Maryland Department of Natural Resources
Program Open Space Grant

Acquisition Application and Project Agreement

POS PROJECT # 7204-16-835
(DNR Use Only)

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

PARK NAME Oak Creek East Park

PROJECT NAME Oak Creek East Park – Adams Property Acquisition

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: 312 Church Road

City/Town Upper Marlboro County Prince George's Zip Code 20774

County Tax Map 69 Grid F4 Parcel 19 Lot

Tax Account ID (From SDAT) 07-0714626 Legislative District 23B

Deed Liber/Folio 38034/425 Is this project located in a Priority Funding Area? Yes X No

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 consists of the acquisition of approximately 3.179 acres of land adjacent to Oak Creek East Park. This property is an in-holding. Acquisition of this property would eliminate the in-holding and ingress/egress easement across park property.

4. PROJECT PERIOD: From: 1/2/2020 Date of Letter of Acknowledgement or Letter of Concurrence (DNR Use Only)

To: 2/2020 Estimated Date of Completion (Must be filled in by Applicant)

5. DESCRIPTION OF LAND TO BE ACQUIRED:

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

Deed acres: 3.179 Ac. Acres to be acquired with this acquisition: 3.179 Ac.

Existing park acreage: 36.8341 Ac. Planned ultimate acreage: 40 Ac.

How many acres are: Wooded 1.04 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): The ~~slope is fairly~~ level with enough slope to allow for drainage

Road Frontage: 1,895 +/- 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:

The property is improved with a 1 story rambler, single family dwelling.

Per County, they are reviewing their plans on what to do with the existing structure. If no permissible use is determined, they will plan to demolish the existing structure. ML

5. DESCRIPTION OF LAND TO BE ACQUIRED (Cont.)**:**

Explain Zoning: RA Residential Agricultural

Current Land Use: Owner Occupied Residence

Is the property currently being utilized at its highest and best use? Yes X No ____

Highest and Best Use: Residential as approved Developable potential - # of lots: 3

Subdivided? Yes ____ No X If Yes, # of lots: ____ Average size of lots N/A

Utilities Available: Water X Sewer X Electric X Gas X Phone X

Environmental Hazards: Yes ____ No X If there are any hazards, list them and identify how they will be addressed:

None

6. PROJECT DETAILS:

a. Benefits derived from this acquisition:

This acquisition will alleviate the need for the ingress/egress easement across park property.

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

This project is unique because the parcel is directly adjacent to parkland.

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

This project is consistent with several visions including: Vision 1 by achieving sustainable communities and protection of the environment; Vision 4 by adding open space to existing park property; and Vision 8 by promoting economic development.

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.

None

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.

None

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.)

N/A

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:

Access to the property is a driveway that originates on the east side of Church Road and extends easterly for a length of approximately 1,895 +/- feet across the adjacent property to the west of the subject property; under the ownership of The Maryland National Capital Park Planning Commission.

7. SELLER'S NAME: Glen Allen Adams

8. TITLE WILL BE HELD BY: The Maryland-National Capital Park and Planning Commission

(Name of County/Municipality, Department)

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

9. APPRAISAL VALUES:

(Name of Appraiser)	(Appraisal Amount)		(Date of Appraisal)
John R. Fowler Inc.	$ 350,000	$ / Acre	4-11-2019
Associated Appraisers	$ 295,000	$ / Acre	4-26-2019

10. APPRAISAL EVALUATION:

a. Spread between appraisals: 15.72 %

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

None

b. Average of appraisals: $ 322,500

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

M-NCPPC agreed to pay slightly higher than the average of the two appraisals because property is adjacent to property already owned by MNCPPC and it is an in-holding.

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

N/A

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

At the time of purchase, appraisals were not more than 12 months old.

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. BMH Initial Here

11. PROJECT COSTS:

	COST	POS AMOUNT
a. LAND COST	$ 327,500	$ 327,500
b. COST OF IMPROVEMENTS (if not included in land costs)	$	$
c. INCIDENTAL COSTS (total from itemized list below)	$ 7,813	$ 7,813

Itemize incidental costs (appraisals, title work, surveys, etc.): Note that incidental costs not listed may not be reimbursed.

Appraisals	$ 3,350
Settlement Cost	$ 4,463
	$
	$
	$

d. TOTAL PROJECT COST	$ 335,313	
e. TOTAL POS AMOUNT		**$ 335,313**

12. PROJECT FUNDING:

POS FUNDS REQUESTED:	**$ 335,313**	**100 %**	
PRIOR POS FUNDS APPROVED:	$	%	
LOCAL FUNDS:	$	%	
OTHER FUNDS:	$	%	(Specify Source/Type) _
TOTAL PROJECT COST:	**$ 335,313**	**100 %**	

13. APPLICANT INFORMATION: Note that the Applicant is also the County or Municipality that will be receiving the funding at reimbursement.

APPLICANT M-NCPPC

APPLICANT'S FEDERAL ID # 52-6001550

14. LOCAL PROJECT COORDINATOR:

Benita Henderson	CIP Analyst/POS Liaison	Parks and Recreation	M-NCPPC
(Print Name)	(Title)	(Department)	(Organization)

6600 Kenilworth Avenue	Riverdale	MD	20737
(Mailing Address)	(City)	(State)	(Zip)

301-699-2527		benita.henderson@pgparks.com
(Phone Number)	(Mobile Number)	(Email Address)

15. 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.

	Asuntha Chiang-Smith	Executive Director/M-NCPPC	09/23/2020
(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)

Secretary-Treasurer 09/23/2020

SHEET 1 OF 4

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

GIS

Parcel 19
Tax Map 69, Grid F4
Tax ID #0714626

This information may not be reproduced, stored in a retrieval system or transmitted in any form, including electronic or by photographic reproduction, without the express written permission of the Maryland National Capital Park and Planning Commission.

DATE: 08/23/2018

SCALE: 1,000 Feet

N

GIS

Parcel 19
Tax Map 69, Grid F4
Tax ID #0714626

This information may not be reproduced, stored in a retrieval system or transmitted in any form, including electronic or by photographic reproduction, without the express written permission of the Maryland National Capital Park and Planning Commission.

DATE: 08/23/2018

SCALE: 100 Feet

N

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

301-699-2438
TTY 301-699-2544

July 29, 2020

Ms. Margaret Lashar
Maryland Department of Natural Resources
Program Open Space
Tawes State Office Building, E-4
580 Taylor Avenue
Annapolis, Maryland 21401

RE: Planning Agency Approval

Dear Ms. Lashar:

This is to confirm that the following land acquisition is in conformance with Prince George's County's area and functional master plans and Maryland's 12 Planning Visions.

Oak Creek East – Adams Property – 312 Church Rd., Upper Marlboro, MD

The acquisition of this property for future park space aligns with the vision, goals, and policies outlined in Plan Prince George's 2035 (Plan 2035), the County's general plan, particularly Principle 6: Protect and Value Our Natural Resources.

This acquisition is consistent with Maryland's 12 Planning Visions, particularly Vision 1, Quality of Life and Sustainability; Vision 4, Community Design; Vision 9, Environmental Protection; Vision 10, Resource Conservation; and Vision 11, Stewardship.

This acquisition is consistent with the 2006 *Approved Master Plan for Bowie and Vicinity,* particularly Strategy 3 under the first goal, first policy for Parks and Recreation on page 39, "Identify land acquisition, facility development, and recreational programming that can be funded through public sources—such as private donations or grants—and joint public/private partnerships."

If you have questions regarding this project, you may email me at Laura.Connelly@pgparks.com, or call me on the above listed number.

Sincerely,

Laura Connelly, Acting Planning Supervisor
Park Planning and Development Division