

PGCPB No. 2024-054

MNCPPC No 24-19

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use § 17-205 to transfer any land held by it and deemed by the Commission not to be needed for park purposes or other authorized purposes; and

WHEREAS, the Commission owns Westphalia Central Park including Parcels CP 1 (Tax Account No. 5596696) and CP 2 (Tax Account No. 5596721), located in Upper Marlboro, and further identified as Tax Map 90, Grid d-3; and

WHEREAS, Prince George's County, Maryland has requested that the Commission convey a 31,267 ± square foot (0.72 ± acre) perpetual access easement, specifically 8,739 square feet (0.20 acre) over Parcel CP 1 and 22,528 square feet (0.52 acre) over Parcel CP 2, to the County so that the County can access the Woodyard Road Bridge over Cabin Branch from both sides in order to perform maintenance; and

WHEREAS, for the benefit of the public, the Commission intends to grant to the County such 31,267 s.f. (±0.72 acre) perpetual access easement as requested by the County, for no monetary consideration.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the conveyance of the above-referenced easement, contingent on approval by the full Commission.

BE IT FURTHER RESOLVED, that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolution, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shapiro, Doerner, and Bailey voting in favor of the motion, during open session at its regular meeting on Thursday, June 13, 2024.

This is to certify that the foregoing is a true and correct copy of Resolution No. 24-19 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Bailey, Bartley, Geraldo, Harris, Hedrick, Linden, Shapiro, Pedoeem and Washington in favor of the motion, and Commissioner Doerner being absent for the vote at its regular meeting held at the Wheaton Headquarter Building in Wheaton and virtually on Wednesday, July 17, 2024, and broadcast by the Montgomery Planning Department.

Adopted by the Prince George's County Planning Board this 27th day of June, 2024.

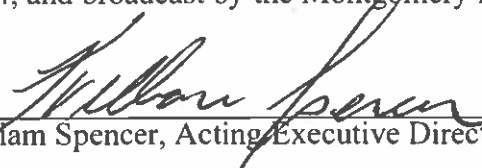
Peter Shapiro

By: 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 6/28/24


William Spencer, Acting Executive Director

**Proposed Permanent Access Easement
Property of The Maryland-National Capital Park and Planning
Commission (M-NCPPC)**

Grant of Easement to Prince George's County

Prince George's County Planning Board,

June 13, 2024

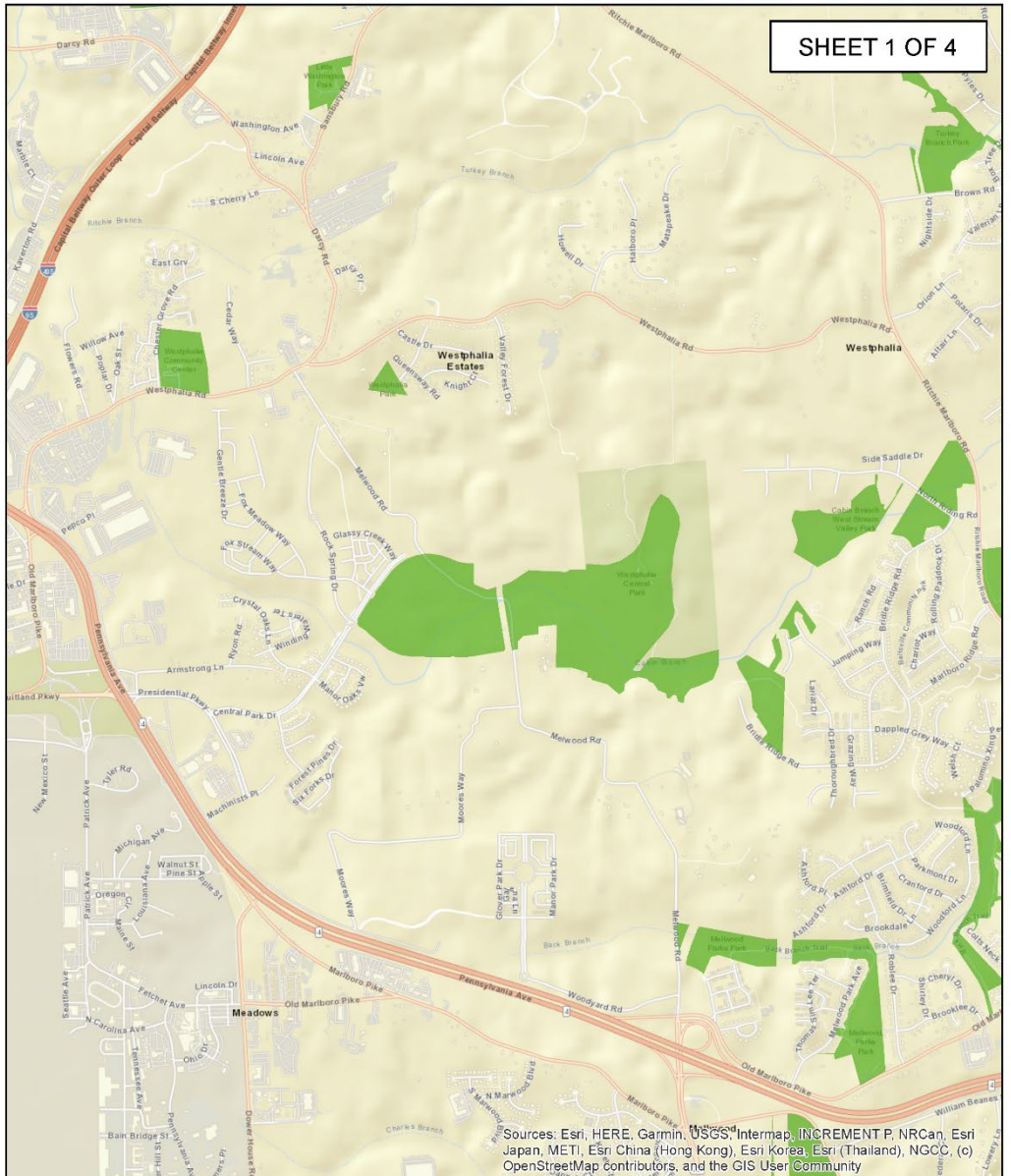
Item #___

Property of M-NCPPC

Westphalia Central Park

Map: 90 Grid: D 3
Parcels: CP 1 and CP 2

Location Map



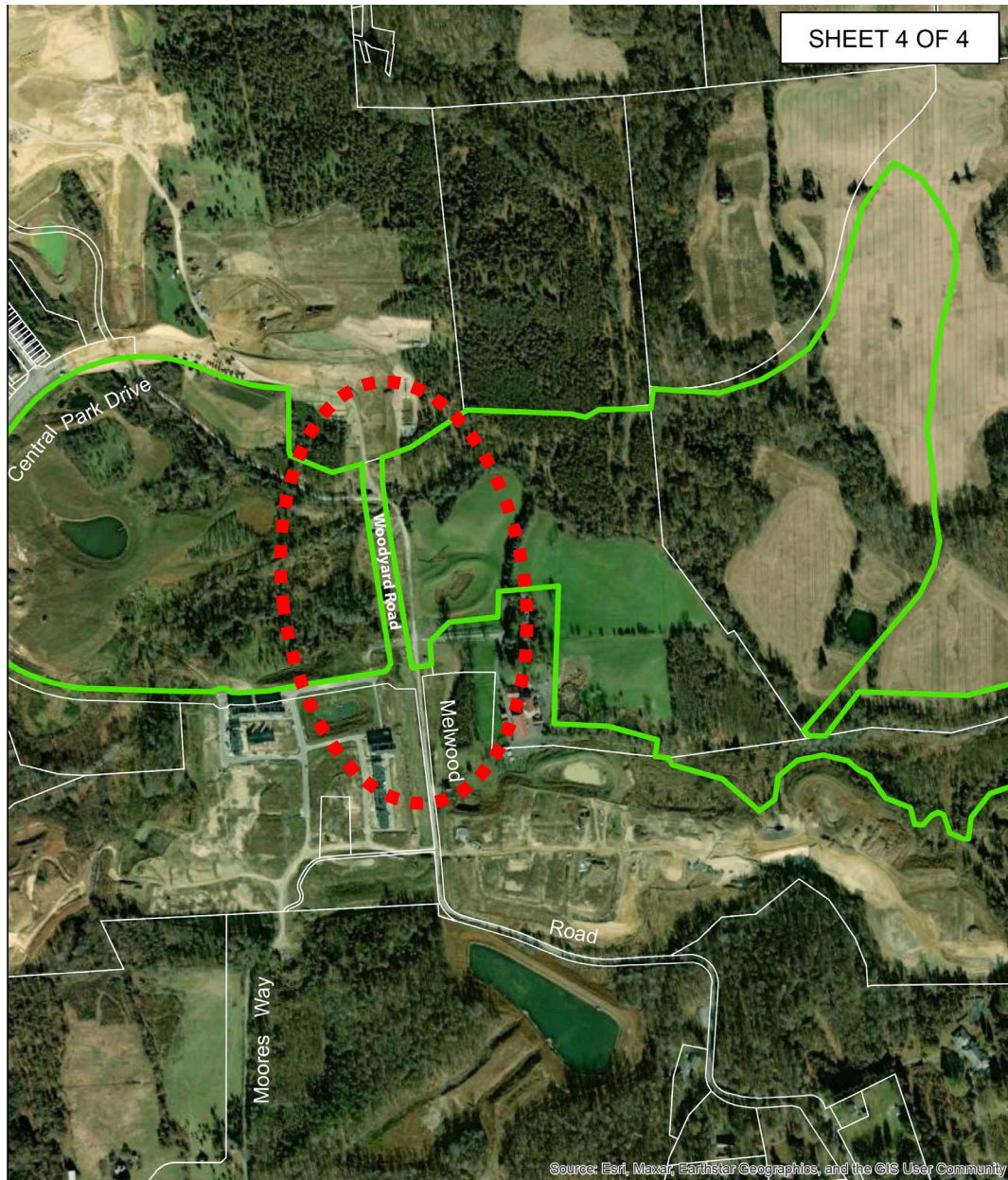
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Westphalia Central Park Parcels CP 1 & CP 2	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: April 2024	
	58	SCALE: 2,000 Feet	

Property of M-NCPPC

Westphalia Central Park

Proposed Woodyard Road bifurcates Westphalia Central Park



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Map

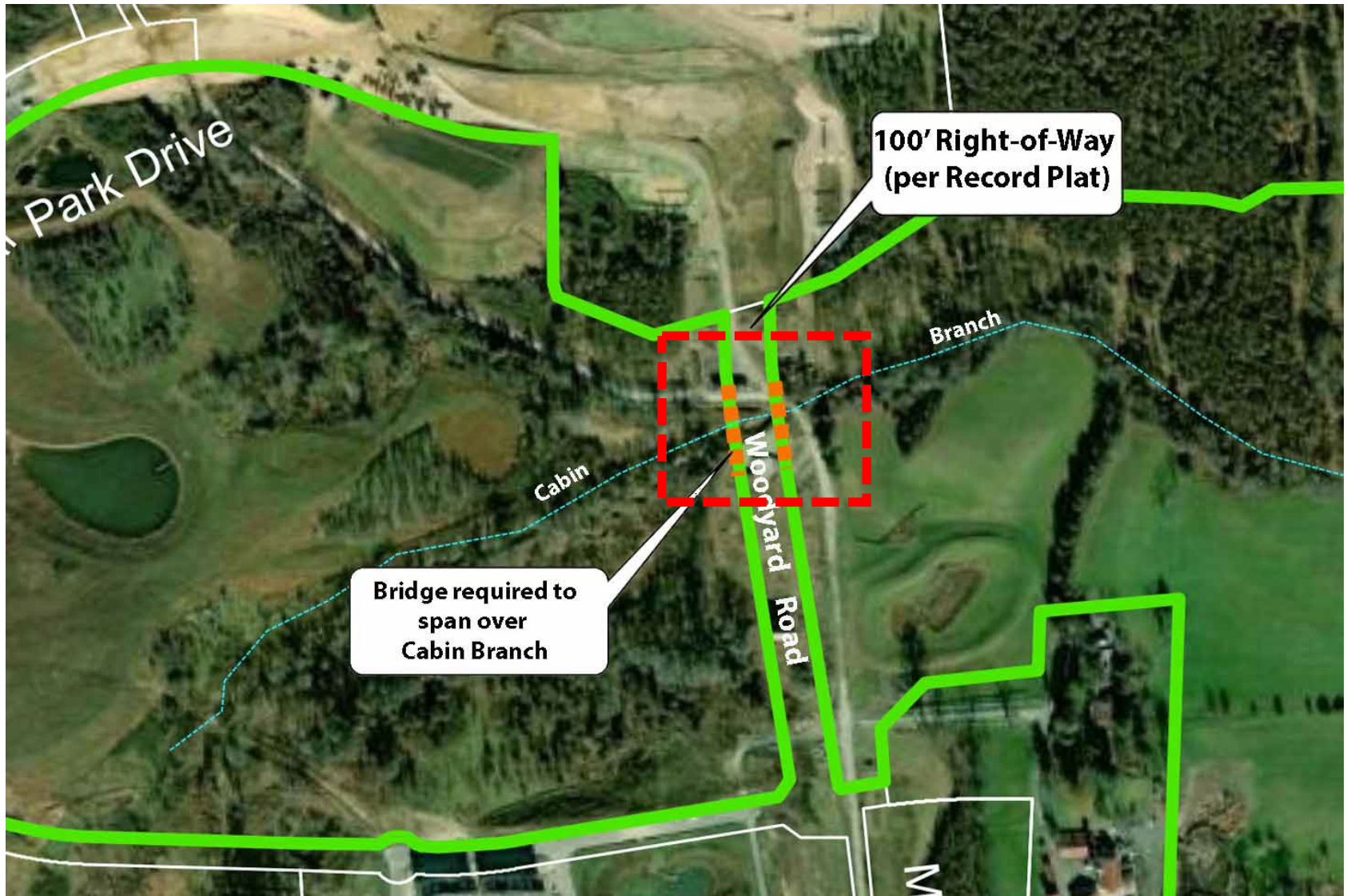
Westphalia Central Park
 59 Parcels CP1 & CP2

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: April 2024
 SCALE: 240 Feet



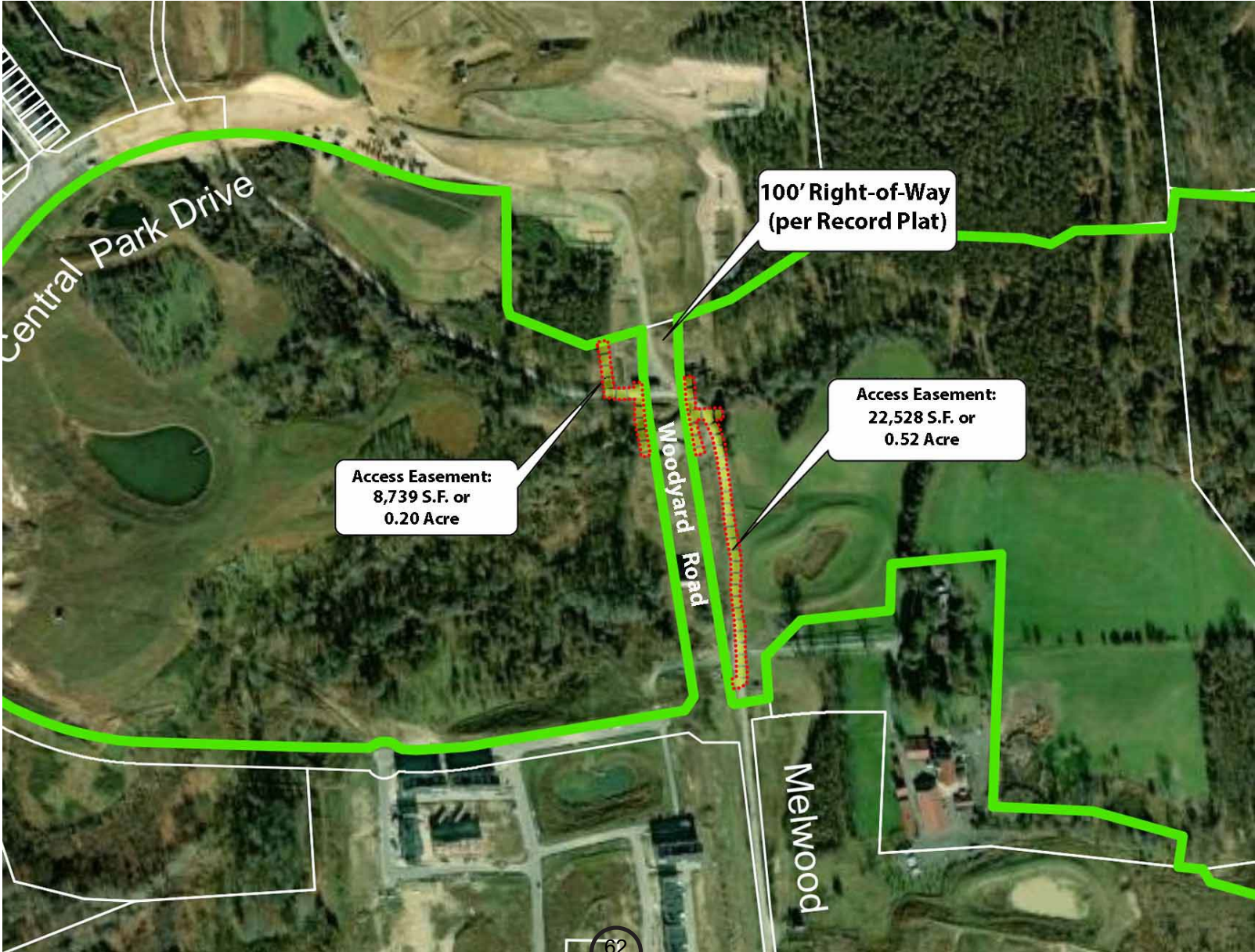
Westphalia Central Park



Public Right-of-Way Access Easement Storm Needed

- Prince George's County has requested a permanent easement on M-NCPPC property on both sides of the existing Woodyard Road right of way to: maintain, repair, operate, and inspect the future bridge.
- Also included are the access routes that follow the existing dirt roads on the property.
- 8,739 square feet (0.20 acre) on Parcel CP1 and 22,528 square feet (0.52 acre) on Parcel CP2
- There will be no cost considerations for the granting of this easement.

Westphalia Central Park



Aerial Map

STAFF
RECOMMENDATION

Approval

(Tyler/McNeal/Sun)

* Subject to Approval of the Full Commission