

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at [www.mncppc.org/planning Home.htm](http://www.mncppc.org/planning/Home.htm)

Mandatory Referral

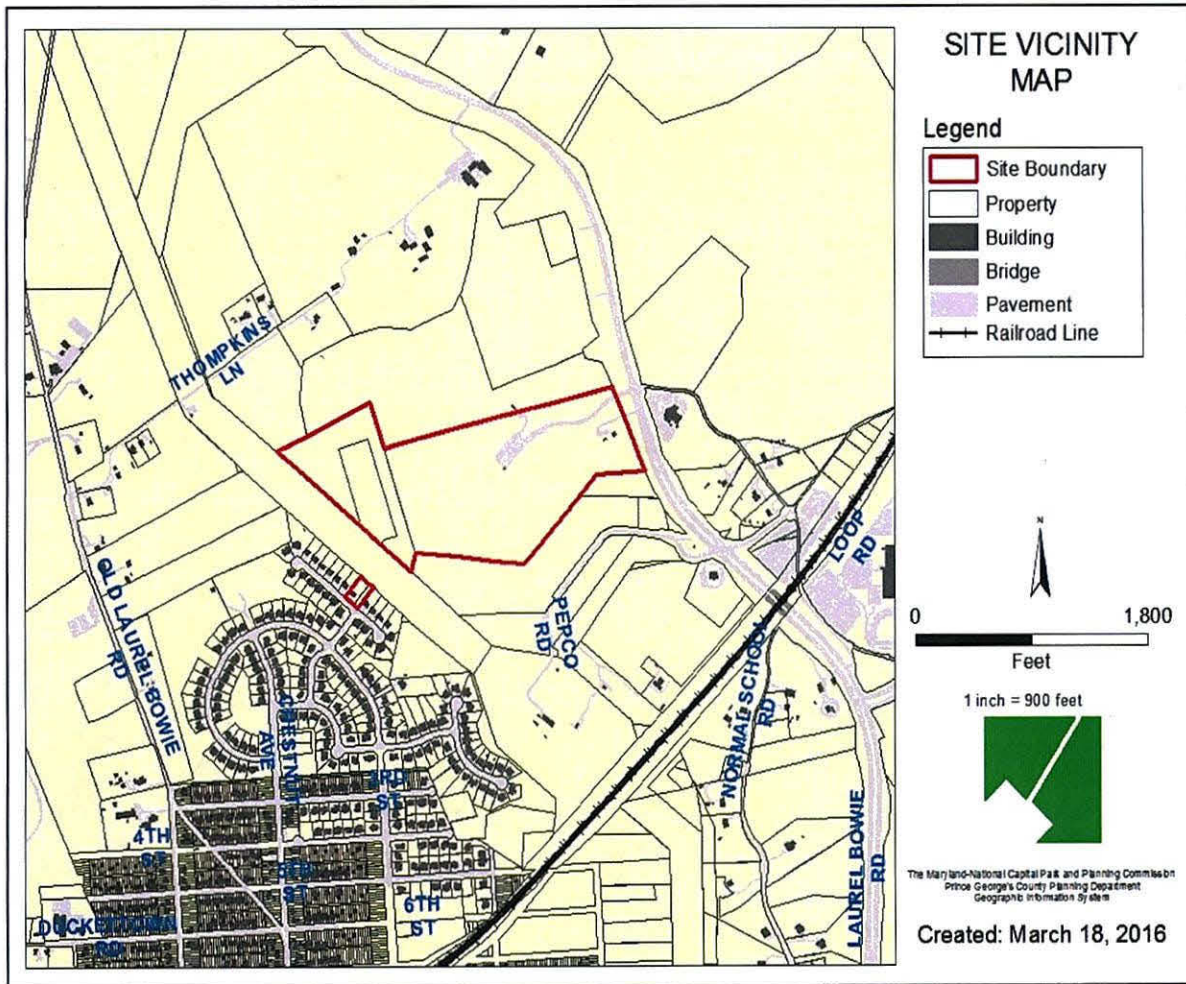
MR-1601F

Application	General Data	
Project Name: Proposed Hiker/Biker Trail at Jericho Park Location: Starting at 9510 Laurel Bowie Road at Jericho Park and ending at Falling Water Court. Applicant/Address: City of Bowie 15901 Excalibur Road Bowie, MD 20716 Property Owner: City of Bowie	Planning Board Hearing Date:	04/28/16
	Date Accepted:	02/16/16
	Mandatory Action Timeframe:	Beyond 60-Day Review
	Acreage:	1.62 acres
	Zone:	O-S, R-R, R-E and R-A
	Planning Area:	71A
	Plan Prince George's 2035:	Established Communities
	Council District:	District 4
	Adjacent Municipality:	City of Bowie

Purpose of Application	Notice Date
Construct a ten-foot wide asphalt pedestrian trail starting at Jericho Park to Falling Water Court. The proposed trail will traverse through existing M-NCPPC parkland and other vacant city owned land.	Acceptance Mailing: March 25, 2016

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. George Stephanos, P.E. Director of Public Works City of Bowie 15901 Excalibur Road Bowie, MD 20716	Christine A. Osei, Project Manager
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



MR-1601F Staff Report – City of Bowie Proposed Hiker/Biker Trail at Jericho Park

PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral review process.

The City of Bowie proposes to construct a ten-foot-wide, asphalt-surfaced pedestrian trail at Jericho Park, located at 9510 Laurel Bowie Road. The proposed 2,220 linear foot trail begins at the northwestern corner of the existing surface parking lot through parcels of land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), PEPCO Holdings, Inc (right-of-way) and terminates at the eastern curb line at Falling Water Court in the Adnell Woods community.

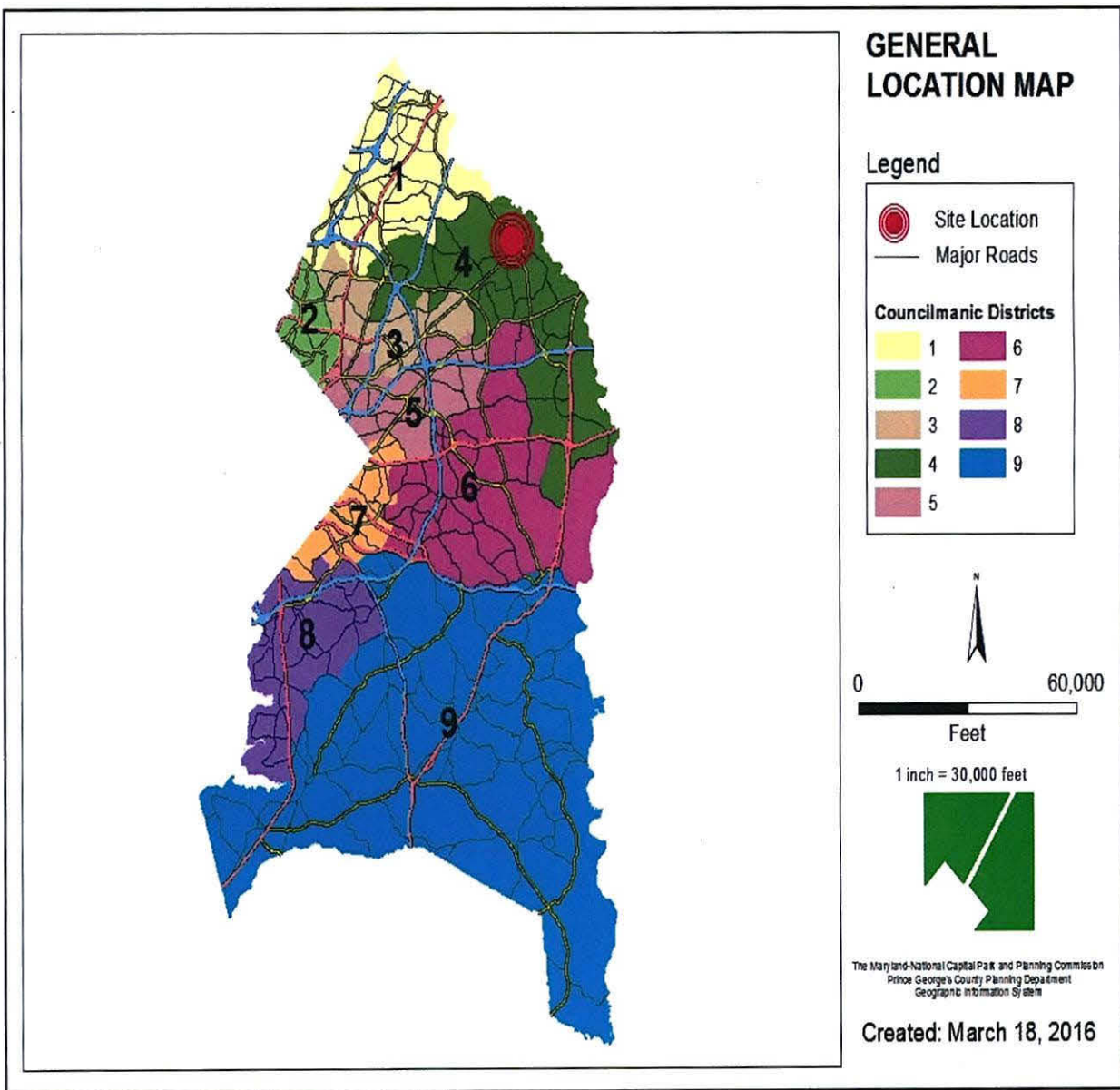
The 64-acre Jericho Park is owned and maintained by the City of Bowie. It encompasses an adult softball field, two youth baseball fields, a tournament grass-infield baseball field, and a playground for all ages. Access to the park is from a paved entrance road off of Maryland Route 197 (Laurel Bowie Road). M-NCPPC Prince George's County Department of Parks and Recreation executed a Memorandum of Understanding with the City of Bowie giving access to the City for the construction and future maintenance of the new trail on M-NCPPC land. The City of Bowie and the Department of Parks and Recreation will work with the Adnell Woods residents to address any issues relating to the park access through to their community.

STAFF RECOMMENDATIONS

The end point of the trail is within the Adnell Woods community with direct impact on two residential lots that share a portion of the proposed 10-foot trail on a 40-foot-wide parcel of land owned by M-NCPPC (Parcel E). Applicable staff recommendations are as follows:

- The applicant should apply special treatment in the area between the two residential lots (51 and 52) by planting shade trees/shrubs or installing a fence within Parcel E.
- The applicant should seek the input of the two affected homeowners prior to implementing the above recommendation.
- Because a portion of the trail is on M-NCPPC property, any additional tree clearing or pruning outside of the level of disturbance (LOD) for trail maintenance should be observed by a Maryland Certified Arborist.
- The applicant should work with Potomac Electric Power Company (PEPCO) officials to obtain authorization to construct a portion of the trail on their property right-of-way.
- The applicant should also request a Mandatory Referral review of the proposed fence/special treatment between the two residential lots in the Adnell Woods community.

Map 2 - General Project Location



PROJECT DESCRIPTION, FUNDING AND SCHEDULE

Construction of the new trail will result in 0.51 acres of new impervious surface and require 1.2 acres of forest clearing. The construction of the new trail will not result in any extensive clearing and grading beyond the proposed ten-foot width to protect any cross slope/longitudinal erosion, eliminating any requirement for structural stormwater management along the trail alignment. The new trail will conform to the 2010 Americans with Disabilities Act (ADA) standards for accessible design and the Code of Maryland Regulation (COMAR) 05.02.02. The City recently made a decision to postpone the trail construction until fiscal year 2019; therefore, construction is anticipated to start in July 2018 and be completed by December 2018. The construction of the trail will take approximately four to six months. The project is funded by the State of Maryland Trails Program, City of Bowie, and M-NCPPC. Easements will not be required for M-NCPPC parcels.

POTENTIAL IMPACTS

The construction of the proposed trail will impact approximately 1.2 acres of land owned by M-NCPPC and other entities. To minimize possible impacts on publicly owned land, the limit of disturbance (LOD) along the trail alignment was reduced to eliminate unnecessary grading. The City of Bowie will be responsible for maintenance of the trail in perpetuity. Any additional tree clearing or pruning outside of the LOD required for trail maintenance must be observed by a Maryland Certified Arborist.

Residents in the Adnell Woods community have raised concerns with the proposed trail access into their community. They believe that the proposed trail would increase pedestrian traffic through their community. The increase in pedestrian traffic may result in loitering, vandalism, and the use of all terrain vehicles (ATVs) in their community. The City of Bowie made a commitment to attempt to address these concerns.

An overhead power transmission line easement is located on the PEPCO Holdings, Inc. right-of way. Initial submittals were made to PEPCO showing a concept crossing of their property. It is anticipated that a 30-foot-wide easement will be required to be installed across the PEPCO property. No comments have been received from PEPCO to date.

PERMITTING AGENCIES

The proposed trail will be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The Maryland State Highway Administration will review and approve the site plan and other supporting documents as required by the Recreational Trail Agreement.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed Hiker/Biker Trail at Jericho Park project and provide the following comments:

1. ENVIRONMENTAL ASSESSMENT

The proposed trail is associated with two separate previously approved Type 2 Tree Conservation Plans (TCP/073/95-07 and TCP/128/01). A Natural Resources Inventory (NRI-009-16) is currently being reviewed for this project. Based on available information submitted by the applicant and on PGAtlas, it appears that no regulated environmental features are associated with this project.

2. TRANSPORTATION ASSESSMENT

A section of Bowie Heritage Trail is proposed by the City of Bowie. The trail will provide neighborhood connections and a trail connection to the Bowie Railroad Museum and 10th Street Park (MR-1517F). The proposed trail meets the intent of the Master Plan of Transportation (MPOT) to develop trail connections between the Bowie Heritage Trail and master-planned bikeways. The trail will connect the Washington Baltimore and Annapolis (WB&A) Trail to places in Bowie, such as the museum and park, and eventually to Bowie State University and the Patuxent River.

3. HISTORIC PRESERVATION/ARCHEOLOGY

There are no Prince George's County historic sites, historic resources, or documented properties in the vicinity of the proposed construction. This project will not impact any Prince George's County historic sites, historic resources, or archeological resources. There are no known archeological sites or resources that would be impacted by the proposed project.

4. ECONOMIC ASSESSMENT

Based on limited information provided by the applicant, staff cannot comment specifically on economic impacts of the proposed project in the immediate community or the City of Bowie.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed trail will be mostly located within vacant wooded areas. It will become part of the City's Heritage Trail network and will provide interconnectivity to other existing trails. Additionally, the proposed trail alignment will provide access to lands currently underutilized within Jericho Park.

6. CONSISTENCY WITH APPROVED PLANS

This application is consistent with 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) policies for an Established Community. This site is located within a designated Established Community growth policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low-medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met. This application is also consistent with the 2010 *Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment* policies for trail development.

7. EXISTING PUBLIC FACILITIES

The proposed project is served by Bowie Fire/EMS Co. 819, a first due response station, with a maximum of seven minutes travel time, located at 13008 9th Street. The station is equipped with two engines, one ambulance, and one truck. The station is staffed by career personnel. The proposed project is located in Police District II, which is headquartered at 601 SW Crain Highway in Bowie, District II, and serves about 134 square miles. The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

8. COMMUNITY OUTREACH

Notification letters were mailed to the adjoining property owners, the Mayor of the City of Bowie, and area civic associations.

Staff Comments



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Dave Green, Planning Supervisor, Central Section, Community Planning Division

FROM: Judy D'Ambrosi, Central Section, Community Planning Division

SUBJECT: **MR-1601F Jericho Park Hiker/Biker Trail**

DETERMINATIONS

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) policies for an Established Community.

This application is consistent with the 2006 *Approved State MARC Station Sector Plan and Sectional Map Amendment* policies for trail development.

BACKGROUND

Location: The property is located south of the Potomac Electric Power Company (PEPCO) powerline and east of Falling Water Court (subdivision street in the Adnell development).

Size: 2,200 linear feet

Existing Uses: Undeveloped

Proposal: The applicant is proposing to construct a 10-foot-wide, 2,200 linear foot, asphalt-wide surface trail connecting Jericho Park to the Adnell development through Falling Water Court.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires no conformance with the applicable General or Master Plan.

General Plan: This site is located within a designated Established Community growth policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low- to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met.

Master/Sector Plan:	The 2010 <i>Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment</i> .
Planning Area/ Community:	Planning Area 71B
Land Use:	Commercial land use
Environmental:	Refer to the Environmental Planning Section referral for comments on the environmental chapter of the 2006 <i>Approved Bowie and Vicinity Master Plan</i> and the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	None identified
Transportation:	Access is provided along MD Route 197.
Public Facilities:	None identified
Parks and Trails:	Hiker/Biker trail
Aviation/ILUC:	The subject site does not fall within any aviation policy area or the Joint Base Andrews Land Use Control Impact area.
SMA/Zoning:	The 2006 Bowie and Vicinity Sectional Map Amendment retained the existing 0-S R-A, R-E, and R-R zones.

PLANNING ISSUES

There are no General Plan, Master Plan or Sector Plan issues raised by this application. Refer to Countywide Division, Trails Section comment regarding trail alignment and description.

From: Janousek, Daniel
Sent: Friday, February 19, 2016 3:13 PM
To: Osei, Christine
Subject: Bowie Heritage Trail - TPS MR-1601 Referral
Importance: High

Christine,

This e-mail will constitute my referral on the subject trail project.

A section of Bowie Heritage Trail is proposed by the City of Bowie. The trail will provide neighborhood connections, and a trail connection to the Bowie Railroad Museum and 10th Street Park. The proposed trail meets the intent of the 2009 Approved Countywide Master Plan of Transportation (MPOT) to develop trail connections between the Bowie Heritage Trail and master-planned bikeways. The trail will connect the WB&A Trail to places in Bowie, such as the museum and park, and eventually to Bowie State University and the Patuxent River.

South of 10th Street, the city-proposed alignment is one block west of the MPOT proposed alignment. The MPOT recommendation is that the trail should be constructed along Chestnut Avenue.

The City has proposed an alternate alignment to the MPOT alignment. This new alignment is one block west of the master-planned alignment, on Railroad Avenue, which has a wider right-of-way. The trail will run between 12th Street and the 10th Street Park. Eventually, the trail will connect to the south to the WB&A Trail, but on Railroad Avenue, rather than Chestnut Street.

In conclusion, the transportation staff has no issues with this proposed alignment to create a future trail connection between the WB&A Trail and the Patuxent River.

Sincerely,

Dan

Daniel R Janousek
Transportation Coordinator
Countywide Planning Division
The Maryland-National Capital Park and Planning Commission



County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301)-780-8116



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Development Review Division
Urban Design Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

February 29, 2016

MEMORANDUM

TO: Christine Osei, Project Manager, Special Projects Section, Countywide Planning Division

VIA: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division

FROM: Jill Kosack, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Mandatory Referral MR-1601F City of Bowie - Hiker/Biker Trail at Jericho Park

The Urban Design Section is in receipt of the materials provided in support of Mandatory Referral MR-1601F, City of Bowie - Hiker/Biker Trail at Jericho Park, for construction of 2,200 linear feet of a ten-foot-wide, asphalt-surfaced pedestrian trail at the existing Jericho Park, owned by the City of Bowie. The proposed trail begins at the northwestern corner of the existing parking lot and follows a west/southwest direction to a point where it departs Jericho Park and crosses into a vacant parcel owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), then traverses directly southwest to and across land developed with overhead power lines, owned by Pepco Holdings, Inc., to and across additional vacant land (owned by M-NCPPC) and terminating at the eastern curb line of Falling Water Court within the Adnell Woods Subdivision. The subject project is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, The Land Use Article §20-301 through 305 of the Prince George's County Zoning Ordinance.

The proposed trail will be mostly located within vacant wooded areas and will become part of the City's Heritage Trail network and will provide interconnectivity to other existing trails. Additionally, the proposed trail alignment will provide access to lands currently underutilized within Jericho Park.

The Urban Design Section offers the following discussion regarding the proposed project:

The City provided details that the trail will require a minimal amount of tree clearing and environmental impacts, will not be lit, and will meet Americans with Disabilities Act (ADA) trail design standards. The end point of the trail is within an existing residential subdivision on a 40-foot-wide parcel of land owned by M-NCPPC, Parcel E. Staff recommends that special treatment be considered along the two residential lots that adjoin this parcel, Lots 51 and 52. Evergreen trees alone are not recommended as it could create a safety issue; however, shade trees, fencing and/or shrubs could help to create a buffer between the two uses while providing visibility for safety. The City has indicated that they have been discussing the issue with the adjacent property owners and will provide the agreed upon features.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division**

**(301) 952-3650
www.mncppc.org**

February 19, 2016

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section
VIA: Maria Martin, Planning Supervisor, Special Projects Section
FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section
SUBJECT: **MR-1601F: City of Bowie: Hiker/Biker Trail at Jericho Park**

Project Description

Jericho Park is located at 9510 Laurel Bowie Road in Bowie, Maryland and the City of Bowie owns and maintains the park. Jericho Park consists of a 64 acre area with softball, baseball fields and an all ages playground. Access to the park is from a paved entrance road off MD 197.

The City of Bowie proposes to construct a ten-foot-wide, asphalt-surfaced pedestrian trail connecting Jericho Park to Falling Water Court to the southwest. The proposed trail design is approximately 2,220 linear feet and predominantly wooded.

The proposed site is located in Council District 4 and is inside the Established Communities' boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

The proposed project is served by Bowie Fire/EMS Co. 819, a first due response station (a maximum of seven minutes travel time), which is located at 13008 9th Street.

The station is equipped with two engines, one ambulance, and one truck. The station is staffed by career personnel.

The proposed project is located in Police District II, which is headquartered at 601 S.W. Crain Highway in Bowie. District II serves about 134 square miles.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.

MEMO



AGENDA ITEM # 9
PGCPB MEETING OF 4-28-16

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation, Prince George's County

DATE: April 15, 2016

TO: Christine Osei, Planner Coordinator/Mandatory Referral Project
Manager
Prince George's County Planning Department
Countywide Planning Division – Special Projects Section Office of the Director
Prince George's County Planning Department **APR 21 2016** Log No Same

VIA: Glenn Ryan, Assistant Division Chief
Design and Construction Program
Park Planning and Development Division
Department of Parks and Recreation

FROM: Carol Binns, Senior Planner **CB**
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **Mandatory Referral: Proposed Hiker Biker Trail at Jericho Park
(MR-1601 F)**

Original to CWPD
PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN
RECEIVED 04/21/16 LOG NO. 016-042101
DISTRIBUTION FM # FYI
To: Planning AA
CC: JS, Legal

The Department of Parks and Recreation (DPR) has reviewed and evaluated the submitted site plan for the above project and recommendations are provided in this memorandum.

The City of Bowie is proposing to design and construct a portion of the Bowie Heritage Trail through Adnell Park, owned by M-NCPPC, to connect the City of Bowie's Jericho Park and the Adnell community near Old Bowie. DPR has agreed to contribute up to \$100,000 for the portion of the trail that the City will build on M-NCPPC property (per MOU dated July 15, 2015). Adnell Park is comprised of a 12-acre undeveloped parcel adjacent to Jericho Park, and an additional separate 40-foot wide parcel between two homes on Falling Water Court. The two parts of the park are separated by a PEPCO right-of-way.

Due to a long-standing problem with all-terrain vehicular (ATV) traffic trespassing in this area, the City of Bowie and DPR agree that a fence shall be installed between the two homes at 13116 and 13200 Falling Water Court, parallel to the street. The two homeowners have the option of requesting the installation of a decorative fence on their property frontage, with or without a gate. The City of Bowie is currently working with the homeowners to obtain this permission.

The Department of Parks and Recreation recommends to the Planning Board that approval of the above-mentioned project be subject to the following conditions:

1. The fence shall be constructed of a durable, non-destructible material. It shall extend from the southeast corner of 13116 to the trail, and resume on the other side

of the trail to the southwest corner of 13200. There shall be two bollards installed on the trail between these two sections of fence, with a 3-foot clear width between the bollards in order to maintain ADA-compliance.

2. Landscaping is proposed to be placed in front of the fence along Falling Water Court to soften the appearance of the fence. The plant selection shall be low maintenance shrubs, ornamental grasses, or a combination thereof, and shall be reviewed and approved by the Department of Parks and Recreation prior to installation.
3. The Department of Parks and Recreation shall be responsible for the maintenance of the fence and landscaping on park property only, as resources allow.

If you have any further questions or need any explanations regarding this memorandum, please contact Carol Binns at 301-699-2528.

PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN
RECEIVED
LOG NO. 010-0000
DISTRIBUTION
10/17/00

Mandatory Referral Review

CITY OF BOWIE

Proposed Hiker/Biker Trail at Jericho Park

for review by

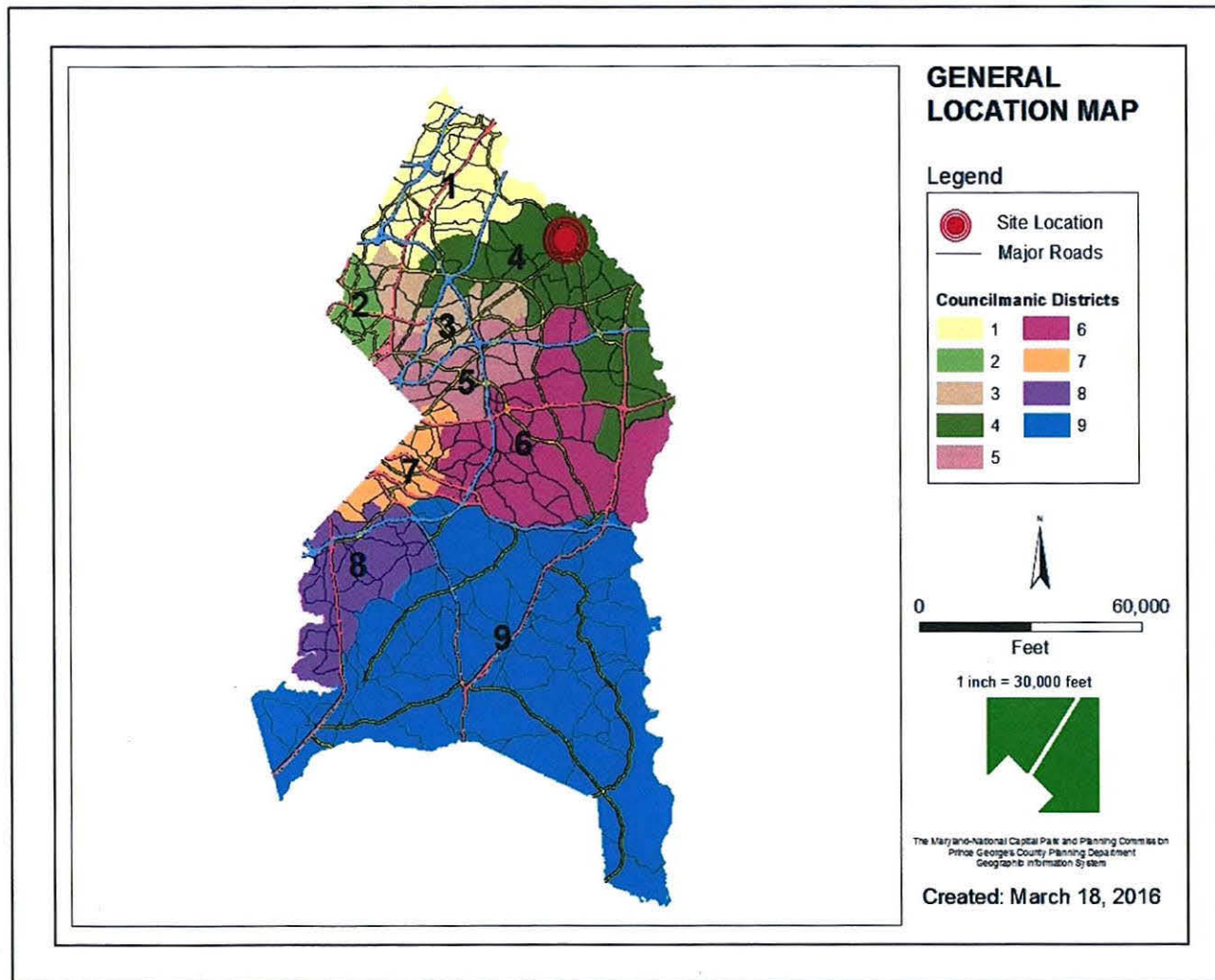
**PRINCE GEORGE'S COUNTY PLANNING
BOARD**

April 28, 2016

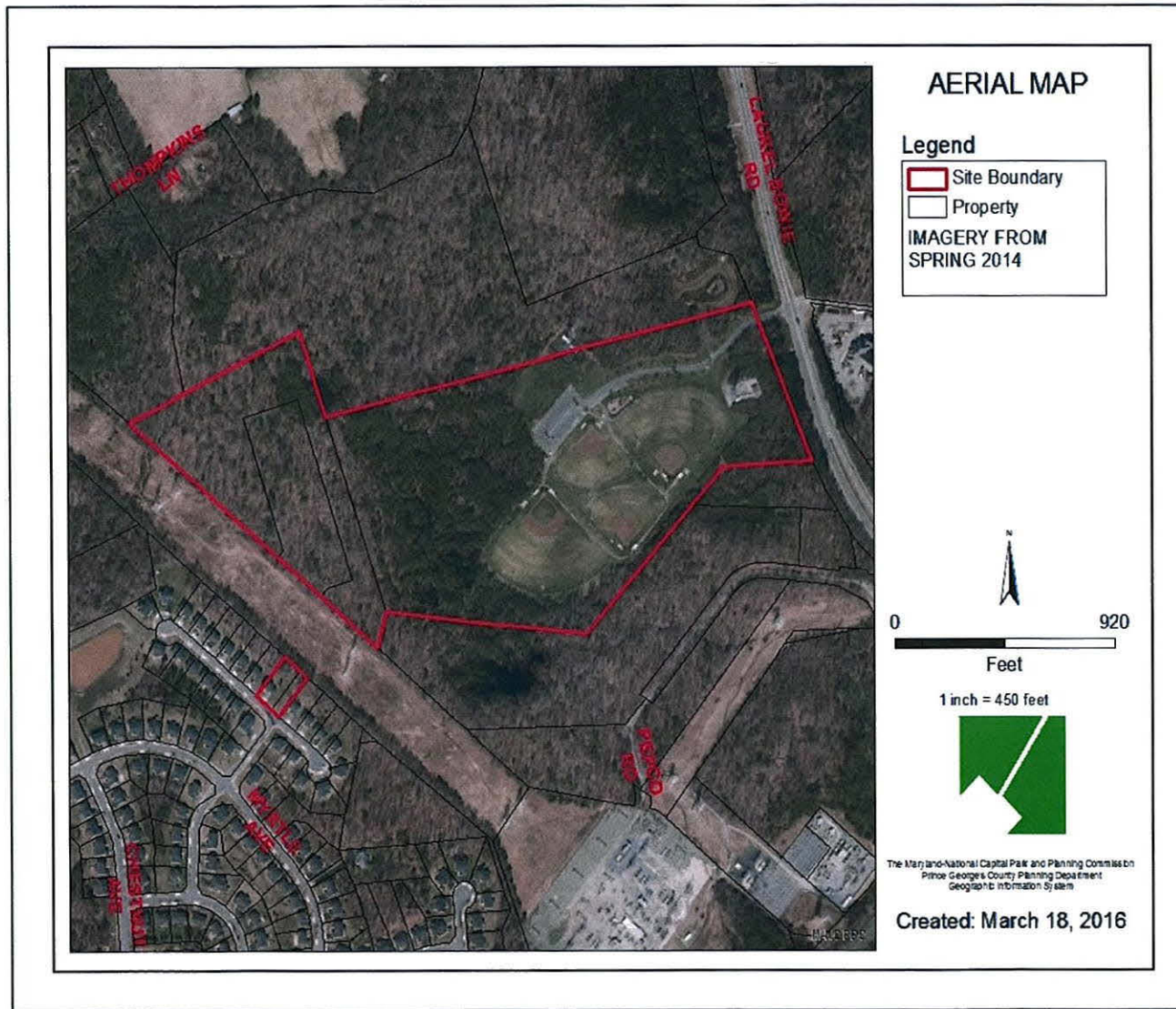
AGENDA ITEM: #9

APPLICATION: MR-1601F

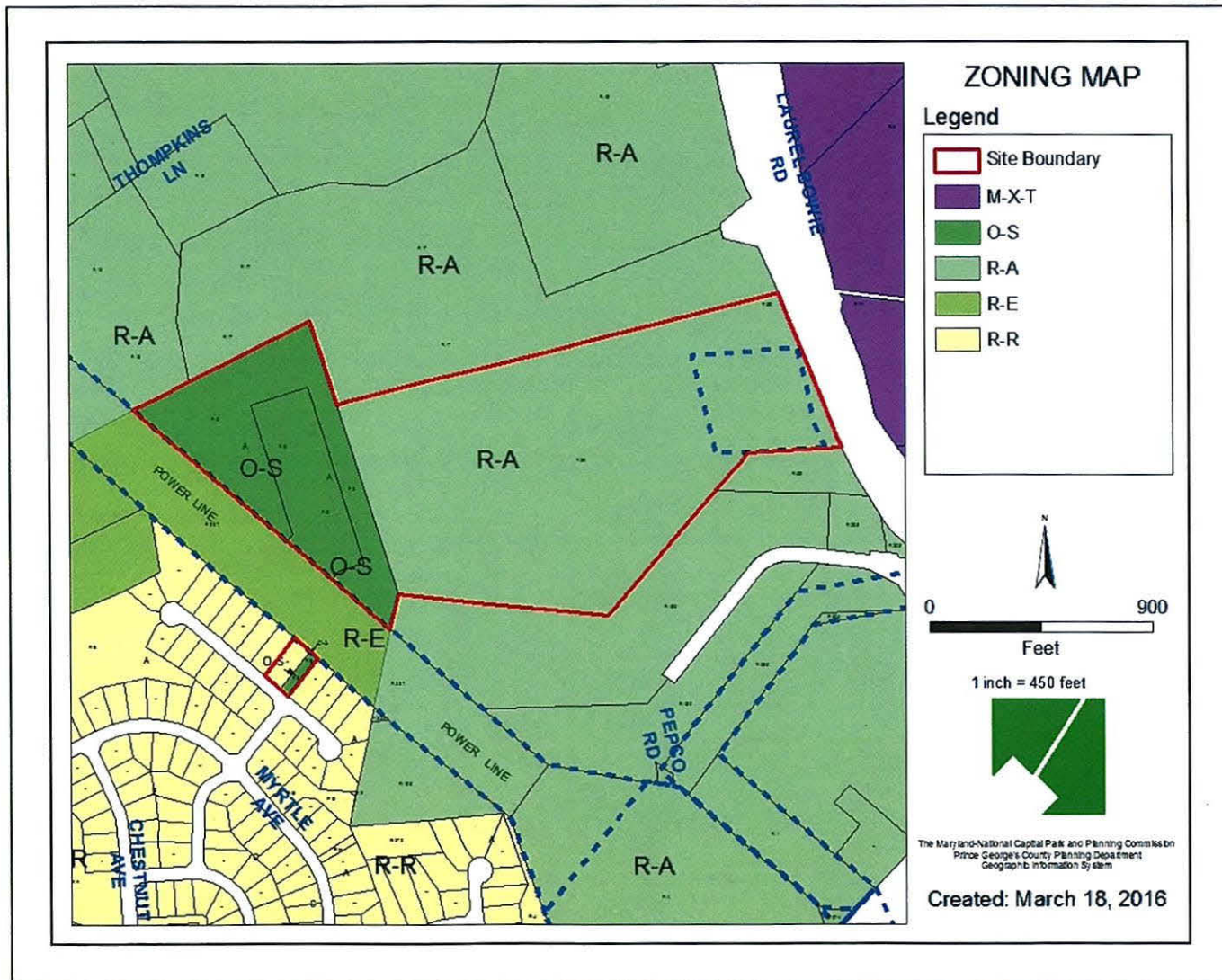
GENERAL PROJECT LOCATION



AERIAL VIEW OF TRAIL AREA

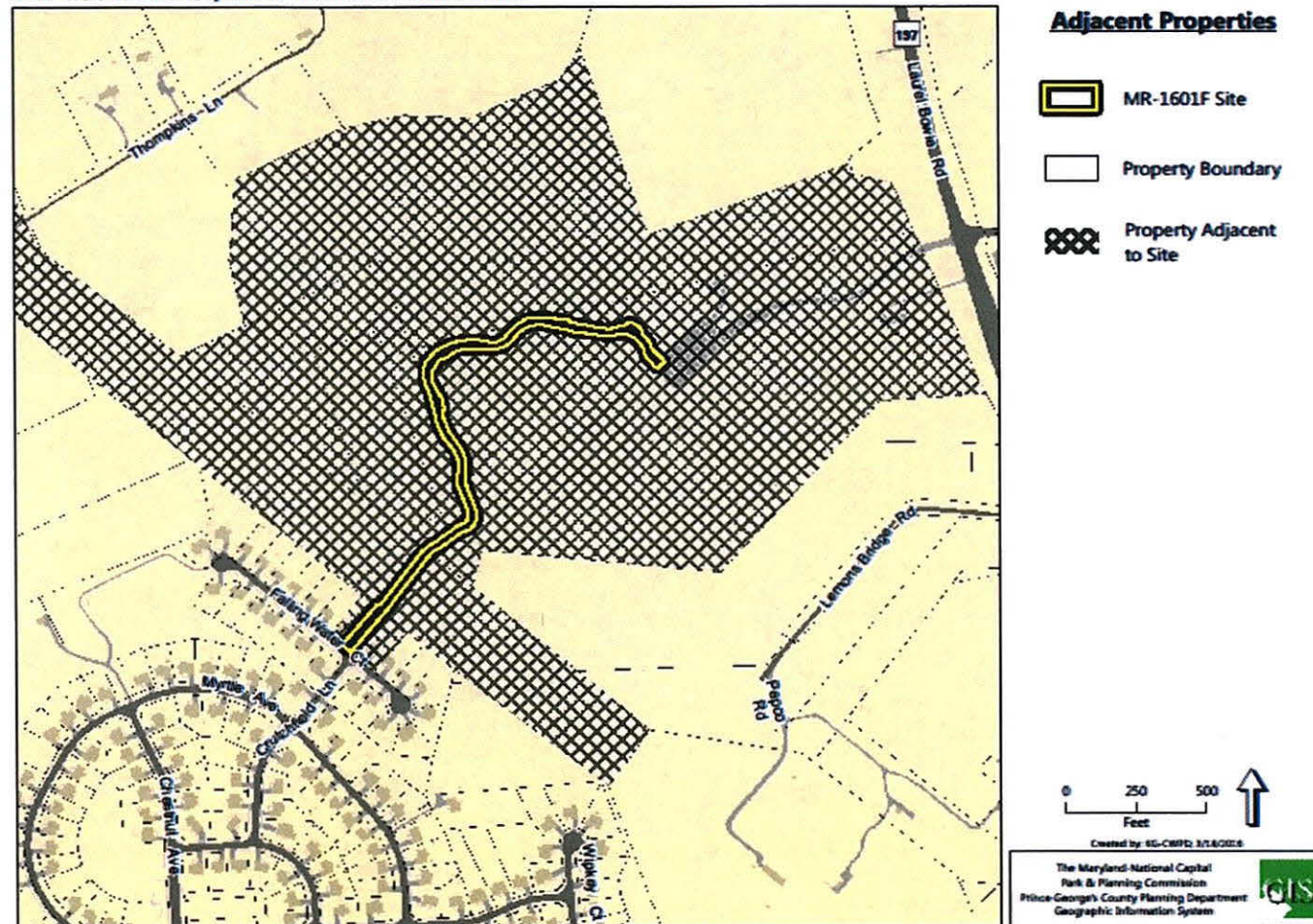


EXISTING ZONING



ADJOINING OWNER NOTIFICATION

MR-1601F: Hiker/Biker Trail at Jericho Park



PROJECT SCHEDULE AND FUNDING

The project is funded by the City of Bowie, M-NCPPC, National Recreation Trails Program (State of Maryland):

- State of Maryland Trails Program \$40,000
- City of Bowie \$177,000
- M-NCPPC \$100,000

The City recently made a decision to postpone the trail construction until Fiscal Year 2019. Construction is anticipated to start in July 2018 and be completed by December 2018. The construction of the trail will take approximately 4-6 months.

ANTICIPATED PUBLIC BENEFITS

Linkages: Provide interconnection to other existing trails, underutilized areas within Jericho Park, Old Town, Bowie State MARC Station, and Bowie State University.

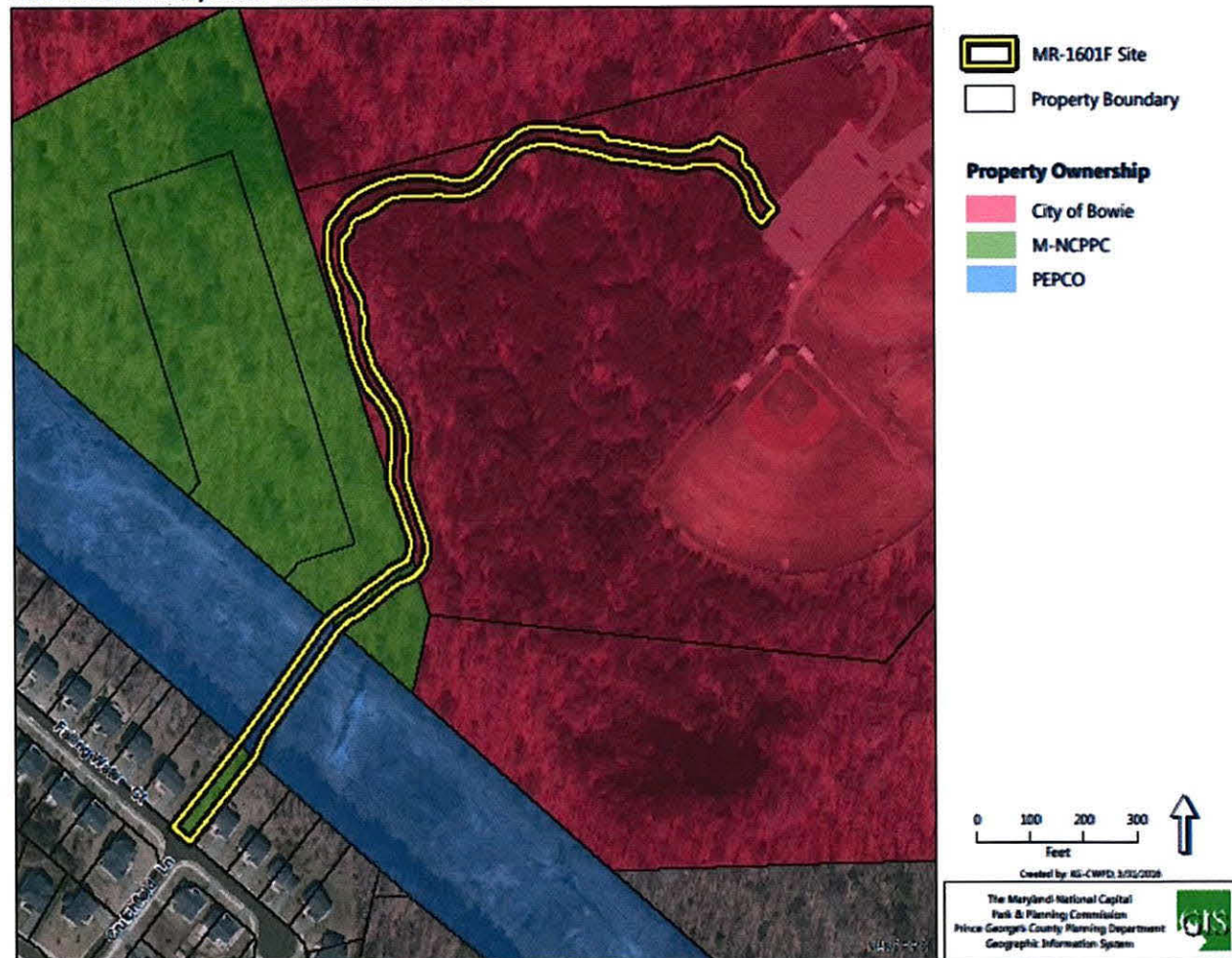
Health Benefit: Provide access to the Adnell Woods community and others to walk to Jericho Park and other locations along the trail.

Traffic: Reduction of vehicular traffic on roadways and increased pedestrian traffic to Jericho Park and other public areas – Bowie State University, Bowie State MARC Station.

The proposed trail will follow the operational schedule at Jericho Park which opens daily from sunrise to sunset with park gates locked when fields are not allocated for organized play.

AFFECTED LANDOWNERS

MR-1601F: Hiker/Biker Trail at Jericho Park



ADNELL WOODS COMMUNITY



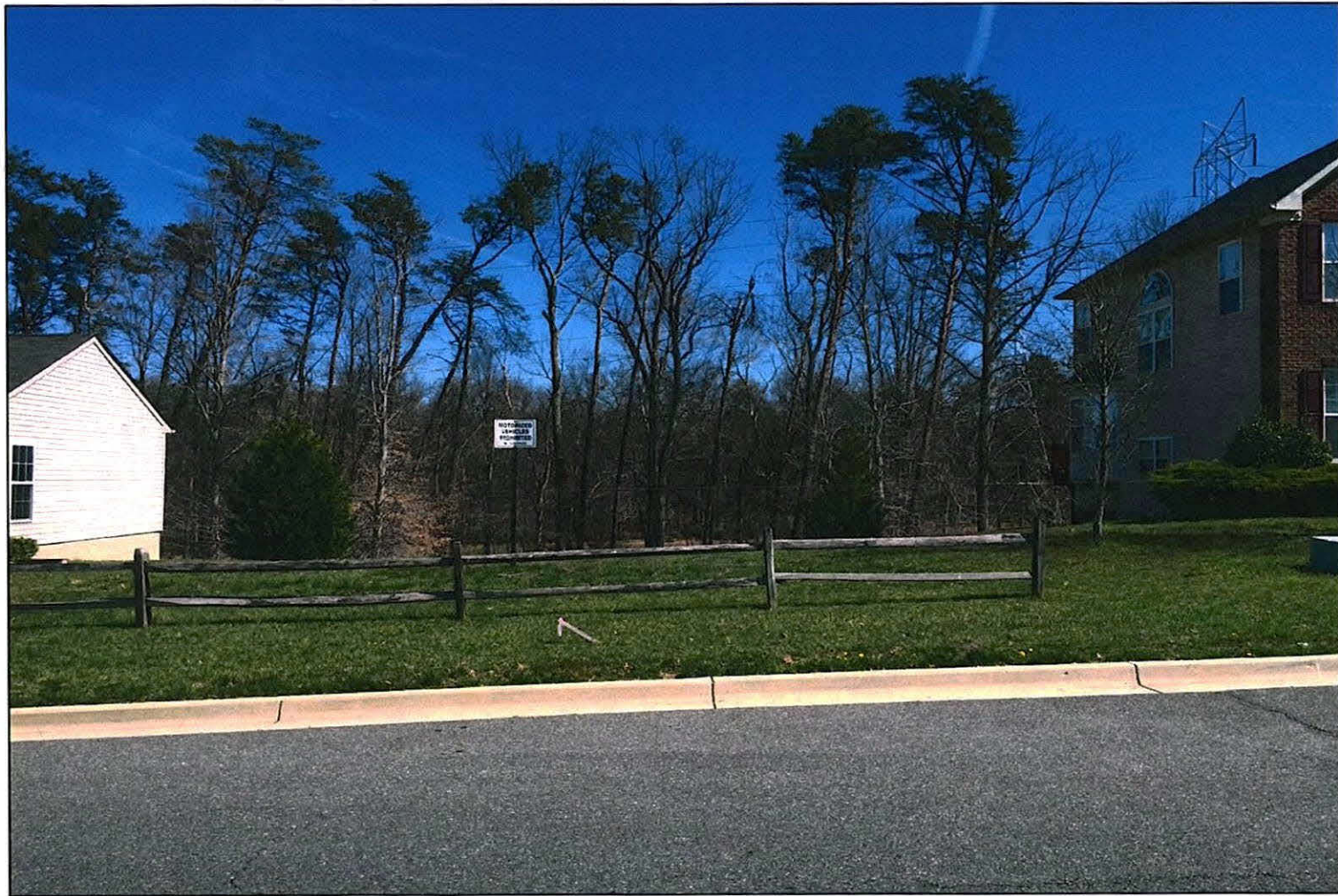
POTENTIAL IMPACTS/STAFF CONCERNS

Approximately 2,086 linear feet of the trail project is located on land owned by M-NCPPC and PEPCO.

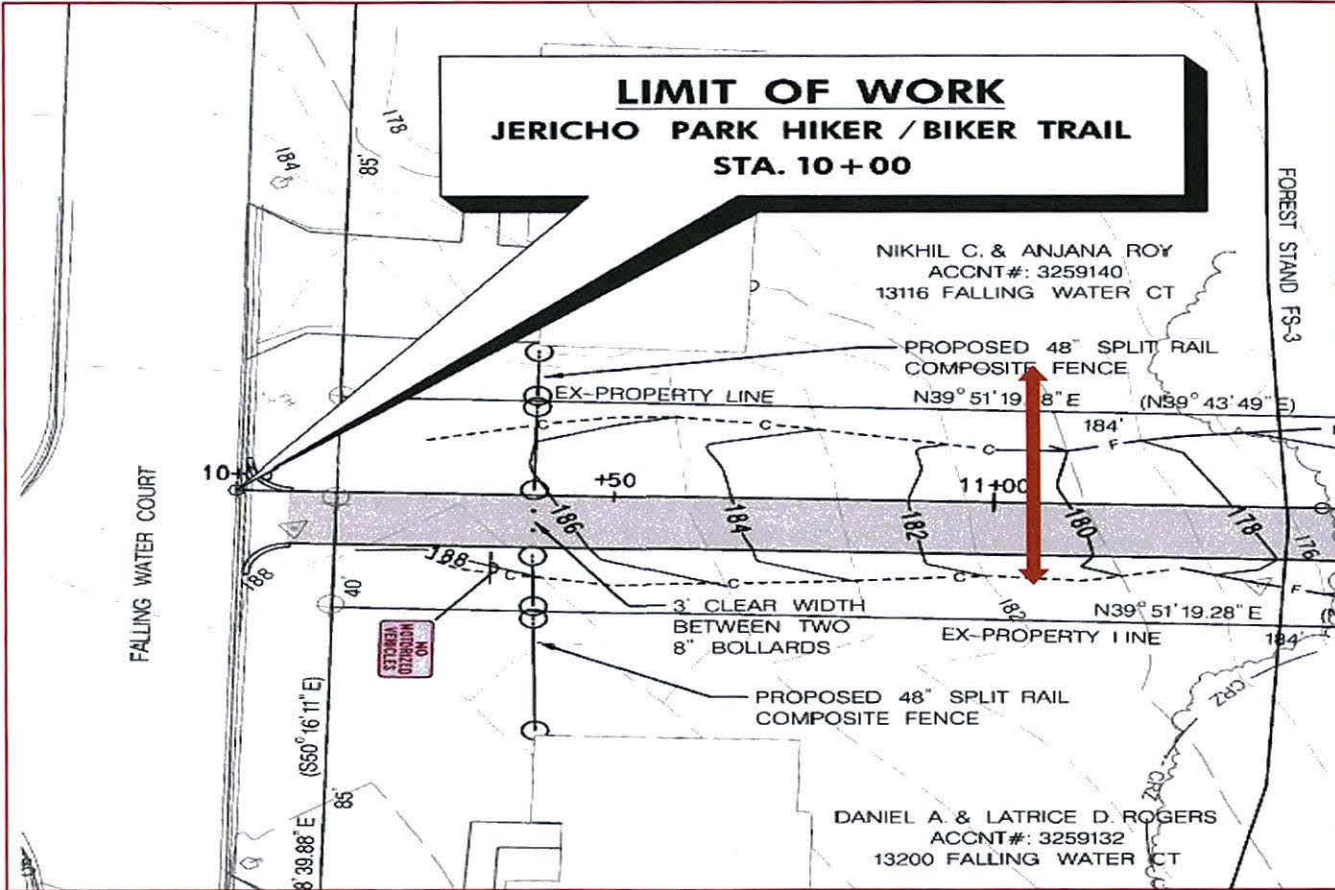
- Construction of the proposed trail will require 1.2 acres of forest clearing on lands of M-NCPPC and PEPCO property.
- The City of Bowie has an MOU with M-NCPPC, but not with PEPCO.
- Adnell Woods homeowners have concerns with potential increased foot traffic through their community that could result in crime (such as break-ins and assaults) and possible use of all terrain vehicles (ATV) by trail patrons.

The City of Bowie will be responsible for maintenance of the trail in perpetuity.

PROPOSED TRAIL ACCESS AT FALLING WATER COURT



TRAIL ACCESS AT FALLING WATER COURT



PROPOSED HIKER/BIKER TRAIL AT JERICHO PARK

STAFF RECOMMENDATIONS

The end point of the trail is within the Adnell Woods community with direct impact on two residential lots that share a portion of the proposed 10-foot trail on a 40-foot-wide parcel of land owned by M-NCPPC (Parcel E). Applicable staff recommendations are as follows:

- The applicant should apply special treatment in the area between the two residential lots (51 and 52) by planting shade trees/shrubs or installing a fence within Parcel E.
- The applicant should seek the input of the two affected homeowners prior to implementing the above recommendation.
- Because a portion of the trail is on M-NCPPC property, any additional tree clearing or pruning outside of the level of disturbance (LOD) for trail maintenance should be observed by a Maryland Certified Arborist.
- The applicant should work with PEPCO officials to obtain authorization to construct a portion of the trail on their property right-of-way.
- The applicant should also request a Mandatory Referral review of the proposed fence/special treatment between the two residential lots in the Adnell Woods community.

Mandatory Referral Review

CITY OF BOWIE

Proposed Hiker/Biker Trail at Jericho Park

THIS CONCLUDES THE STAFF PRESENTATION.

ANY QUESTIONS?

AGENDA ITEM: #9

APPLICATION: MR-1601F