

PGCPB No. 2021-114

MNCPPC No. 21-25

Land Exchange and Mitigation Package – Glenridge Middle School

## RESOLUTION

**WHEREAS**, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Maryland Annotated Code, Land Use Article § 17-101 to acquire land or other property located within the Metropolitan District for parks, parkways, forests, roads, and other public ways, grounds, or spaces, and for public recreation; and

**WHEREAS**, the Commission is authorized under the Maryland Annotated Code, Land Use Article § 17-206 to dispose of recreational facility no longer needed for public use and to exchange recreational land for other land held by another public body or agency which the Commission determines to be more suitable for recreational purposes; and

**WHEREAS**, the Commission owns Glenridge Park, approximately 47 acres, consisting of Tax Map 51, Grid C1, Tax Map 43 Grid D4, Glenridge Local Park Parcel A (tax account 0145516), Part of Parcel 73 (tax account 0098962), Parcel 168-Woodlawn- Feldmans Addition (tax account 0145581), and Parcel A, Block U Addition to Woodlawn (tax account 0156224); and

**WHEREAS**, Prince George’s County has a need for new middle schools and desires to site a new middle school at the Commission’s Glenridge Park; and

**WHEREAS**, in 2018, Prince George’s County Public Schools (“PGCPS”) proposed a land exchange with the Commission; and

**WHEREAS**, PGCPS requested that the Commission convey to it: (a) 14.8 ± acres of Glenridge Park in fee simple, 13.7± acres of which are encumbered with Maryland Department of Natural Resources (“DNR”) Program Open Space covenants, for which DNR will require sufficient replacement property acceptable to DNR; and (b) 0.4± acres of Glenridge Park for ingress/egress, storm drainage, and utility easements associated with the construction of the new school; and

**WHEREAS**, in exchange, PGCPS proposes to convey to Commission: (a) 14.80 ± acres of Glenridge Elementary School, Tax Map 51, Grid D1, Parcel 7 (tax account 2176782) in two (2) phases: first, 7.4 ± acres consisting of rear fields, and second, the remainder within eight (8) years of the date of the execution of the Land Exchange Agreement; and (b) 16.5 ± acre portion of Deerfield Run Elementary School, Tax Map 10, Grid D3, Parcel A Wilcox Tract (tax account 1004027); and

**WHEREAS**, at Glenridge Park, the Commission would lose a multipurpose football/soccer field with backstop baseball/softball overlay, covered picnic pavilion, parking lot and access road, multi-age playground, two (2) tennis courts, one (1) basketball court, one (1) sand pit volleyball court, and portions of existing trails; and

**WHEREAS**, as mitigation for the Commission’s amenities that would be lost, PGCPB proposes to: (a) construct a replacement multi-age playground at the rear of Glenridge Elementary; (b) restripe the fields at Glenridge Elementary School for immediate use by the Commission; (c) make the athletic fields at the new Glenridge Middle School available to the Commission when they are completed; and (d) pay the Commission \$920,000 as mitigation for the displacement of the facilities lost; and

**WHEREAS**, the Commission would use such \$920,000 to construct replacement facilities, which may include pickleball and futsal, at locations to be determined; and

**WHEREAS**, on November 21, 2019, the Commission’s Prince George’s County Planning Board (the “Planning Board”) received a briefing on the initial terms of the proposed land exchange; and

**WHEREAS**, on September 17, 2020, staff presented Mandatory Referral MR-1091F to the Planning Board; and

**WHEREAS**, among other reasons, public acquisition of the PGCPB property at Glenridge Elementary School is advisable because: (a) it is contiguous to the Commission’s Glenridge Park; (b) it is developable for active recreation; and (c) it would promote trail linkages and/or connections to other parkland or open spaces; and

**WHEREAS**, among other reasons, public acquisition of the PGCPB property at Deerfield Run Elementary School is advisable because it is developable for a replacement of or expansion of existing Deerfield Community Center and the preservation of the stream valley; and

**WHEREAS**, the Planning Board authorized DPR to negotiate for the disposal of the M-NCPPC property and acquisition of the PGCPB property; and

**WHEREAS**, PGCPB will enter into a Right of Entry, Construction and Maintenance Agreement with the Commission to allow it to begin construction; and

**WHEREAS**, the land exchange will be documented by a Land Exchange Agreement, and PGCPB’s construction of the playground and payment of the \$920,000 (due prior to the start of any construction on park property) will be documented by a Recreational Facilities Agreement, both documents to be executed by December 31, 2021; and

**WHEREAS**, the Commission will not convey any of its property to PGCPB before DNR approves of the replacement property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince George’s County Planning Board, at closed session during its meeting on **September 16, 2021**, finds that in light of the proposed acquisition of land at Glenridge and Deerfield Run Elementary Schools, the M-NCPPC property at Glenridge Park will not be needed for park purposes and may be disposed.

**FURTHER RESOLVED**, that the Planning Board hereby approves the land exchange with PGCPB (subject to approval of the full Commission) and the proffered mitigation package.

**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 deeds, 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 resolutions, without limitation, 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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Washington, Hewlett and Doerner voting in favor of the motion, during closed session at its regular meeting held on September 16, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board on this 30th day of September 2021.

Elizabeth Hewlett  
Chair

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 10/11/21

By:   
Jessica Jones  
Planning Board Administrator

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 21-25 adopted by the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Anderson, seconded by Commissioner Rubin, with Chair Hewlett, Vice Chair Anderson, Commissioners Bailey, Cichy, Doerner, Patterson, Rubin and Verma voting in favor of the motion, and Commissioners Geraldo and Washington being absent for the vote at its regular meeting held on Wednesday, November 17, 2021 via video-conference, and broadcast by the Montgomery County Planning Department.

  
Asuntha Chiang-Smith Executive Director