounds buildings and history.** Bostwick must remain at the center of programs, projects, and initiatives.
2. **Make Connections.** The history of the Bostwick House is Bladensburg history, Prince George's History, Maryland history, and United States history. The house is linked to other historic properties in the area. The plan will relate Bostwick to other places and historic themes to draw out larger narratives and connections.
3. **Engage The River.** The Town of Bladensburg and Bostwick House exist because of the Anacostia River. Future uses need strong consideration for the Anacostia, the history of native people at the confluence, the parks system, and the local ecology.
4. **Create a Community Asset.** For Bostwick to succeed in the future, those who live, work, learn, play, and worship must value the house, and feel welcome and appreciated. Appropriate solutions will be rooted in community wants, needs, and values and will consider how to best position Bostwick in service of the entire Bladensburg community.
5. **Support Local.** The plan for Bostwick must reflect the values of the Town of Bladensburg and add to positive community development.
6. **Inspire Connections between Past and Present.** With programming and by telling compelling and diverse stories, we will authentically engage with and inspire a wide range of audiences to make connections with the community stories we share.

## Project Approach

To accomplish the long- and short-term goals the implementation plan should take the following approaches:

1. **Plan with the existing community.** No plan for the future of the Bostwick House and grounds will be fully realized if it does not engage with and meet the needs of residents of Bladensburg. Bringing Bostwick to the minds and hearts of neighbors, business owners, and will play a crucial role in future reuse opportunities. Without local support and interest, the project will struggle to fit into the fabric of the Bladensburg community.
2. **Learn from Past Planning Processes.** Many studies have been conducted over the years to understand what could happen at Bostwick. Our task is to understand and build upon them.
3. **Build a Strengths-Based Approach.** The future use of Bostwick should build on existing assets on the site, in the area, and in the stakeholder team. The adaptive reuse of the Bostwick House and

Grounds is an opportunity to catalyze positive change within the Bladensburg community and to set a precedent for future work.

4. **Be Actionable and Flexible.** The plan will always focus on the preservation of Bostwick and the creation of a community asset. It will be nimble and flexible as it understands how this can come to be. The plan for the future of Bostwick must go beyond design and commit resources to a person who can focus on moving the project forward.
5. **Be Financially Sustainable.** This plan must have an actionable and sustainable funding structure to support the House, grounds, and outbuildings now and into the future. The structure can look many ways, but all plans need to include ongoing maintenance, property upkeep, and programmatic operations as well as initial preservation costs.

## Previous Studies & Current Analysis

The NDC – Aman Trust team were not the first to look at the Bostwick property. Numerous previous studies were assessed, and it was the opinion of the volunteer team from NDC, led by Brennan and Company Architects, that the studies were thorough and complete from an architectural standpoint. The 2002 design package, produced by Rhodeside and Harwell, especially stood out.

Developing parts of the site was an early proposal for raising funds necessary to preserve and sustain Bostwick; this work was completed by a multi-disciplinary team of graduate students at the University of Maryland. The Market Square real estate development proposals were completed in 2010 as an interdisciplinary graduate studio project (see Appendix). The NDC volunteer team sought to understand the conditions surrounding the site, in and around Bladensburg. While there are standout amenities like Bladensburg Waterfront Park and rail and car transportation infrastructure that makes getting around the region simple, the development seen in adjacent areas has not come to Bladensburg. Walkability and connectivity presents challenges for long-term development in the area. Coordination with State Highway Administration will be important to connect safely to other historic properties and the amenities at the Waterfront Park.

In the blocks that surround the Bostwick House, there are several naturally occurring affordable housing complexes. The commercial real estate has not been significantly invested in or renovated in recent years, though there are no commercial vacancies in the area surrounding the property.

Prince George’s County is undertaking a Zoning Code Rewrite. Under the proposed code, the surrounding properties, will change from Mixed Use Transportation Oriented (M-X-T) to Commercial, Neighborhood (CN). This does not have significant impact on what is allowed.

Commercial real estate searches found sales prices for land to be assessed at approximately \$600,000 for 1.67 acres of land. When the NDC team spoke with a local property owner and developer, there was minimal appetite for developing in Bladensburg, especially at the level of investment needed for a historic property. There was significant interest, though, in how the property’s development could be used as a catalyst for other development and investment in the Town. Conditions in the region have changed, from significant development in Hyattsville to the long-awaited construction of the Purple Line, since previous studies took place. Additional conversations with others in the local real estate development community are recommended, as the context will continue to shift, and more perspectives are needed to inform this market analysis.

## The Town of Bladensburg

Size: 1.1 square miles, located at the confluence of the Northwest and Northeast branches of the Anacostia River

Population estimate: 9,408

Estimated # of Households: 3,768

Current Landmarks: Peace Cross, Bladensburg Waterfront Park, Market Master’s House, Hilleary-Magruder House, St. Paul’s Baptist Church, Bostwick House, Hilltop Manor Apartments, George Washington House

Demographics<sup>3</sup>:

Race / Ethnicity

White 12%      Black 68.3%      Asian 1.2%  
Two or More 2.3%      Hispanic or Latino 25.6%

Foreign born persons    23.7%

Language other than English spoken at home (percent of persons over 5)    29.3%

Living in Same House 1 year ago:    88.6%

Median Household Income:    \$44,905

Persons in poverty:    13.6%

Households with a computer:    87.5%

Households with broadband internet subscription:    79.3%

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<sup>3</sup> SOURCE: <https://www.census.gov/quickfacts/bladensburgtownmaryland>



## The House and the Site

The Bostwick property has defining historic and archeological characteristics, with many outbuildings and landscape features such as strong terraces supporting the focal point of the property, the Bostwick House. The site, however, does not appear to naturally lend itself to development due to topography, access, and site requirements. One area, the northern part of the site that abuts Quincy Place and connects at street level with the commercial properties along Annapolis Road could be considered for development. The existing parking, while modest in number of spaces, is well located and secondary to house and site.

The existing historic house, accessory structure + surrounding landscape + viewsheds protected by 1998 Maryland Historic Trust and 2009/2018 M-NCPPC easements. The M-NCPPC easements are subsidiary to MHT easement. The easements allow for restoration + new programming associated with preservation of historic house. An area of analysis to consider is the drop of more than 100 feet, which may make development possible out of the viewshed. Additional conversations with easement holders will be required to understand the feasibility of this approach and to understand the easement/viewshed relationship between Parcel B and Parcel 4. The designs and future uses will need to protect the historic house/viewshed.

The site's zoning designation will change from Open Space (OS) under the current zoning to Agricultural and Preservation (AG). The Agricultural and Preservation designation will "provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources."<sup>4</sup>

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<sup>4</sup> SOURCE:

[https://gisdata.pgplanning.org/files/projects/ZR/Subtitle27/Division4\\_ZONES\\_AND\\_ZONE\\_REGULATIONS/Section200\\_BASE\\_ZONES/AG.pdf](https://gisdata.pgplanning.org/files/projects/ZR/Subtitle27/Division4_ZONES_AND_ZONE_REGULATIONS/Section200_BASE_ZONES/AG.pdf)

## Zones

To understand the challenges and opportunities presented in different areas of the site, the team broke the property into different zones.



**Zone 1.** Front terraced lawn, governed by viewshed easement. Events, cultural gatherings, and even rental events could happen here in support of community awareness of the house. A tent event could easily fit 240 seated and 500 standing (tent at 60'x60'). A larger tent, 60' x 80', could be set up on a tier closer to the street elevation, which would pose some accessibility challenges. A community movie night would accommodate upwards of 750 people at 10 sf per person. Any digging or landscaping, even tree planting, requires an archaeological survey. A Phase 1 Archaeological Survey has been completed on the property. It is available to qualified archaeologists upon request from the University of Maryland's Historic Preservation Program. There is an opportunity for ADA parking in Zone 7.

**Zone 2.** The house and kitchen addition offer many opportunities for reuse. There are easements governing the changes made to the building, and the house is in need of significant financial investment. Considerations should be made for immediate work to this area, as there are imminent threats to the buildings because of breaches in the building envelope.

**Zone 3.** Southern perimeter of the property, adjacent to Quincy Street. This offers an opportunity to put in a sidewalk and street trees to benefit residents and school children. A walking path with signage or other amenities could also be easily added in this area. Signage and art could be added to the perimeter to increase awareness of the house and grounds. The perimeter offers opportunities for recreation and education and while still governed by easements, does not have the viewshed consideration of other areas.

**Zone 4.** Location of existing gardens and outbuildings, connected to the street via gravel parking. Currently, Anacostia Watershed Society uses the buildings and grounds in this area for native plant storage. The irrigation system has some challenges but could be expanded to support even more above ground plant nursery functions. This area has access to the drive, house, and outbuildings.

**Zone 5.** The outbuildings are in varied conditions, and all are governed by an easement. There is an opportunity for introducing secondary uses to the site for income. The areas are serviced by the drive but there is not currently additional or dedicated parking in this area.

**Zone 6a + Zone 6b.** This area is heavily wooded and has significant topographic change. Accessible paths would be a challenge to reach Zone 6b, though both areas offer natural beauty and opportunities to immerse tree canopy. Zone 6a has wetlands and a pond and offers an opportunity to showcase stormwater management techniques and native plantings for wetland areas. Development on site 6b could have a major impact on how stormwater travels across and is absorbed on site.

**Zone 7.** Parcel that previously had a bowling alley on the site. Elevation is much closer to the street and front terrace elevations, possible opportunity for additional parking. Also possibility for development; outside of viewshed easement, previously had building, does have secondary street access.

### Audience Considerations and Programming

Storytelling at Bostwick aims to connect the past to the present, across a broad of experiences and people. The history of Bostwick offers an opportunity to link the past, neighbor heritages, and present issues. . There is a need to tie together the cultural and natural resources at Bostwick and to draw in new audiences. Strong partners like the PGMLS, Maryland Milestones, and local cultural arts organizations uniquely position Bostwick to reach young people, non-English speakers, and those curious but not currently connected to the house. It was acknowledged that more work was to be done to reach out to identified groups and continue to hone meaningful methods of participation and engagement.

The histories and stories that can be told at Bostwick are numerous- the story of the Star-Spangled Banner, Dr. Beans, the Calverts, the native people of the area, stories of African American during their enslavement and post-Reconstruction, the story of a commercial / mercantile center starting 10,000 years ago, historic architecture and traditional building trades. Across the board, stakeholders believed it was important to engage audiences in interactive and diverse ways. From guided tours to self-directed navigation via QR codes in the area, to classes in brick making and trail walks, the theme of history made accessible was strong.

A strong example of telling more complete histories is the Woodlawn Plantation and Pope-Leighey House site. The historic site, owned and operated by the National Trust for Historic Preservation, hosts weddings on site. It has chosen to be explicit about the site, placing it in appropriate historical context, and committing to sharing the history with each couple choosing to use the site for their wedding.

“If a monument, memorial, or, perhaps, a large mansion set on beautiful acres like Woodlawn is never adequately put into context, then it will never carry the full weight of the history, people, or ancestors that lived and struggled there.”<sup>5</sup>

Reuse plans and programming at the Bostwick House would benefit from a top-level commitment, like the one made at Woodlawn, to have visitors to the site come away with a sense of what has

## Projects Proposed

The group of key stakeholders worked together to identify and vet ideas for future adaptive reuse of Bostwick. There was no clear choice that felt right for the project and the group did not have all information needed to proceed with assessments.

- Historic Job Skills Training Center<sup>6</sup>
- Colonial Tourism Center<sup>7</sup>
- Private Residence - restoration plan with town buyback after 30 years
- Museum of the Office of the Secretary of the Navy
- Urban Farm, vineyard, brewery, petting zoo<sup>8</sup>
- Native Plant Nursery<sup>9</sup>
- Green Jobs Training
- African American History Hub / Scholarship Center
- Events Venue

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<sup>5</sup> Hicks, Kristelle. “Creating Dialogue on Weddings at Woodlawn and Pope-Leighey House.” *National Trust for Historic Preservation*. 18 Oct 2021. Accessed Online: <https://savingplaces.org/stories/creating-dialogue-on-weddings-at-woodlawn-and-pope-leighey-house#>.

<sup>6</sup> Note: The suggestion to establish a historic building trades training program was made by University of Maryland students and NDC staff unbeknownst to one another. Precedents exist, from the Weald and Downland Living Museum, which has collected a variety of working buildings that are representative of local trades and crafts. Activities are structured to help visitors understand and value historical building processes, (<https://www.wealddown.co.uk/>) Additionally, the National Park Service hosts a Traditional Trades Advancement Program, training workers to have specialized skills needed by both NPS and private industry (<https://www.nps.gov/orgs/1098/traditional-trades-apprenticeship-program.htm>). A significant need exists in Prince George’s County and the region to have workers skilled in preservation-specific trades.

<sup>7</sup> A meeting with local groups such as the leadership team at Historic Londontown in Edgewater, MD could be useful to understand the financial viability of such a use at Bostwick. There is a plan for the future of Londontown that could be illusory as well, as the plan highlights the need for accessible paths and stormwater management on the site (<https://www.historiclondontown.org/2027>). Within the site, there are many uses, including walking paths, picnic pavilions, rental pavilions, educational pavilions, a preserved house, and demonstration garden.

<sup>8</sup> These represent private commercial uses and rely on a long-term lease between the town and a business owner. Breweries and tap rooms have been successful reuses of historic buildings. More work would need to happen with the working group to understand what expectations the town would have to property access (if any) and what mechanisms would be put in place to secure the historic properties in perpetuity. Examples of successful adaptive brewery reuse: <https://www.craftbeer.com/craft-beer-muses/breweries-historic-locations> and <https://savingplaces.org/stories/six-breweries-in-historic-buildings#.Yjnhl-fMKUk>. This suggested use would require very specific agreement on what is meant by “a community asset” and how a private business could be welcomed into that.

<sup>9</sup> There is existing activity on the site, led by the Anacostia Watershed Society, in this area. A continued and expanded partnership could be explored with this and other local groups if this use felt viable. This is a strong short-term use that could lead the way for future changes on the grounds.

## Next Steps:

1. The Town of Bladensburg needs to lead a visioning effort to engage town residents in determining the future of the Bostwick house and grounds. This effort should be facilitated by an outside group, but the project is a project of the Town. Taking leadership of this piece will go a long way to rebuild trust within invested stakeholders and local neighbors.
2. Identify a process for requesting the existing Phase 1 Archaeological survey to further inform planning process.
3. Bring on a dedicated and focused lead for the overall effort. Break the process into areas of focus: preservation of house and associated fundraising, community-building and outreach, key partnerships; that organizations in the steering group can lead or support.
4. More work needs to be done to synthesize the original research done by former UMD student Kees deMooy on the role of African Americans at Bostwick and in Bladensburg. This information and synthesis can serve as the basis for interpretative signage, programming, and collateral to support the goal of telling a full and accessible story at Bostwick.
5. Bring community into conversations at and about Bostwick. There is not widespread knowledge of the property. People are not engaged with or connected to the house, grounds, or the stories of the Bostwick home and the times in history it represents.

## Proposed Action Framework

### Focus Areas:

1. House and Outbuildings
2. Community-authored Vision
3. Funding
4. Partnerships
5. Community-focused Programming and Outreach
6. Leadership and Vision Stewardship

### FOCUS AREA 1: House and Outbuildings

#### YEAR 5 GOALS

1. Bostwick House is actively being preserved for adaptive reuse.
2. Outbuildings are being made usable and rentable to organizations for short-term activation and/or exploration of possible long-term partnerships.
3. Existing uses (UMD MAPP and AWS) have continued with maintenance support from the Town. Use agreements are in place.
4. An understanding of the phase 1 archeological survey of the grounds has informed a diagram that will be used for future planning, identifying areas that have different considerations for

possible uses, based on the survey. It is suggested to use Zones outlined in previous part of this report.

#### RESPONSIBLE ORGS & ROLES

The Town of Bladensburg maintains ownership of the land. It shall enter into an agreement with the Aman Trust, a local historic preservation organization that will move forward the necessary architectural and structural assessments and construction drawings to secure the house envelope and foundation. A short-term use of the property, as a home to the Town offices while a new town hall is being constructed, provides direction for this first phase of architectural and construction work. The Aman Trust will liaise with easement holders and the Town's appointed representative. Additionally, the group will manage the identification of a general contractor and the preservation construction work.

#### PARTNERS

- University of Maryland's Historic Preservation Program
- Mike Arnold, Prince George's Heritage
- M-NCPPC
- Preservation Maryland

#### NEEDS & NEXT STEPS

- MOU with Aman Trust and Town
- agreements with grounds users
- Meetings with easement holders
- Identification of architectural firm specializing in preservation
- Cost estimates based on work needed and 2022 labor and material costs

#### FOCUS AREA 2: Community-authored Vision

##### YEAR 1 GOALS\*

1. Identify what the Bladensburg community- those who live, work, worship, learn, and play in Bladensburg, would like to see added to their community. Considerations include what is needed in the town, what would be considered a valuable addition, and how much public access to the building and grounds is desired.

\*NOTE: this effort is a short-term project that will inform other efforts into the future.

#### RESPONSIBLE ORG & ROLE

This effort needs to be led by the Town of Bladensburg with the support of an external organization facilitating this process. This external organization should work directly for the town with the task of periodic report outs to the larger working group.

#### PARTNERS

The Bladensburg Library, Bladensburg ES, local faith-based organizations, and other trusted groups within the Bladensburg community.

#### NEEDS & NEXT STEPS

This step is urgent as its outcomes will influence what the property and grounds will become in the future. It is of the utmost importance that this process builds trust within the community and partners.

If successful, it will be a launching point for programming and outreach that will engage community members and build local support for the preservation of the Bostwick House and grounds.

### FOCUS AREA 3: Funding & Partnerships

#### YEAR 5 GOALS

1. Build a pipeline of differentiated funding (private, philanthropic, federal, state, and local) for the preservation and adaptive reuse of house and grounds.
2. State delegates and local officials will have an awareness and appreciation for the project. These champions are important for larger funding asks.
3. Host a capital campaign to invite individuals into the support of the project.

#### RESPONSIBLE ORG & ROLE

The Town of Bladensburg, specifically their designated project manager, with the support of a working group subgroup should lead this effort.

#### PARTNERS

The Neighborhood Design Center

#### NEEDS & NEXT STEPS

- Identify the project manager who will lead the Town's efforts
- Establish a working group subgroup
- Outline milestones
- List existing funding sources and relationships
- Identify potential sources and build relationships

### FOCUS AREA 4: Programming & Outreach

#### YEAR 5 GOALS

1. Through programming, events, and outreach campaigns, the neighbors in Bladensburg are aware of and informed about Bostwick. They see it as an asset to be valued and a point of pride.
2. New audiences have been welcomed to the site.
3. Short-term programming and events will align with the community vision for Bostwick.
4. This group will give consideration for future uses and stewards of the landscape and grounds.

#### RESPONSIBLE ORG & ROLE

Town of Bladensburg Project Manager, with support from a working group subcommittee.

This group will be responsible for building community awareness of the Bostwick property. Led by the Project manager, the group will host monthly community events- porch talks, site walks, tours, etc.

#### PARTNERS

- PGMLS- Bladensburg Library
- M-NCPPC Parks
- ATHA
- Joe's Movement Emporium
- Prince George's Arts and Humanities Council
- The Neighborhood Design Center

- M-NCPPC Placemaking Section
- Local schools, including Bladensburg ES
- University of Maryland's Historic Preservation Program

#### NEEDS & NEXT STEPS

- Identify the project manager who will lead the Town's efforts
- Establish a working group subgroup
- Outline events calendar
- Identify funding sources
- Work with partner organizations to launch an events series

#### FOCUS AREA 6: Leadership & Vision Stewardship

##### YEAR 5 GOALS

- There is a clear accountability and leadership structure for the project, including an advisory board and Project Manager (contractor for the Town)
- A plan has been established for the next 5 years at Bostwick
- Funder and partnership relationships are strong, to support continued work
- The community feels their vision is being brought to life, receives regular updates, and knows how to get more information

##### RESPONSIBLE ORG & ROLE

- An advisory board supports the Project Manager (contractor for the Town)
- The Project Manager is the primary point of contact for the project. This person coordinates all efforts taking place on the grounds, from construction to events, manages all agreements with outside groups, holds funder and partner relationships, and stewards the overall vision.

##### PARTNERS

Town of Bladensburg

##### NEEDS & NEXT STEPS

- Hire Project Manager (contractor for the Town)
- Establish process for outlining advisory board roles and responsibilities, selection process
- Consolidation of resources (past studies, work performed by town and others on site, existing and past agreements, etc.)

Thank you to all process participants and volunteers.

### Participants:

Mayor Takisha James  
Mike Arnold  
Karem Baker  
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Judy Sojourner  
John Sower

### NDC Volunteers:

Lili Munroff, Brennan and Co Architects  
Rob Brennan, Brennan and Co Architects  
Candace Maloney  
Lesley Conroy, Conroy Landscape  
Elina Bravve

### Appendix:

Rhodeside and Harwell Report, 2022  
UMD Market Square Real Estate Development Proposals, 2010