



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*Department of Parks and Recreation*

6600 Kenilworth Avenue Riverdale, Maryland 20737

PGCPB No. 2023-107  
MNCPPC No. 2023-31

**RESOLUTION**

**WHEREAS**, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Annotated Code of Maryland, Land Use Article § 17-101, et seq. to acquire property located within the metropolitan district for parks, forests, roads, and other public ways, grounds, and spaces; and

**WHEREAS**, as a condition of Prince George’s Planning Board’s approval of Preliminary Plan of Subdivision 4-20013 on May 6, 2021, Kathmandu Village LLC (“Kathmandu”) was required to enter into a Land Exchange Agreement with the Commission to provide for the land needed for the Eastwood Drive right-of-way; and

**WHEREAS**, Kathmandu is the owner of 6,485 square feet or 0.1489 acres of property in the 6<sup>th</sup> Election District of Prince George’s County, Maryland, Parcel 137, being part of the property conveyed to Kathmandu by deed from The Lois M. Neil Living Trust, dated April 23, 2019, and recorded among the Land Records of Prince George’s County, Maryland, at Liber 42183, folio 350, depicted as Parcel D on a plat entitled “PLAT TWO, KATHMANDU VILLAGE, LOTS 21-29 AND PARCEL D” which plat is to be recorded among the Land Records of Prince George’s County (the “Kathmandu Property”); and

**WHEREAS**, the Commission desires to acquire the Kathmandu Property from Kathmandu as an addition to its Walker Mill Regional Park, and Kathmandu desires to convey the Kathmandu Property to the Commission; and

**WHEREAS**, the Commission is the owner of certain property in the 6<sup>th</sup> Election District known as Walker Mill Regional Park, Parcel 13, shown on Tax Map 74, Grid B-3 (2,500± square feet or 0.057 acres) (Tax Account No. 0561233)(the “Commission Property”); and

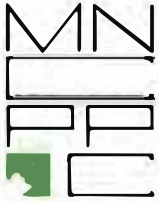
**WHEREAS**, pursuant to a Land Exchange Agreement with Kathmandu, the Commission will (a) dedicate the Commission Property for public use as the right-of-way for Eastwood Drive; (b) dedicate a 10’ wide, 1,142 square foot (0.0262 acre) public utility easement; and (c) grant to Prince George’s County a 30’ wide, 2,521 square foot storm drain easement; and

**WHEREAS**, the Commission is authorized under the Annotated Code of Maryland, Land Use Article § 17-205, to dispose of land that it determines not to be needed for park purposes; and

**WHEREAS**, the Commission Property is no longer needed for park purposes because the Commission will receive the Kathmandu Property.

**NOW, THEREFORE BE IT RESOLVED** that the Commission may acquire the Kathmandu Property from Kathmandu in even exchange (no cash changing hands) for the Commission’s agreement to dedicate the Commission Property to Prince George’s County (subject to a finding by full Commission that the Commission Property is not needed for park purposes and is eligible for disposal); and

**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 agreements (including Land Exchange Agreement), certificates, 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



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purposes of the foregoing resolutions, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

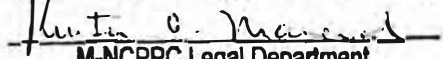
\* \* \* \* \*

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 Shapiro, Doerner, Washington, Bailey, and Geraldo voting in favor of the motion, during open session, at its regularly held meeting on Thursday, October 19, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of November 2023.

Peter A. Shapiro  
Chairman

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 12/1/23

By:   
Jessica Jones  
Planning Board Administrator

This is to certify that the foregoing is a true and correct copy of Resolution 23-31 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Doerner, Harris, Linden, Pedoeem, Shapiro and Washington voting in favor of the motion, and Commissioners Bailey, Bartlett, Geraldo and Hedrick being absent for the vote, at its regular meeting held on December 20, 2023, virtually and in person at the Prince George's Department of Parks and Recreation Auditorium in Riverdale, Maryland.

  
Asuntha Chiang-Smith  
Executive Director