

Request for Expressions of Interest

IN THE

Redevelopment of ± 7.86 acre CAB Complex

14741 & 14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

Councilmanic District: 9

Solicitation Number	OCS-RFEI-2022-CAB-03
Issuance Date	March 29, 2022
Site walk-through	April 12, 2022 12:00 PM EST
Due Date	May 11, 2022 by 3:00 PM EST
Contact	Land Acquisition and Real Property Division (LARP) 1400 McCormick Drive Suite 336 Largo, MD 20774
E-mail	OCS_RealProperty@co.pg.md.us
Phone	(301) 883-6138
RFEI Website	http://www.princegeorgescountymd.gov/807/Central-Services





The purpose of this Request For Expressions of Interest (RFEI) is to identify Respondents who have a creative vision, demonstrated experience, coupled with the organizational and financial capacity to plan and implement a mixed-use and mixed-income development for the site identified in Section B.

- A. The County Administration Building, with its beautiful grounds and prime location, offers a significant redevelopment opportunity.
- B. Prince George's County ("County") goal is to maximize the redevelopment of this underutilized property for the benefit of the community.
- C. Responses should establish a clear community benefit, whether through the creation of new tax revenue, mix of housing units and appropriate commercial and retail space with public greenspace and/or community use (e.g. public trails, bike paths, etc.).
- D. The success of any development project hinges on the inclusion and support of the local community. Respondents must consider and incorporate stakeholder and community preferences, to the extent feasible. Respondents are strongly encouraged to work with local community members.

SECTION I: GENERAL INFORMATION

A. PURPOSE

The Office of Central Services (OCS) is charged with facilitating the orderly and effective disposition of County-owned properties within Prince George's County. Particularly this RFEI focuses on the preservation of the sense of community and atmosphere that characterizes life in the Town of Upper Marlboro, Maryland, and celebrating the surrounding communities. This RFEI desires to embrace an exciting new vision for the community to include a dynamic mixed-use district that creates new housing, retail, dining, business, entertainment, culture, and celebrates historical amenities to create an authentic Prince Georgians experience.

OCS is issuing this Request for Expressions of Interest in order to receive and evaluate responses from the development community regarding potential redevelopment options for the County Administration Building and the site in its entirety located 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772 including the adjacent parking structure



parcel (the “Development Site”), see also Section B—Legal Description described and Parcel Site Location Map depicted herein.

1. The Community

The Town of Upper Marlboro has a downtown area along Main Street, which is home to a variety of local business as well as the Prince George’s County Courthouse and the County Administration Building.







The main Board of Education offices for the Prince George’s County Public School system are a short walk from Main Street. Additional businesses and government offices are located in the Old Mill complex a short distance from downtown.

The main residential area is to the west of the downtown on several quiet streets. Numerous civic organizations in and near the town contribute to the sense of community and “small town” atmosphere that characterizes life in The Town of Upper Marlboro.

B. PROJECT AREA DESCRIPTION

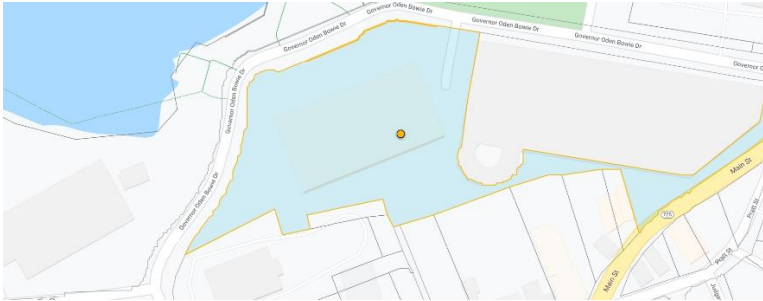
The Development Site is approximately 7.86 acres of adjacent to the Circuit Court Annex and located across the street from Schoolhouse Pond, a 12-acre pond, and surrounding parkland. A fishing pier, photo blind, 3/4-mile boardwalk, picnic area, and nature trail are located near the Development Site.

1. Legal Description described and Parcel Site Location Map

	<div>14741 Governor Oden Bowie Dr Upper Marlboro, MD 20772</div> <div>284,580 SF Tax Exempt • Built 1977 4.77 AC • Zoning CSC 03-0230185 • Prince George's County 2021 Assessment: \$10.43M • Sold in 2020 Owner: MARYLAND-NATIONAL CAP PK & PLA</div> <div>+ VIEW MORE</div>	 
	<div>14741 Governor Oden Bowie Dr Upper Marlboro, MD 20772</div> <div>201,975 SF Tax Exempt • Built 1977 3.09 AC • Zoning CSC 03-0192310 • Prince George's County 2021 Assessment: \$9.29M Owner: PRINCE GEORGES COUNTY</div> <div>+ VIEW MORE</div>	 



2. Ariel Views/Maps



3. Zoning

The Development Site is currently zoned Commercial Shopping Center (C-S-C) Zone which permits a broad range of uses, retail, and service commercial activities generally located within the area; facilities; size will vary according to trade.

The Countywide Map Amendment (CB-013-2019 (DR-2) was approved November 29, 2021. The new Zoning Ordinance, Zoning Map, and Subdivision Regulations take effect on April 1, 2022. Use the map below to determine the proposed new zone for this property Commercial, General, and Office (CGO) Zone.

Current zoning provides for a broad and diverse range of retail, business, civic, and mixed-use development at major intersections and other highly visible and accessible locations; designed to support connectivity and provide a balance between automobile access and pedestrian, bicycle, and transit friendliness. Incorporates high-density residential development including townhouses, multifamily dwellings, artists' studios, and live-work dwellings to complement nonresidential development.

See: <http://zoningpgc.pgplanning.com/zoning-swipe-tool/>

Careful consideration must be given by the Respondents to ensure their proposals comply with the requirements of the Zoning Regulations. For additional information regarding zoning for the Site, please contact the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department's project team at 301-952-4944 or by e-mail at Zoningpgc@pgplanning.com.



4. Radius Proximity of Other Important Sites and Demand Generators



5. Flood Risk

Flood Risk

Flood Risk Area	High Risk Areas	FEMA Map Identifier	24033C0260E	FIRM Panel Number	0260E
In SFHA	No	FIRM ID	24033C	FEMA Map Date	Sep 16, 2016
Floodplain Area	100-year				
FEMA Flood Zone	AE The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.				

D. Project Goals:

1. Catalytic Activation of the Development Site.

The Project should drive additional people and economic activity to incorporated Town of Upper Marlboro creating a lively district. The proposed development should stimulate the vitality of the area with interactive/permeable public/private spaces and site plan.

2. Contribute to the Goals Outlined Above.



a. Respondents should offer visionary redevelopment options to meet as many of the following County goals as possible.

- i. Jobs Generation, Economic Development & Economic Viability
- ii. Housing
- iii. Community Connectivity
- iv. Land Uses
- v. Architecture and Historic Rehabilitation
- vi. Art and Culture

3. Site Synergy

The respondent should create a unique synergy with existing uses and surrounding neighborhoods coupled with tangible community benefits.

SECTION II: EVALUATION OF RESPONSES

The responsive submittals will be reviewed and evaluated in an effort to determine viable options for redevelopment and subsequent issuance of any Request For Proposals. This RFEI in no way obligates the County to select a firm.

A. MANDATORY SUBMISSION REQUIREMENTS

1. Format

All responses must meet the following format requirements:

- a. Responses shall be prepared on 8½" x 11" letter-size paper, bound lengthwise, with tabs to separate sections.
- b. Responses must respond to each RFEI item in the order outlined below in the "Response Contents" section. Each sub-section must be separated by tabs with sub-section headings.
- c. Responses must not exceed twenty-five (25) pages, excluding appendices

Additionally, each firm must include with its Response Contents:



- 1) A cover letter identifying the firm or team, the name of the firm or team's representative(s), and his/her contact information (including phone and email); and,
- 2) A Statement of Interest containing biographies, history of the firm or team, relevant experience of key firm or team members and an explanation of why your firm or team is the best selection for this RFEI.

2. Submission Directions

Seven (7) hard copies and one (1) electronic version on Flash drive in PDF and Excel formats, of the response, identified by "**OCS-RFEI-2022-CAB-03**" on the envelope, must be submitted to and received by 3:00 P.M. EST on Wednesday, May 11, 2022. Such responses must be delivered to the following:

Address: Office of Central Services – Land Acquisition & Real Property Division
1400 McCormick Drive | Suite 336 | Largo, MD 20774

B. TREATMENT OF CONFIDENTIAL INFORMATION

Financial statements, proposals and other business confidential information may not be subject to disclosure under the Public Information Act, GP §§ 4-304 to 4-327 (Part II), §§ 4-328 to 4-342 (Part III) of the PIA is found in the General Provisions Article ("GP"), §§ 4-101 through 4-601, Annotated Code of Maryland, if such information constitutes "trade secrets" as defined therein. If a Respondent desires certain information to be protected from disclosure under PIA as a trade secret, the Respondent should clearly identify such information, place such information in a separate envelope appropriately marked, and submit such information with its response. Such information shall be retained by OCS in confidence, shall only be viewed by County employees and consultants having a "need to know", and shall be returned to all unsuccessful Respondents, or will be destroyed, upon the conclusion of the County's selection process. If such information is sought to be disclosed, OCS will afford notice to the party or parties whose information is being sought so that each has an opportunity to dispute disclosure in a court of law at such party's sole cost and expense. The County shall protect information from disclosure or refuse to disclose such information unless it (i) is already known; (ii) is in the public domain through no wrongful act of the County; (iii) is received by the County from a third party who was free to disclose it; (iv) is properly disclosable under PIA; or (v) is required to be disclosed by a court of law.



C. QUESTIONS AND ANSWERS ABOUT RFEI

Firms may seek additional information or clarification as to any aspect of the RFEI by submitting questions in writing. Questions should be received before 4:00 p.m. EST on April 19, 2022 . Respondent shall not direct questions to any other person within the County except as allowed elsewhere in this RFEI. Responses to Respondent questions will be aggregated and posted on the OCS Website prior to the Submission Due Date. The County assumes no responsibility for a firm's failure to read questions and answers and to revise their responses accordingly. Contact information and questions should be sent in writing via e-mail to OCS_RealProperty@co.pg.md.us .

D. PROPERTY OF PRINCE GEORGE'S COUNTY

Except as otherwise herein, any information or materials submitted as a response to this RFEI shall become the property of Prince George's County and will not be returned.

E. TIMETABLE

These dates are subject to change so long as such changes do not materially and adversely affect the process or its fairness to all Respondents.

- **Issuance of RFEI:** March 29, 2022
- **Pre-Response Conference and Site Tour:** April 12, 2022 12:00 PM EST
- **RFEI Response Submission Deadline:** May 11, 2022 before 3:00 PM EST

END OF REQUEST FOR EXPRESSIONS OF INTEREST