

Maryland Department of Natural Resources Program Open Space (POS) Local Grant

Acquisition Application and Project Agreement

POS PROJECT # 8065-16-898

(DNR Use Only)

1. PROJECT INFORMATION: Please fill out all sections of the form completely unless otherwise indicated.

PARK NAME Fairview Manor

PROJECT NAME Fairview Manor Historic Site

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: 4600 Fairview Vista Drive MD Legislative District 24

City/Town Bowie County Prince George's Zip Code 20720

County Tax Map 54 Grid A 1 Parcel Lot 1

SDAT Account Identifier 0387913

District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

Deed Liber/Folio L 48347 F 255 Is this project located in a Priority Funding Area? Yes No X

3. PROJECT DESCRIPTION: Descriptions are written into the agenda item, which is presented to the Maryland Board of Public Works for approval. Please explain the proposed acquisition and be specific. Why is it being done (future recreation development, natural resource protection/conservation, etc.) and how does it relate to local recreation needs? Is it a new park or does it build upon an existing park area? Provide all of the information that you feel is necessary to explain and justify the project. Attach a separate sheet, if necessary.

This project involves the acquisition of land for a new 5.8-acre park. This acquisition meets the goal of providing an equal mix of facilities and public lands across the County to meet residents' needs and desires. The 5.8-acre lot is within a historic setting as defined by the Maryland Historic Trust (MHT) and the County's historic register (PG-71A-13): Fairview.

The property contains a two-story, well-preserved stucco house and a brick "milk" house and barn built in the 1790's. A large grove of mature trees (Ginko and basswood champion trees) frame the existing structures. The acquisition would provide public open space, (a large, maintained lawn area appropriate for passive recreation and community gatherings) that is easily accessible within a developed community. The acquisition will also complement the Departments' large inventory of Historic Properties and Structures, as the house is of Federal-era architecture with Greek Revival modifications and built by Baruch Duckett, who served as lieutenant in the Revolutionary War and passed onto the Bowie family. It is also the birthplace of former Governor Oden Bowie, Maryland's 34th Governor.

The acquisition of this property will allow the Department to continue the historical interpretation of the property along with potential programming uses by both of our Natural Historic Resources and Arts and Cultural Heritage Divisions.

4. PROJECT PERIOD:

From: 6/25/2026

Date of Letter of Acknowledgement or Letter of Concurrence (DNR Use Only)

To:

Estimated Date of Completion (Must be filled in by Applicant)

5. DESCRIPTION OF LAND TO BE ACQUIRED:

This is a(n): New Park X Addition to an Existing Park X Nearest town or community served: Bowie

Deed acres: 5.87 Ac. Acres to be acquired with this acquisition: 5.87 Ac.

Existing Park acreage: 0 Ac. Planned ultimate acreage: 9.9 Ac.How many acres are: Wooded 0 Ac. Agricultural 0 Ac. Floodplain 0 Ac.In the Critical Area 0 Ac. Non-Tidal Wetlands 0 Ac.The topography is flat, steep, sloping or other (describe): SlopingRoad Frontage: 0 Ft. Paved X Unpaved This property is: Improved X Unimproved

If improved, list all current improvements – identify size, condition, and future use of each improvement:

Two story single-family, federal style dwelling (historic), "milk house" and additional outbuilding. All will remain for historical interpretation.

5. DESCRIPTION OF LAND TO BE ACQUIRED (Cont.):Explain Zoning: R-E (Rural Estate)Current Land Use: Single-family historic structureIs the property currently being utilized at its highest and best use? Yes X No Highest and Best Use: Residential Developable potential - # of lots: 3Subdivided? Yes No X If Yes, # of lots: Average size of lots Utilities Available: Water Sewer Electric X Gas Phone Environmental Hazards: Yes No X If there are any hazards, list them and identify how they will be addressed:**6. PROJECT DETAILS:**

a. Benefits derived from this acquisition:

The subject property is located in Bowie, within a developed community. The property includes several acres of maintained lawn and open space appropriate for passive recreation and community gatherings. Interesting topography, historic outbuildings/ruins and several champion trees including a spectacular Ginkgo tree and Basswood tree in addition to mature boxwoods. The acquisition of this property will provide public open space with good accessibility via the existing sidewalks within the community. This existing sidewalk network will allow good walking public access as a destination point, along with opportunities to interpret this valued historic resource. Our Arts and Cultural Division (ACHD) is considering the use property for small local community events or gatherings. ACHD is also interested in this property for potential programming activities associated with historic interpretation opportunities. This acquisition will allow the Department to add our large inventory of the County's historic resources. Our Natural and Historic Resources Division will oversee the continued preservation of this historic resource. The setting of this property could make for a desirable natural surface trail perimeter loop for future public use, interpretation, passive recreation and formalized programming.

b. What, if anything, makes this project unique?:

The historic resources on the property, the existing house and outbuilding structures are in good condition and well preserved.

c. How is this project consistent with the County's Land Preservation, Parks and Recreation Plan (LPPRP)?

The County's and local master plan encourages and supports efforts to preserve historic sites in the County. The property is also in the Established Communities Growth Policy Area which call for maintaining and enhancing public facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

d. Infrastructure: Will the development planned for this site result in an increased demand on existing infrastructure (roads, utilities, etc.)? Yes No X

If yes, please explain the impact on the infrastructure and how this will be addressed.

- e. Potential Conflicts: Are there any potential conflicting uses or possible non-compatible uses being planned (e.g., road widening, utility easements, etc.) which might require a Land-Use Conversion? Yes No X

If yes, please explain the potential conflicting use and how this will be addressed.

- f. Interim Use: Will there be an interim use on the property prior to park development, including rental, lease, and/or other management techniques? Yes No X

If yes, please describe the interim use in detail. (Note that any interim use must have prior approval by DNR.)

- g. Please describe the public access that will be available on the property and note any restrictions or limitations, both prior and subsequent to park development:

There will be no restrictions or limitations on access to the property.

7. SELLER'S NAME: Fairview Manor LLC

8. TITLE WILL BE HELD BY: Maryland-National Capital Park and Planning Commission (M-NCPPC)

(Name of County/Municipality, Department)

Title will be held in fee simple? Yes X No If not, please describe:

9. APPRAISAL VALUES:

Associated Appraisers	\$ \$1,150,000.00	\$ \$195,5911.41	/ Acre	October 24, 2025
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)
John R. Fowler CCIM	\$ 1,000,000.00	\$ \$170,357.75	/ Acre	October 27, 2025
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)

10. APPRAISAL EVALUATION:

- a. Spread between appraisals: 15 %

If the value of the high appraisal is more than 20% greater than the low appraisal, please explain:

- b. Average of appraisals: \$ 1,075,000.00

If the cost of the acquisition is not equal to the average of the two appraisals, please explain:

Seller did not accept our initial proposal. We agreed to a higher amount due to the benefits of this acquisition.

- c. Is the appraisal value reasonable relative to the area? Yes X No If not, please explain:

- d. Are the appraisals more than 12 months old? Yes No X If yes, please explain:

- e. The appraisals were performed by licensed real estate appraisers with qualifications consistent with industry standards and all applicable Local, State and Federal statutes and regulations. pgs Initial Here

11. PROJECT COSTS:

	<u>COST</u>	<u>POS AMOUNT</u>
a. LAND COST	\$ \$1,250,000.00	\$ 1,075,000.00

b. COST OF IMPROVEMENTS (if not included in land costs)	\$		\$	
c. INCIDENTAL COSTS (total from itemized list below)	\$	13,200	\$	13,200.00

Itemize incidental costs (appraisals, title work, surveys, etc.):

Note that incidental costs not listed may not be reimbursed. Prepaid taxes refunded to the seller is not an eligible incidental cost.

Appraisals	\$	10,450.00
Survey	\$	
Title Services	\$	2,750
	\$	
	\$	

d. TOTAL PROJECT COST	\$	1,263,200.00	
e. TOTAL POS AMOUNT			\$ 1,088,200.00

12. PROJECT FUNDING:

POS FUNDS REQUESTED:	\$	1,088,200.00	86 %
PRIOR POS FUNDS APPROVED:	\$		%
LOCAL FUNDS:	\$	175,000.00	14 %
OTHER FUNDS:	\$		% (Specify Source/Type) _____
TOTAL PROJECT COST:	\$	1,263,200.00	100 %

13. FEDERAL FUNDS: (check one of the options below)a. The Applicant certifies that it has received Federal funds for this project. None

Please indicate type of Federal fund received and amount: _____

b. The Applicant certifies that it has not received Federal funds for this project. CRW**14. APPLICANT INFORMATION:** Note that the Applicant is also the County or Municipality that will be receiving the funding at reimbursement.

APPLICANT	Maryland-National Capital Park and Planning Commission (M-NCPPC)	APPLICANT'S FEDERAL ID #	52-60001550
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15. LOCAL PROJECT COORDINATOR:

Claire Worshtil	Capital Budget Manager	Parks and Recreation	M-NCPPC
(Print Name)	(Title)	(Department)	(Organization)
6600 Kenilworth Avenue		Riverdale	MD 20737
(Mailing Address)		(City)	(State) (Zip)
301-699-2536			claire.worshtil@pgparks.com
(Phone Number)	(Mobile Number)		(Email Address)

16. LOCAL GOVERNMENT AUTHORIZATION:

As the authorized representative of this Political Subdivision, I have read the terms of the "Project Agreement and General Conditions" of the Local Program Open Space (POS) Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, all applicable Local, State and Federal statutes and regulations, and with the attachments included herewith and made a part thereof.

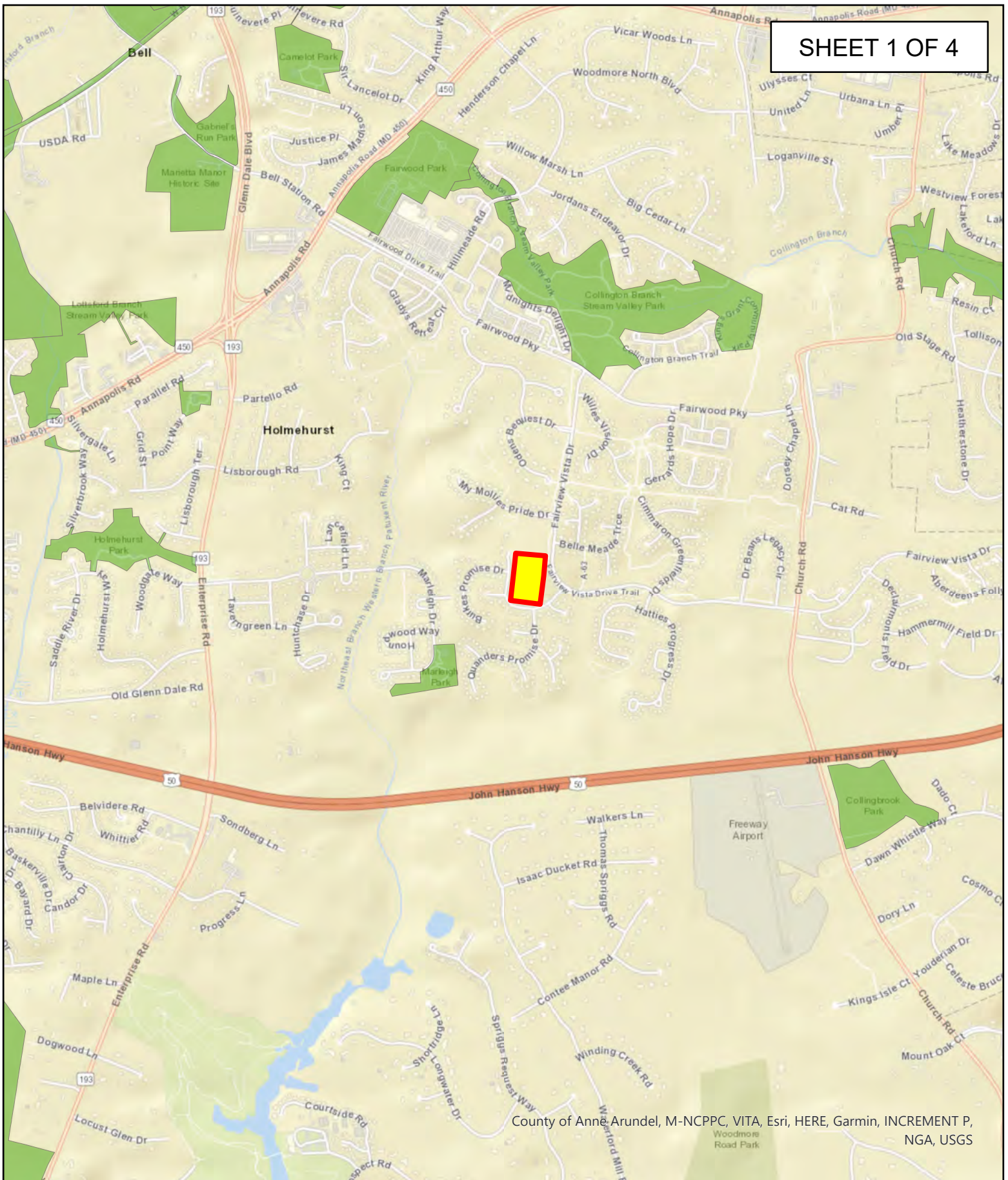
 William Spencer (Jun 25, 2026 14:11:22 EDT)	William Spencer	Acting Executive Director M-NCPPC	25-Jun-2026
(Signature)	(Print Name)	(Title/Organization)	(Date)

PROGRAM ADMINISTRATIVE REVIEW: (DNR Use Only)

ON-SITE INSPECTION: DATE _____ BY _____

DEPARTMENT OF NATURAL RESOURCES – PROGRAM OPEN SPACE APPROVAL:

(Signature)	(BPW Approval Date)	(BPW Agenda Item Number)
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County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Fairview Vista Drive
Bowie, MD
20720

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DATE:
May 2026

SCALE:
1,000
Feet



BB

P.J

P.43

P.C

P.K

FAIRVIEW

District 07
Tax Account: #0687913
Acreage: 5.8
Owner:
FAIRVIEW MANOR LLC



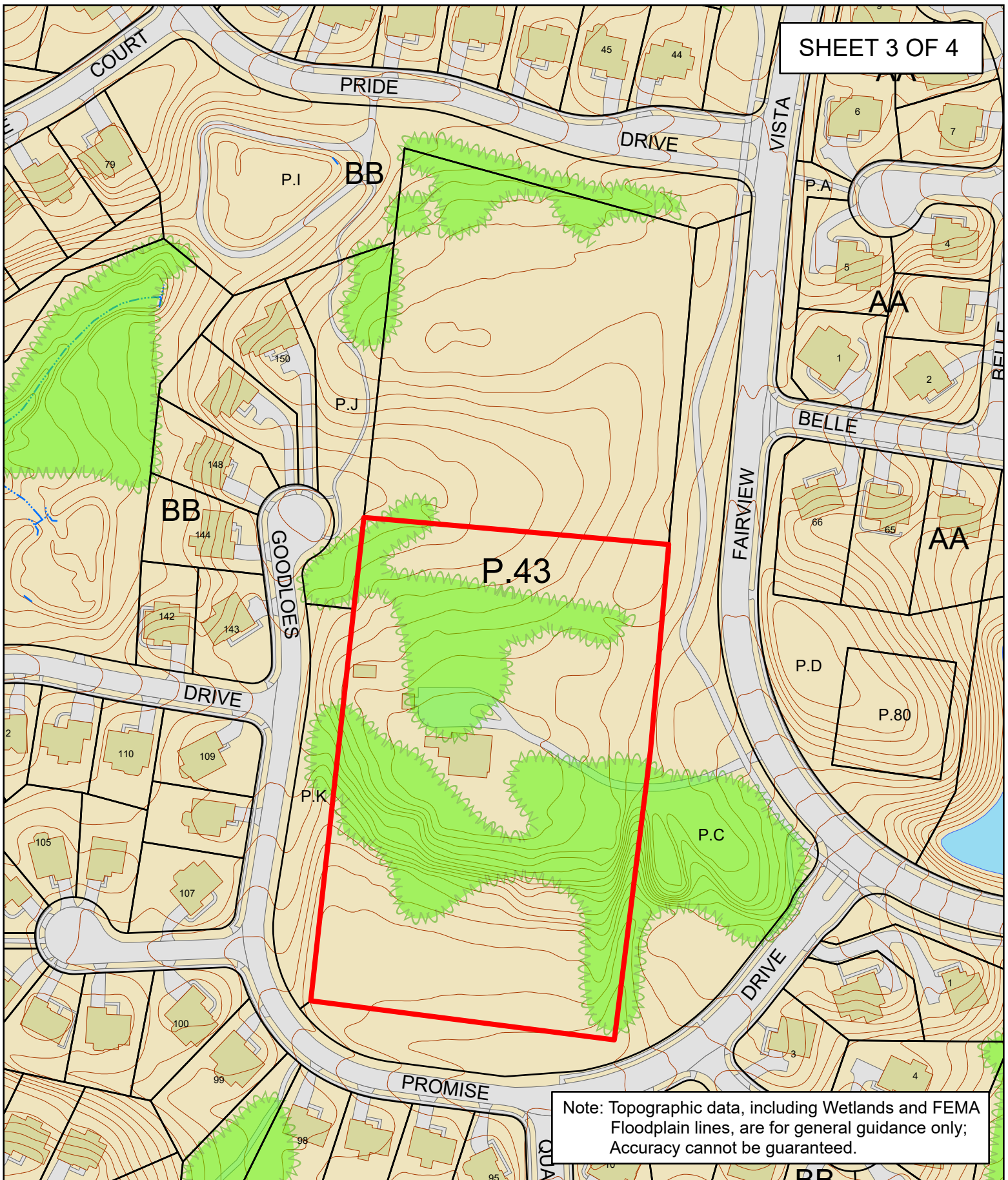
Fairview Vista Drive
Bowie, MD
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DATE: May 2026

SCALE: 150
 Feet





Note: Topographic data, including Wetlands and FEMA Floodplain lines, are for general guidance only; Accuracy cannot be guaranteed.



FAIRVIEW MANOR LLC
Lot 1
Fairview Vista Drive

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DATE:
May 2026

SCALE: 110
Feet





FAIRVIEW MANOR LLC
Lot 1
Fairview Vista Drive

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DATE: May 2026

SCALE: 180
Feet

