MEMORANDUM

TO: City Council

FROM: David J. Deutsch, City Manager

SUBJECT: City Forest Mitigation Sites Program

DATE: September 8, 2005

I. Introduction

In accordance with the County Woodland Conservation and Tree Preservation Ordinance, any activity on sites with one (1) acre or more of land and 10,000 square feet or greater of wooded area must provide an approved Tree Conservation Plan (TCP) before a County grading permit may be issued. If tree mitigation is required and cannot be accommodated on-site, then the developer is required to pursue tree mitigation off-site, preferably within the County. One of the goals of the City’s adopted Forest Mitigation Sites Policies (see Attachment #1) is to encourage developers to satisfy their off-site tree mitigation requirements within the same subwatershed preferably on a City-owned property that has been prioritized for tree mitigation.

Policies regarding Woodland Conservation were adopted by the State, County and City in the early 1990’s to provide for the protection of public health, safety, and welfare because forests:

- Mitigate air pollution by supplying additional oxygen.
- Improve water quality by allowing for the natural recharge of precipitation through adequately aerated pervious surface areas with plentiful root supply.
- Minimize soil erosion by locating forests adjacent to water bodies.
- Prevent flooding by increasing pervious surface areas and woodland, which absorb water and minimize stormwater runoff better than lawns.

As a result of the recently approved County Green Infrastructure Plan, the County will be compiling their own list of priority mitigation sites in the County and will be recommending these sites to developers when they are required to do off-site mitigation.
II. Background

In 2000, the City adopted policies and procedures for a City Forest Mitigation Program, which included a list of seven (7) preferred City-owned sites that could be used for off-site tree mitigation (see Attachment #2).

There are currently five (5) Woodland Conservation Easement Areas (WCEA) on City-owned property that have been utilized to meet off-site tree mitigation requirements for private development projects. A WCEA is a long-term encumbrance that designates a specified easement area (with metes and bounds) of a site no longer available for any other type of land use other than forest mitigation. The City Council previously authorized the City Manager to execute a Deed of Easement for each of the following City-owned properties:

1. Holiday Lane in May 2002;
2. The City Wastewater Treatment Plant in April 2003;
3. The Bowie Golf Course property in April 2003;
4. The Hohensee property in January 2003; and
5. The Hopkins property in October 2003.

The first WCEA was on 0.34 acres of City-owned property off of Holiday Lane, which Council approved to accommodate off-site tree mitigation requirements for The Willows senior apartment project in the Bowie Town Center for a fee of $1,500.

The second and third afforestation easements are located on portions of the City’s Wastewater Treatment Plant and Golf Course properties (0.2 acres and 1.1 acres, respectively), which Council approved to accommodate off-site tree mitigation requirements for the Simon retail development in the Bowie Town Center for a fee of $1,000 and $5,500, respectively.

The fourth reforestation easement was on a 30.79-acre portion of the Hohensee property, which Council approved to accommodate State Highway Administration (SHA) off-site forest mitigation requirements for the Woodrow Wilson Bridge project for a fee of $415,000.

The fifth afforestation easement was on a 1.5611-acre portion of the Hopkins property, which Council approved to accommodate off-site tree mitigation requirements for the TownePlace Suites Hotel located in the Bowie Town Center for a fee of $7,805.50.

In addition to the above, the City was required to mitigate off-site while developing the Senior Center, Black Sox Park, and the Municipal Gymnasium. As a result, permanent off-site tree conservation easements were created on the Hohensee property and on the Hopkins property.

Funds collected from developers for purchasing tree mitigation rights on City-owned property are deposited in a “Land Acquisition Fund” account in accordance with adopted City policy.
The City has considered ‘land-banking’ portions of City-owned sites for the purpose of off-setting future development of City-owned and privately-owned sites in the Bowie area that cannot meet their required tree mitigation requirements on-site. In 2000, staff suggested that 15 to 20 acres of City-owned property be ‘reserved’ for the City’s future mitigation needs. This amount of acreage will need to be re-evaluated in terms of current capital projects. Six acres may be needed to mitigate the development of a possible City Hall/police station site near the Bowie Town Center. Grading all six acres of this city-owned site would required a 1:1 replacement of all wooded areas on the site.

III. Status of City Forest Mitigation Sites

A. City Approved Preferred Forest Mitigation Sites (Attachment #2)

1. **Bowie Golf Course and Country Club**
   Sub-watershed: Horsepen Branch
   130.35 acre site
   10.92 acres forested
   2.0 acres proposed
   0.9 acres remaining

   **Comments:** The site is an 18-hole public golf course with forested areas along the edges of the fairways. There are two (2) areas along MD 197 that were approved by City Council for possible afforestation in 2000. These areas buffer existing uses adjacent to the site near MD 197. In 2003, a 1.1 acre mitigation easement was approved by City Council. Since the site is being utilized as a golf course, staff recommends that the site be re-evaluated to determine whether fewer or more areas could be mitigated.

2. **Fladung**
   Sub-watershed: Horsepen Branch
   22.10 acre site
   12.68 acres forested
   9.42 acres proposed

   **Comments:** The site is contiguous to the Bowie Golf Course and Country Club and was studied for possible ball field construction in 1999 and is currently the subject of a golf course expansion proposal. None of the site has been mitigated. Currently there is an open meadow and some mowed grassy areas around the edge of the woodlands adjacent to Old Chapel Road. Staff recommends that the site be re-evaluated to determine whether additional acreage should be mitigated or whether future plans for the site preclude mitigation.

3. **Tanglewood Park**
   Sub-watershed: Horsepen Branch
   128.64 acre site
   125.27 acres forested
   3.37 acres proposed

   **Comments:** The site is used for passive recreational uses. The areas prioritized for mitigation were formerly used as ball fields and a ‘dirt borrow’ area. None of the site has been mitigated. A recent site visit found the ball field overgrown with new growth trees and meadow. There is less than approximately 10,000 square feet of irregular meadow left to afforest and ve-
hicircular access to these remote mitigation areas is difficult. Therefore, staff recommends that this site be deleted from the inventory list.

4. **Lansdale Gravesite, Parcel ‘Z’ (aka ‘I’)** 2.0 acre site
   Sub-watershed: Mid-Patuxent River
   NA acres forested
   1.89 acres proposed

   **Comments:** The site is located along the north side of MD 197. None of the site has been mitigated. Most of the site appears to be already forested and is not developable due to the steep topography of the site. A trail has been proposed through the site to connect with the Lansdale Gravesite. The current plan is to maintain the graveyard area as a passive park, therefore, staff recommends that this site be deleted from the inventory list.

5. **Cora Bowie (Bitting) property** 61.41 acres
   Sub-watershed: Mid-Patuxent River
   57.06 acres forested
   4.35 acres proposed

   **Comments:** None of the site has been mitigated. Most of the site is already forested. The proposed 4.35-acre mitigation area is currently being leased as a cornfield. Staff recommends that the site be re-evaluated to determine whether future plans for the site preclude mitigation.

6. **Hohensee property** 318.23 acres
   Sub-watershed: Mid-Patuxent River
   200.56 acres forested
   99 acres proposed
   32.47 acres remaining

   **Comments:** Approximately 66 acres were utilized for off-site mitigation by the City of Bowie and by the State of Maryland. City projects that required off-site mitigation were the Black Sox Park, Bowie Gymnasium and Bogley property. The State off-site mitigation is the ongoing Woodrow Wilson Bridge project. Staff recommends that the site be re-evaluated to determine whether future plans for the site preclude mitigation.

7. **Bowie Wastewater Treatment Plant** 21.94 acres
   Sub-watershed: Mid-Patuxent River
   .29 acres forested
   1 acre proposed
   0.8 acres remaining

   **Comments:** An approximately 0.2 acre mitigation easement adjacent to the Jesuit Property was approved by City Council in 2003. Since there are plans to expand the treatment plant, staff recommends further evaluation to determine whether future plans for the site preclude mitigation.

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**A. City Approved Secondary Forest Mitigation Sites**

None of the sites on the secondary list of forest mitigation sites have been mitigated (See Attachment 3). Staff recommends that these sites be evaluated to determine how many acres should be mitigated or whether future plans for the sites preclude mitigation.
B. Other Forest Mitigation Sites

1. **Hopkins Property**  
   Sub-watershed: Collington Branch  
   97.90 acres  
   NA acres forested  
   88.1 acres remaining  

   **Comments:** The Hopkins Property was not on the City's 2000 list of approved forest mitigation sites because the City's Community Recreation Committee had not finished reviewing development options for the site. Once plans were completed, land became available for mitigation. City Council approved a 1.5-acre tree mitigation easement adjacent to the Tall Oaks subdivision in October 2003. An additional 2.806 acre tree mitigation easement adjacent to the Tall Oaks subdivision was approved on September 6, 2005. Staff recommends that the site be evaluated to determine how many additional acres should be mitigated or whether future plans for the sites preclude mitigation.

2. **Holiday Lane, Parcel 10**  
   0.34 acres  
   0.0 acres remaining  

   **Comments:** The site is located in the former roadbed of MD Rte. 197 north of Bowie New Town Center. City Council approved a tree mitigation easement in May 2002 and all 0.34 acres were mitigated, therefore, this site should be deleted from the inventory list.

IV. Future Actions

The City could sell the future mitigation rights of portions of City-owned property that have a limited market value as developable sites. That is, environmentally sensitive land could be prioritized as sites that should be afforested and remain woodland in perpetuity. Staff makes the following recommendations to refine the City’s forest mitigation sites program:

A. Reassess current list of approved mitigation sites

Though some parcels of land are easier to develop than others, all land is technically developable and, therefore, can be given a market value. Land that is environmentally sensitive or adjacent to environmentally sensitive land has a public benefit value as well as a market value. The current list of forest mitigation sites should be evaluated for the presence of environmentally sensitive areas and prioritized for use as tree mitigation easements. Environmentally sensitive areas include: streams with a minimum width of 50 feet measured from the top of the bank on either side, 100-year floodplains, nontidal wetland and the 25 foot wetlands buffer, severe slopes (over 25%), steep slopes (15 to 25%) on highly erodible soils, and unique habitats or environmental features. In addition, open areas that would close a gap in existing forest areas continuing over 100 acres or more are considered priority forest mitigation sites.
Portions of City-owned sites that do not meet the above criteria should not be considered land suitable for mitigation, which precludes future development. Development includes use of the land as passive/active recreation areas with trails and/or park facilities. An updated listing will be proposed to Council next year during staff’s annual forest mitigation update.

B. Land-banking

Another option is to land bank sites to offset future development on City-owned land so that the City does not have to pay another party for required mitigation of City-owned property. For any type of development on a city-owned property, some existing woodland that is graded may require 1:1 replacement of woodland on and/or off site. Based on the City’s projected capital projects, staff recommends that the City pursue a land banking strategy and suggests that 6 to 8 acres of City-owned property continue to be ‘reserved’ for the City’s future mitigation needs.

C. Urban Forest Management Plan

The City should develop an Urban Forest Management Plan (UFMP) for areas that should be afforested but are less than 10,000 square feet and/or less than 35 feet wide. The Maryland Department of Natural Resources (MDNR) has indicated in the past that the City would be authorized to use street tree planting as an innovative mitigation technique if the City has a UFMP in place. The City is in the process of hiring a Community Forester who will maintain a citywide tree inventory of publicly owned trees, prepare reports concerning tree preservation and forest management, and conduct planting work programs. MDNR staff will provide technical assistance to City staff in formulating a UFMP.

D. Privately-owned Afforestation Sites

The current program includes a recommendation that staff prepare a list of private properties for possible forest mitigation. Portions of church property and HOA-owned sites that are not forested were considered land suitable for mitigation especially if lawn maintenance or flooding had been an issue. As a result of the recently approved County Green Infrastructure Plan, the County will be compiling a list of private properties in the County for possible forest mitigation. City staff should coordinate with the County in promoting the reforestation of identified privately-owned sites appropriate for mitigation.

E. Forest Mitigation Easement Fee Structure

Current City policies seek to encourage developers to satisfy tree mitigation requirements within the same City sub-watershed and discourage them from paying the County a fee-in-lieu rate or from mitigating on property in another sub-watershed in another part of the County. In order to attain this goal, the City tree easement rates should be competitive with the County and private contractor rates. The following facts are relevant to this discussion:
• The current City policy is to obtain the market rate for all forest conservation easements.
• The current Prince George's County fee-in-lieu rate is $13,068 per acre.
• The current market rate value per acre for a forest retention easement (existing woodland) is $.25 per square foot, or $10,890 per acre. Because there are no actual costs to afforest (plant) the site, the developer is credited on a 2 to 1 basis (2 acres of retained woodland for every 1 acre of required afforestation.)
• The current market rate value for an afforestation easement is $.50 per square foot, or $21,780 per acre, or double a forest retention easement. This includes the cost of afforesting the land.
• The previous City rate for both types of easements was $5,000 per acre, which did not include any of the costs of mitigation. All other costs were carried by the developer.

Since the private market easement rates include the costs of mitigation and the City forest mitigation easement rates do not, the City easement rates should be slightly lower than the private rates. Staff recommends that the rate for a City forest mitigation easement be based on the following current private market rate fixed and variable costs of afforesting a site obtained from the Maryland Department of Natural Resources and private consultants:

1. One time fixed costs for each property:
   • Survey
   • Forest Stand Delineation Plan
   • TCP I
     $1,750 (on average)

2. One time fixed costs for each easement:
   • Conservation sketch
   • Conservation description
   • Recording the easement
   • Posting the bonds
   • Purchasing and erecting signage
     $4,000 (on average)

3. One time fixed costs for each afforestation easement:
   • TCP II planting plan
     $1,500 (on average)

**TOTAL Fixed Cost for an Afforestation Easement = $7,250 per easement**
4. Variable costs for each afforestation easement:
   - Purchasing and erecting fencing
   - Plants & labor for initial planting
   - Checking the survival rate of plants over a 3 year period
   - Herbicide applications and invasive species control
   - Replacing plants
   - Removing fencing and bonds after 5 years

$5,500 per acre (on average)

TOTAL Variable Costs per acre for an Afforestation Easement = $5,500 per acre

EXAMPLE of CALCULATED CITY AFFORESTATION FEE

<table>
<thead>
<tr>
<th>Private Market</th>
<th>Costs to the Purchaser</th>
<th>Costs to the City of Bowie</th>
</tr>
</thead>
<tbody>
<tr>
<td>afforestation rate $21,780/acre</td>
<td>Variable Costs $5,500/acre</td>
<td>Fixed Costs $7,250</td>
</tr>
<tr>
<td>x 2 acres = $43,650</td>
<td>x 2 acres = $11,000</td>
<td>-</td>
</tr>
<tr>
<td>x .5 acres = $10,980</td>
<td>x .5 acres = $2,750</td>
<td>-</td>
</tr>
<tr>
<td>$16,280/acre</td>
<td>$32,650/2</td>
<td>$8,230/.5</td>
</tr>
</tbody>
</table>

Therefore, the new fee structure does not have a flat per acre rate. Instead, the rate is incremental: the rate of afforesting one acre is $9,030 per acre, the rate of afforesting 2 acres is $12,700 per acre, the rate of afforesting 3 acres is $13,863 per acre, etc. Therefore, the afforestation fee formula is $16,280 per acre, multiplied by the number of acres afforested, minus the fixed costs of the afforestation easement.

The above formula for an acre or more of land allows the City to remain competitive with the private market without incurring any of the costs of mitigating a site. However, using the formula for less than an acre of land results in a potential loss to the City since the fixed mitigation costs may be greater than the private market rate of afforestation. In order to protect the market value of the land and remain competitive, staff recommends the City charge a flat per acre cost of $9,000 an acre for mitigating less than an acre of land. (For example, it will cost the purchaser approximately $10,000 in fixed and variable costs to mitigate .5 acre. If the City rate is $4,500 for .5 acre of land, then the total costs to the purchaser will be $14,500, or $3,500 more than the private market rate assuming the purchaser can find a seller with .5 acres of land worth $980.) Staff recommends that the City fee be re-evaluated annually along with the annual update of the mitigation sites inventory.
V. **Recommendation**

It is recommended that City Council endorse the recommendations contained in this memorandum regarding the City’s Forest Mitigation Sites Program.

Attachments
DJD:eac
Policies for Use of City-Owned Property for Forest Mitigation

Policy 1 In all cases where development of a site requires forest mitigation by the City, another public agency and/or the private sector, all means of on-site mitigation shall be exhausted first and foremost.

Policy 2 Prior to the use of City-owned property for off-site mitigation, the applicant shall exhaust any and all private property sites conformance with Policy #5.

Policy 3 Requests to use City property shall be prioritized in the following sequential order: the City, other government agencies, utility providers, and the private sector including developers and charitable/philanthropic organizations (i.e., churches and fraternal organizations).

Policy 4 A list of available City forest mitigation sites shall be kept on file at the Department of Planning and Economic Development and shall be reviewed annually with the City Council. The total land area available for users other than the City shall be less the City’s reserve area.

Policy 5 Site selection shall be based on the geographic proximity of the development site to City-owned property within the same subwatershed. Preferably the mitigation site shall be located within the same subwatershed where tree loss will occur.

Policy 6 Forest mitigation plans shall be prepared with the following objectives: (1) to recapture, rejuvenate and/or enhance existing forested and woodland areas; (2) to enhance and/or establish wildlife habitats and greenways/corridors; (3) to establish riparian forest buffers along streams and tributaries to the Patuxent River; and (4) tree species plantings on City-owned mitigation sites shall create biodiversity among tree species to avoid monoculture situations.

Policy 7 Use of City lands for reforestation shall be permitted at no less than a one for one acre ratio of new planting.

Policy 8 Where mitigation occurs on City-owned sites, such locations shall be sensitive to include 100-year floodplain, steep slopes, highly erodible slopes 15% or greater, and any portion of the Patuxent River Primary Management Area (PMA).

Policy 9 The required cost or “easement purchase amount” payable to the City by others for mitigation on City-owned properties shall be at a minimum $5,000 per acre. The City reserves the right to waive this cost for mitigation by charitable and philanthropic organizations. Funds collected by the City for such easements shall be deposited in the City’s Land Acquisition Fund.

Policy 10 Priority shall be given to development projects within the City so that off-site mitigation occurs within and/or adjacent to the City limits.
Forest Mitigation Sites Inventory of City-owned Property Preferred List

<table>
<thead>
<tr>
<th>Common or former owner's name</th>
<th>Approximate Area for Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Bowie Golf Course and Country Club</strong></td>
<td></td>
</tr>
<tr>
<td>total site acreage: 130.35</td>
<td></td>
</tr>
<tr>
<td>forested: 10.92</td>
<td></td>
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<tr>
<td>unforest: 119.43</td>
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</tr>
<tr>
<td>comments: The site is an 18-hole public golf course. Forested areas are along the edges of fairways. In 1991 a weather-phenomenon (a down burst) destroyed about 100 mature trees at the site. Gaps along the edges of fairways have been filled in. The operator of the golf course was contacted to discuss tree replacement needs or long term plans to fill in the gaps as part of a forest mitigation plan. Since the down burst occurred nine years ago, the trees that were lost have been replaced. The grounds manager has been planting mostly native plants due to their survivability and maintenance needs. A tour of the property was conducted and two areas were identified for receiving forest mitigation. Both areas would provide additional buffering to existing uses adjacent to the site close to MD Rte. 197. The grounds manager expressed a willingness to cooperate in having these two areas be identified as &quot;readily available&quot; on the preferred list of City-owned sites. The extent of area available for forest mitigation is approximately 2.0 acres.</td>
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<tr>
<td><strong>2. Fladung</strong></td>
<td></td>
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<tr>
<td>total site acreage: 22.10</td>
<td></td>
</tr>
<tr>
<td>forested: 12.68</td>
<td></td>
</tr>
<tr>
<td>unforest: 9.42</td>
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<tr>
<td>comments: The Department of Community Services has not budgeted or prepared plans for use/development of the site by the City for active or passive recreation needs. Most of the unforest area has been used by the previous owner for agricultural purposes. The former agricultural uses are an indicator that the soils are good for forest mitigation. One portion of the site was planted by the former owner for a cut-your-own Christmas tree operation. The site is contiguous to the City limits.</td>
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<tr>
<td><strong>3. Tanglewood Park</strong></td>
<td></td>
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<tr>
<td>total site acreage: 128.64</td>
<td></td>
</tr>
<tr>
<td>forested: 125.27</td>
<td></td>
</tr>
<tr>
<td>unforest: 3.37</td>
<td></td>
</tr>
<tr>
<td>comments: This site is predominantly wooded and is used primarily for passive recreational uses. The Department of Community Services does not have plans pending for development of the site for active recreational uses. The unforest areas have been used as a dirt borrow area (good soil quality), and the other area as a former baseball field. The site has not been used for the latter use for five to 10 years. Vehicular access to the baseball field is a site constraint. Both of the two areas are prime locations for forest mitigation.</td>
<td></td>
</tr>
</tbody>
</table>
4. Parcel ‘I’ of BNTC
   total site acreage: 4.00
   forested: 1.61
   unforested: 2.39
   comments: This site is along the north side of MD Rte. 197 and partly within a vertical slope easement area constructed by the State Highway Administration when the State road was widened and relocated. Most of the site has a steep slope environment. A reserve area of .50 acres has been subtracted from the unforested 2.39 acres. The reserve area is for the Major Lansdale grave site. Forest mitigation along this area may have a low survivability due to the steep topography. In the SHA road widening project, poor soils were probably brought to the site in providing for the slope easement area.

5. Cora Bowie (Bitting) property
   total site acreage: 61.41
   forested: 57.06
   unforested: 4.35
   comments: This site is one of the three City farm tracts that was purchased in the late 1980’s for sludge disposal by sub-surface injection. The east property line is along the Patuxent River. This site may be acquired by the M-NCPPC next year for inclusion in their Patuxent Rural Legacy Program. Since the City purchased the site, it has been leased for agricultural uses of the unforested area. At this time, the City does not have the farm house under a lease agreement with a tenant, nor is any of the agricultural field area under a lease agreement for agricultural uses.

6. Hohensee property
   total site acreage: 318.23
   forested: 200.56
   unforested: 117.67
   comments: This site has several existing uses by lease agreements with the City. One is for a local model airplane enthusiasts club. A local Boy Scout troop also uses a portion of the site for camping and related activities. There is also an existing conservation easement area through an approved TCP Type II for off-site forest mitigation by the City for Black Sox Park. The actual available, unencumbered area at the site is approximately 99 acres. This site has also been identified by the M-NCPPC for future acquisition next year in their Patuxent Rural Legacy Program.

7. Bowie Wastewater Treatment Plant
   (east property line portion)
   total site acreage: 21.94
   forested: .09
   unforested: 17.82
   comments: Most of these parcels are used for the daily operations of the City’s Department of Public Works. The City’s Wastewater Treatment Plant is undergoing an upgrade. Some minimal forest mitigation could be located along the eastern property line adjacent to the Jesuit property outside of the upgrade area. There is
minimal area at this location of the site for forest mitigation that may total approximately one acre. Environmental characteristics of the area are that it is a well-maintained lawn area with predominantly flat topography.

SUMMARY: There are a total of seven sites on the preferred list. All seven of the sites have land area considered to be “readily available” for forest mitigation. These include: the Bowie Golf Course and Country Club (2.0 acres), the Fladung property (9.42), Tanglewood Park (3.37) and Parcel I (1.89) of the BNTC, Cora Bowie (4.35) and the Hohensee properties (99) and the Bowie Wastewater Treatment Plant (1.0). Unforested areas at these sites totals 121.03 acres. The top four sites are intended to be used for the City’s future forest mitigation needs. These four sites total 17.18 acres readily available.

The Bowie Golf Course and County Club site is a unique one on the list. There is limited area for forest mitigation in relation to two areas of the site in vicinity of MD Rte. 197. The amount of land area available in these two areas for forest mitigation is approximately 2.0 acres.

The Cora Bowie and Hohensee sites are farm tracts in Community X of the Planning Area. Together the Cora Bowie and Hohensee properties total 103.35 acres of area “readily available” for forest mitigation. Both of these sites may be sold to the M-NCPCC next year for inclusion in their Patuxent Rural Legacy Program.

The existing Wastewater Treatment Plant has limited area for forest mitigation approximately one acre in size.
Fladung

Bowie Golf Course and Country Club

[Map Diagram with labels and symbols]

Legend:
- Zoning
- Primers
- Roadsall
- Pwr_rail
- Wmatarail
- Trails
- Mn CPPctrails
- Citytrails
- Hydrl
- Hydrc
- Hydrs
- Woodland
- Cityprop.shp
- Wetlands
- Swm.shp
- Stormwaterfac
- Property
- Fplain
- Parkprop

0.3 0 0.3 0.6 Miles
Cora Bowie (Bitting) Property
Hohensee
Information deemed reliable but not guaranteed. Maps are for information purposes only.

Zoning Symbology

Residential  Commercial  Design
R-O-S   C-A   R-L
R-S     C-O   R-S
R-A     C-R-C  R-M
R-E     C-S-C  R-U
R-R     C-I    L-A-C
R-80    C-C    M-A-C
R-55    C-G    E-I-A
R-35    C-2    Village
R-T     C-W    V-M
R-20    C-M    V-L
R-30    C-H    Community
R-30C   I-3    R-M-H
R-18    I-4    R-P-C
R-18C   I-1    Mixed Use
R-H     U-L-I  M-X-C
R-10    I-2    M-X-T
R-10A   I-1    M-U-I

Streams
Property Research
Property Special Exception
Overlay
Master Plan ROW

Aerial
Control
Expressway
Freeway
Industrial
Primary
M-NCPCC Park Lands
Vegetation
Wetlands

Mitigation
Bowie Wastewater Treatment Plant
Attachment 3
Forest Mitigation Sites and Policies

Forest Mitigation Sites Inventory
of City-owned Properties
List of Secondary Sites

Common or former owner’s name

1. Brady property
2. City Hall (concrete swales)
3. Parcel ‘F’
4. Lard property
5. Highbridge Park (SWM area)
6. Former Bowie Sewage Treatment Plant (Levitt-built)
7. Bates property
8. Parcel H (BNTC pond)
9. Bogley property
10. Isaac Henry property
   2111 Mitchellville Road
11. Parcel 90 of BNTC
12. PT-1
13. Parcel ‘N’ of Saddlebrook West
14. Parcel B (Bowie Commons)
15. Fire Station parcel (BNTC)
16. Belair Stables
17. Belair Mansion
18. Harmel House
19. Whitemarsh Park
20. Allen Pond Park

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