

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

Acquisition Application and Project Agreement

POS PROJECT # 8071-16-900

(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

PROJECT NAME Housing Authority of Prince George's County

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: 10004 New Orchard Drive MD Legislative District 25

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

County Tax Map 74 Grid F 2 Parcel A Lot

SDAT Account Identifier 1391234

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

Deed Liber/Folio L 7789 F 026 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, which currently is comprised of approximately 257.47 acres. The subject property is 15.81 acres of land in total and is known as the Northampton Junior High School Site. Our acquisition proposal is to acquire the entire undeveloped 15.81-acre parcel, which is forested and contains several streams. The proposed acquisition area is contiguous with other M-NCPPC owned parkland, the Southwest Branch Stream Valley Park to the northeast and New Orchard Park to the north. This acquisition will complement the existing M-NCPPC owned land in the Southwest Branch, expanding the existing Southwest Branch Stream Valley Park system, and allows M-NCPPC to explore the possibility of constructing a natural surface trail connection from the main collector road New Orchard Drive to M-NCPPC existing New Orchard Park.

4. PROJECT PERIOD:

From: 9/8/2026

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: 15.81 Ac. Acres to be acquired with this acquisition: 15.81 Ac.

Existing Park acreage: 257.47 Ac. Planned ultimate acreage: 300 Ac.

How many acres are: Wooded 14.71 Ac. Agricultural 0 Ac. Floodplain 9.51 Ac.

In the Critical Area 0 Ac. Non-Tidal Wetlands 6.3 Ac.

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

Road Frontage: 433 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 X No _____

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, and allows M-NCPPC to explore the possibility of constructing a natural surface trail connection from the main collector road New Orchard Drive to M-NCPPC existing New Orchard Park.

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

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:

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

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

Associated Appraisers	\$ 174,000.00	\$ 11,005.69	/ Acre	January 30, 2026
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)
John R. Fowler CCIM	\$ 150,200.00	\$ 9,500.32	/ Acre	January 9, 2026
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)

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

Seller has agreed to the average appraisal value.

c. Is the appraisal value reasonable relative to the area? Yes ☒ 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.	EDA	Initial Here
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	<u>COST</u>	<u>POS AMOUNT</u>
a. LAND COST	\$ 162,100.00	\$ 162,100.00
b. COST OF IMPROVEMENTS (if not included in land costs)	\$ 0	\$ 0
c. INCIDENTAL COSTS (total from itemized list below)	\$ 7,285.00	\$ 7,285.00
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	\$ 5,050.00	
Survey	\$	
Title Services	\$ 2,235.00	
	\$	
	\$	
d. TOTAL PROJECT COST	\$ 169,385.00	
e. TOTAL POS AMOUNT		\$ 169,385.00

POS FUNDS REQUESTED:	\$	<u>169,385.00</u>	<u>100</u> %
PRIOR POS FUNDS APPROVED:	\$		%

Acquisition Application and Project Agreement (Cont.)

POS Project # 8071-16-900

LOCAL FUNDS:	\$	<u>0</u>	<u> </u>	%
OTHER FUNDS:	\$	<u> </u>	<u> </u>	% (Specify Source/Type) <u> </u>
TOTAL PROJECT COST:	\$	<u>169,385.00</u>	<u>100</u>	%

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**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 (Aug 28, 2026 14:56:02 EDT)	William Spencer	Acting Executive Director M-NCPPC	28-Aug-2026
(Signature)	(Print Name)	(Title/Organization)	(Date)

PROGRAM ADMINISTRATIVE REVIEW: (DNR Use Only)

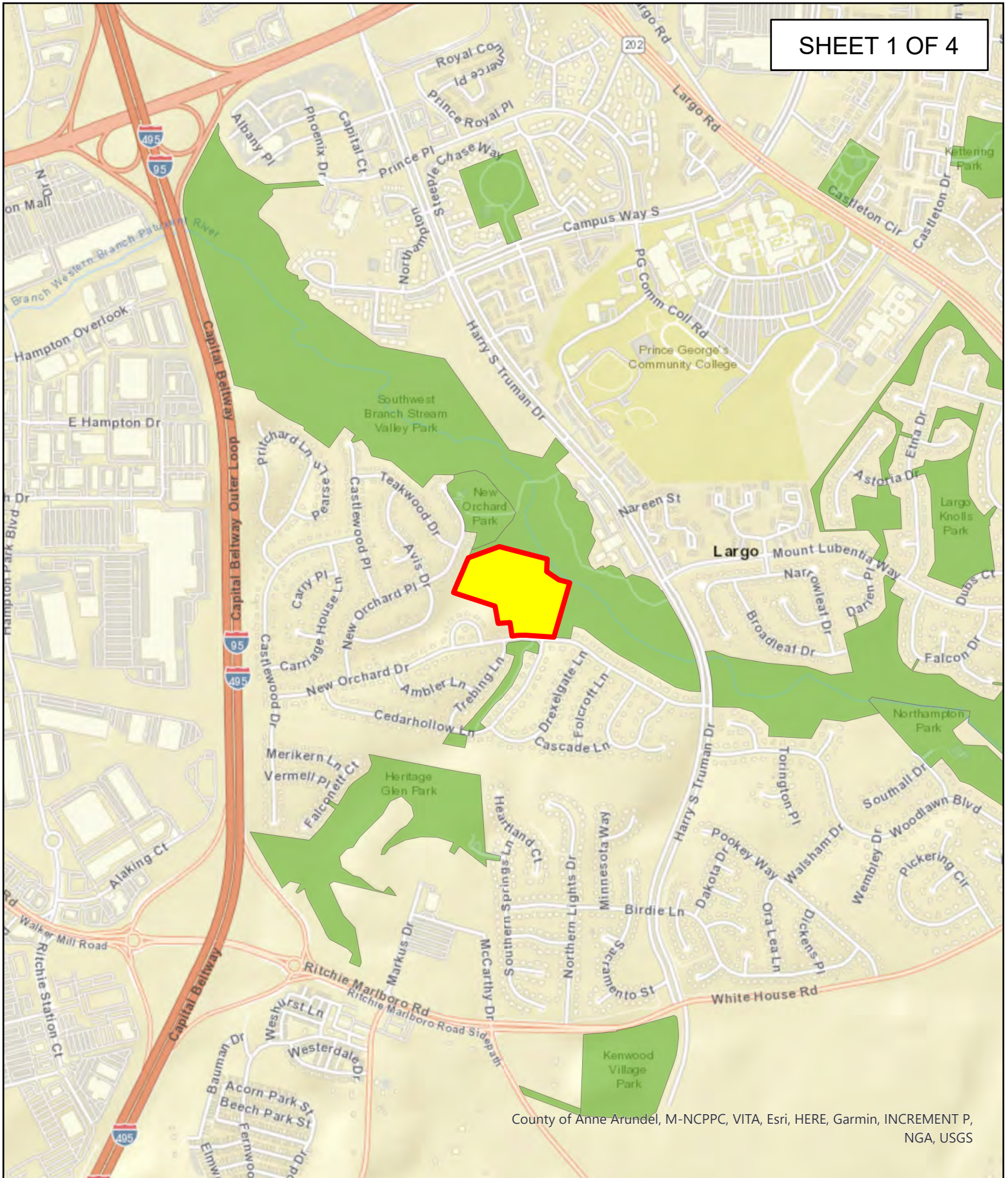
ON-SITE INSPECTION: DATE _____ BY _____

DEPARTMENT OF NATURAL RESOURCES – PROGRAM OPEN SPACE APPROVAL:

(Signature)

(BPW Approval Date)

(BPW Agenda Item Number)



County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



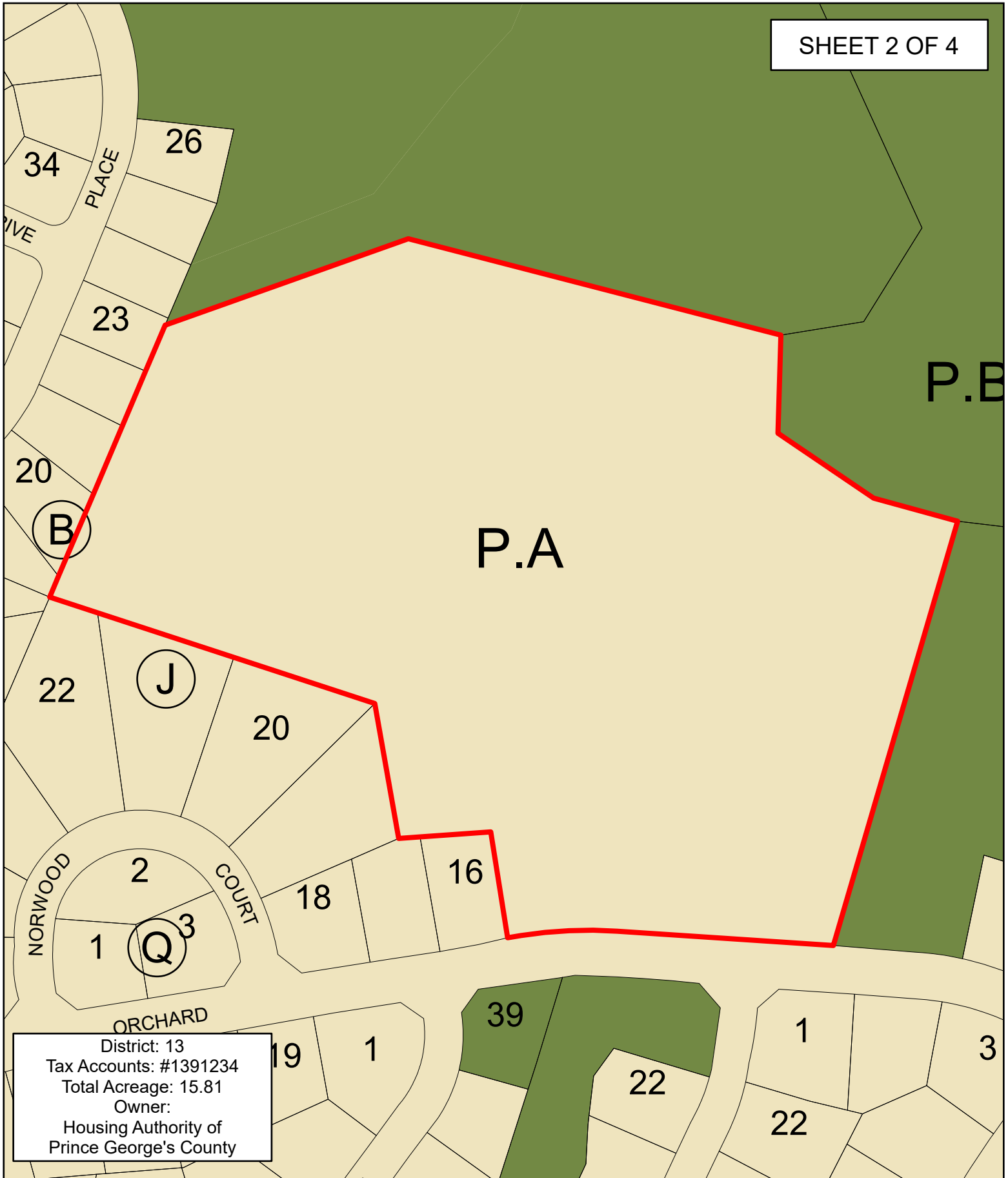
Housing Authority of
Prince George's County
Upper Marlboro, MD
20774

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DATE: November 2025

SCALE: 1,000 Feet





District: 13
Tax Accounts: #1391234
Total Acreage: 15.81
Owner:
Housing Authority of
Prince George's County



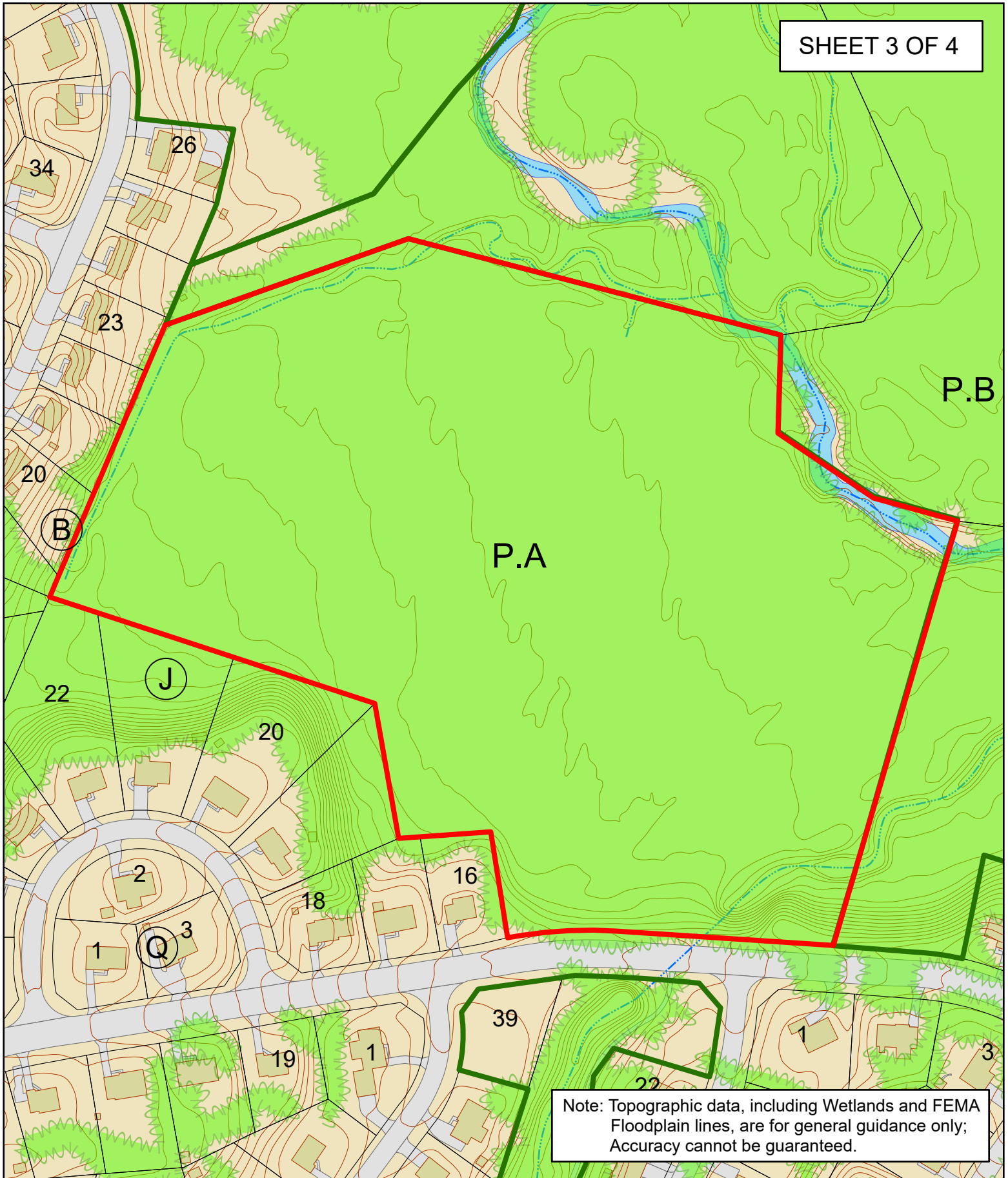
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Planning Commission.

DATE:
November 2025

SCALE: 180
Feet





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

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DATE: November 2025

SCALE: 110
Feet





Housing Authority of
Prince George's County
Parcel: A
New Orchard Drive

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DATE: November 2025

SCALE: 140
 Feet

