

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

Acquisition Application and Project Agreement

POS PROJECT # 8070-16-899

(DNR Use Only)

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

PARK NAME Southwest Branch Stream Valley Park & Northampton Park

PROJECT NAME Housing Authority of Prince George's County

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: Woodlawn Boulevard MD Legislative District 25

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

County Tax Map 75 Grid B 3 Parcel A Lot

SDAT Account Identifier 1391242

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

Deed Liber/Folio L 8636 F 205 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 is an opportunity for a new park project involving the acquisition of additional land for our Southwest Branch Stream Valley Park and Northampton Park, which currently comprises both of approximately 257.47 acres and 14.65 acres. The subject property is 9.23 acres of land in total and is known as Rambling Hills. Our acquisition proposal is to acquire the entire undeveloped 9.23-acre parcel, which is forested and contains a stream crossing. The proposed acquisition area is contiguous with other M-NCPPC owned parkland, the Southwest Branch Stream Valley Park to the north and northwest and Northampton Park to the east. This acquisition will complement the existing M-NCPPC owned land in the Southwest Branch, expanding the existing Southwest Branch Stream Valley Park system. The property is relatively flat in nature and has extreme potential providing opportunities for M-NCPPC to construct future recreational amenities (i.e. pocket park, pickleball/tennis courts, and trail connections to Northampton Park).

4. PROJECT PERIOD:

From: 8/27/2026 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: Upper Marlboro

Deed acres: 9.23 Ac. Acres to be acquired with this acquisition: 9.23 Ac.

Existing Park acreage: 0 Ac. Planned ultimate acreage: 9.23 Ac.

How many acres are: Wooded 9.23 Ac. Agricultural 0 Ac. Floodplain 5.53 Ac.

In the Critical Area 0 Ac. Non-Tidal Wetlands 0.95 Ac.

The topography is flat, steep, sloping or other (describe): Flat

Road Frontage: 308 Ft. Paved Unpaved X

This property is: Improved _____ Unimproved X

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

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

Explain Zoning: R-R (Residential-Rural)

Current Land Use: Undeveloped vacant land

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

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

Subdivided? Yes _____ No X If Yes, # of lots: _____ Average size of lots _____

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

This acquisition will complement the existing M-NCPPC owned land in the Southwest Branch expanding the existing Southwest Branch Stream Valley Park system, as well as Northampton Park. Also allows M-NCPPC opportunities to construct future recreational amenities (i.e. pocket park, pickleball/tennis courts, and trail connections to Northampton Park).

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

What makes this proposed acquisition unique, is that it will be a very valuable addition to the existing Southwest Branch Stream Valley Park system that will afford both recreational and environmental stewardship benefits.

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

The County's and local master plan encourage and supports efforts to connect County residents to recreational facilities and programs, improve the health of County residents, and contribute to the County's economy by the adoption of new parkland.

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:

POS FUNDS REQUESTED:	\$	307,285.00	100	%
PRIOR POS FUNDS APPROVED:	\$			%
LOCAL FUNDS:	\$	0		%
OTHER FUNDS:	\$			% (Specify Source/Type)
TOTAL PROJECT COST:	\$	307,285.00	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. _____

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.

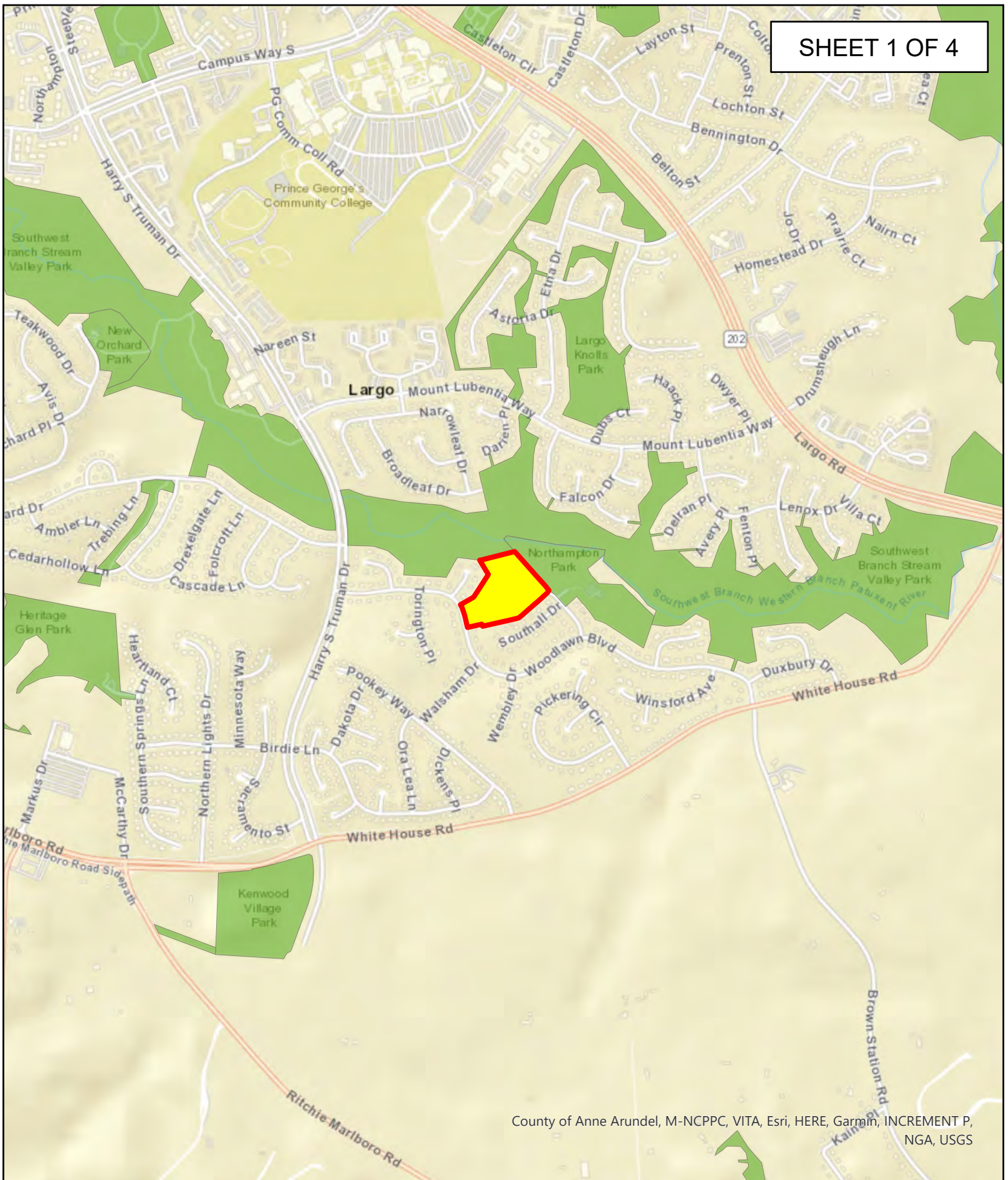
	William Spencer	Acting Executive Director M-NCPPC	24-Aug-2026
(Signature)	(Print Name)	(Title/Organization)	(Date)

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



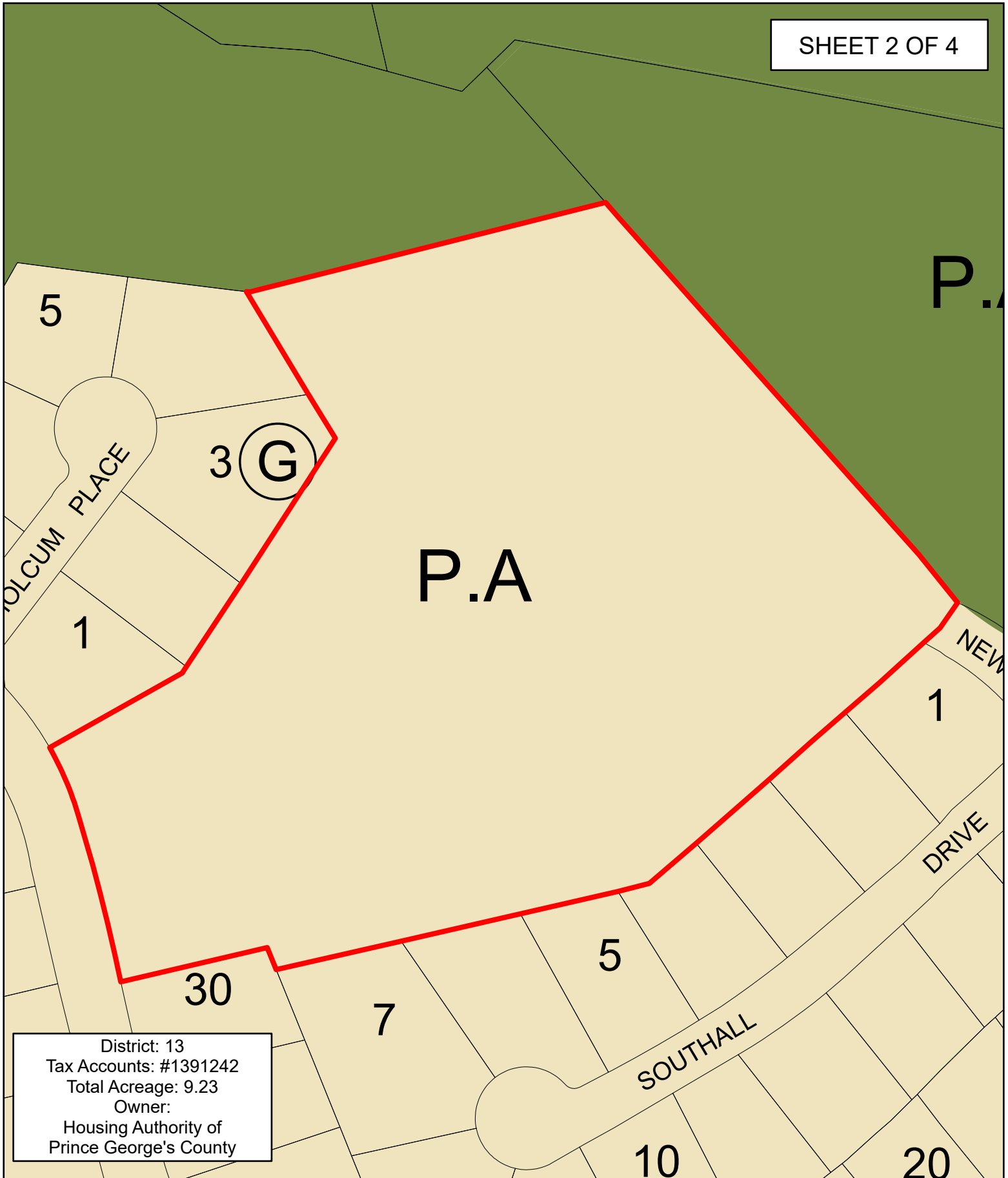
Housing Authority of
Prince George's County
Upper Marlboro, MD
20774

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DATE: November 2025

SCALE: 1,000
Feet





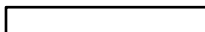
District: 13
Tax Accounts: #1391242
Total Acreage: 9.23
Owner:
Housing Authority of
Prince George's County



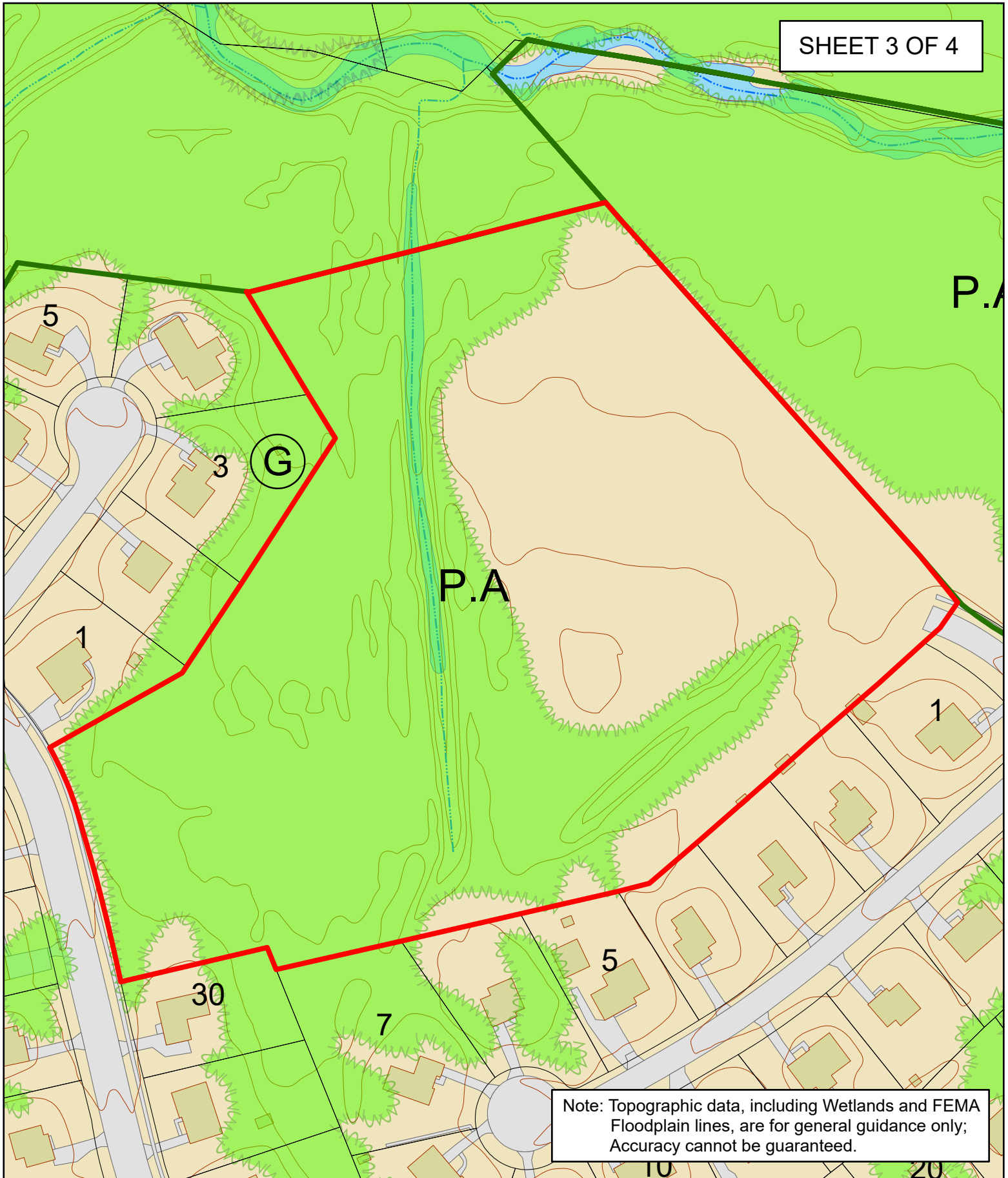
Housing Authority of
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DATE:
November 2025

SCALE: 130
 Feet





Housing Authority of
Prince George's County
Parcel: A
Upper Marlboro, MD
20774

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DATE: November 2025

SCALE: 80
Feet





Housing Authority of
Prince George's County
Parcel: A
Woodlawn BLVD

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SCALE: 100
Feet

