

MASTER PLAN for FAIRLAND PARK



**A Bi-County Park
Serving the Residents of
Montgomery and Prince George's COUNTIES . . .**

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION**



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I : INTRODUCTION



FAIRLAND PARK MASTER PLAN

I. Introduction

The concept for a bi-county park on the Montgomery/Prince George's County line was formulated over 20 years ago and was included as a proposal in the Fairland-Beltsville Master Plan. Fairland was envisioned as a park to serve future residents in the region with recreation facilities to serve the residents of the two counties.

Fairland Park has figured prominently for sometime in providing the Beltsville-Laurel area with major recreational facilities. A plan for the Prince George's portion of the park has already been adopted by the Prince George's County Planning Board, and an athletic complex and swim center have been developed on Old Gunpowder Road.

The many residents that have moved into the eastern Montgomery County area in recent years have now created substantial demand for the construction of recreation facilities on the Montgomery County side of the park. The formulation of a bi-county master plan that includes proposals for future park development on the Montgomery County portion of the park is a major impetus for this master plan.

Purpose of the Master Plan

This master plan is intended to provide a guide for the future development of additional recreation facilities and the preservation of important natural areas within Fairland Park.

This plan is being developed to include analysis of the recreation needs of this portion of the bi-county area and the assessment of the suitability of various portions of Fairland Park to accommodate these facilities. When completed, the plan will provide a coordinated bi-county approach to the future development of Fairland Park's recreation and open space areas.

Park Master Plan Objectives

The plan is designed to meet the following objectives:

1. To provide a concept for development that recognizes the bi-county nature of the park and provides facilities that will complement, but not duplicate each other.
2. To provide recreation facilities that are needed to serve residents in this portion of the bi-county area.
3. To redevelop the golf course into a high quality, 18-hole par 70-73 course capable of sustaining 60,000 rounds of play.

4. To inventory and preserve important natural areas and conservation areas.
5. To locate additional recreation facilities in areas least likely to sustain environmental damage.

The Planning Process

The planning process for the Fairland Park Master Plan began more than ten years ago with the adoption of the Prince George's County portion of the plan in 1980. A staff update to this plan was prepared in 1988 to further define additional facilities to be added in Prince George's County.

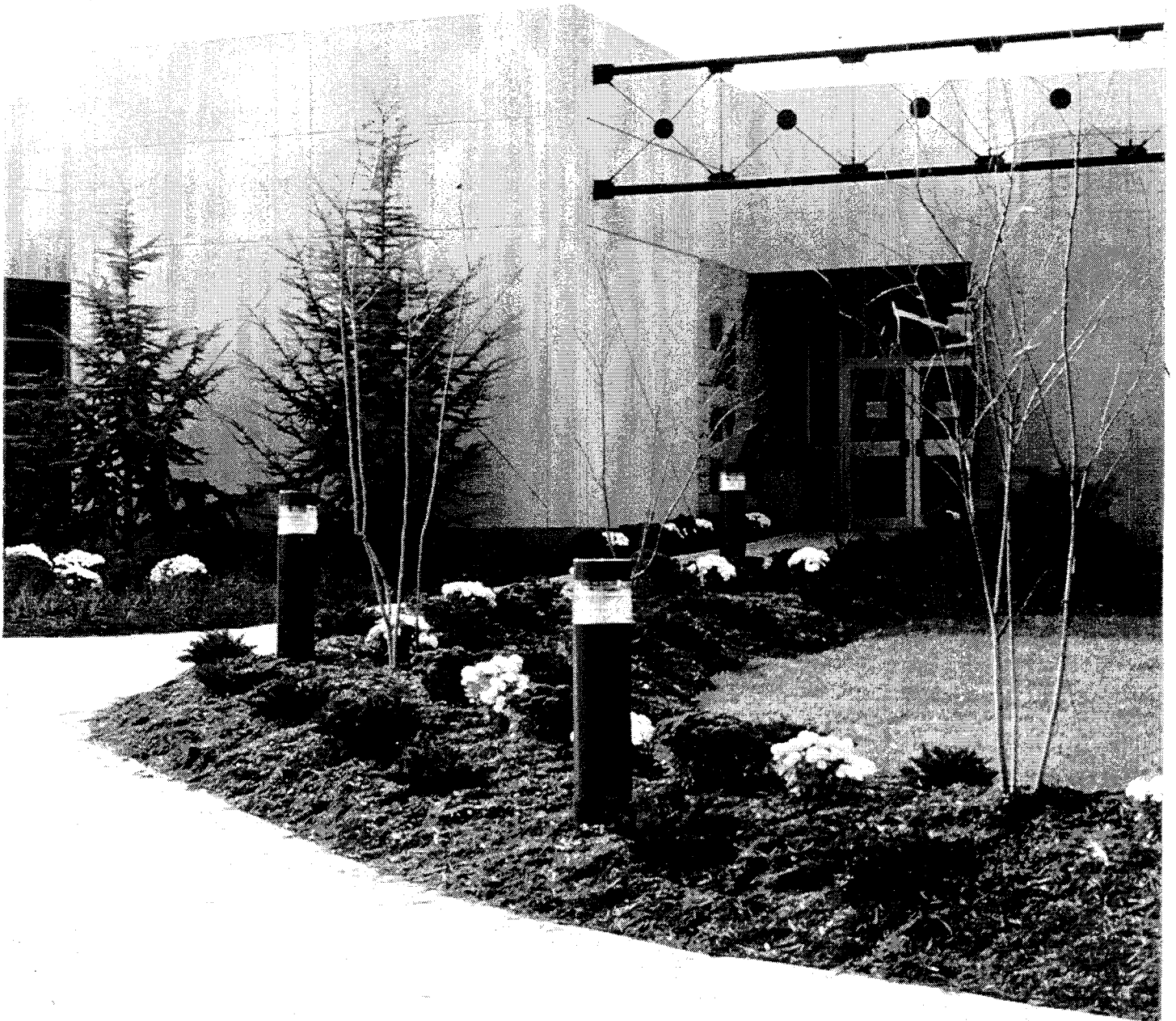
Master planning for the Montgomery County portion of the park began with the preparation of natural resource plates. These plates delineate streams, steep slopes, soils and vegetation to identify areas that are most and least suitable for the development of certain types of recreation facilities. A limited number of field surveys were also conducted to identify the types of plants, animals and fish that are located in the Montgomery County portion of the park. Throughout the planning process, staff from both Montgomery and Prince George's Counties worked together to formulate a coordinated master plan.

The consultant firms of Dewberry & Davis (architects/engineers/planners) together with Ault, Clark & Associates, Ltd. (golf course architects), were retained in 1990 to perform a study to ascertain the feasibility and extent of the refurbishment needed for the existing golf course.

Community involvement in the development of the Master Plan in Montgomery County began in 1989 with discussions with the Eastern Area Recreation Advisory Board and the Trail Riders of Today (TROT) group. In January 1990, a public meeting was held to obtain community input on facilities that area residents would like to see located in the park. This master plan incorporates suggestions received at these meetings. A second public meeting was held with the community on October 15, 1991, at which time general support was given to the master plan.

A development plan for Phase I of the park construction in Montgomery County, which includes a family picnic/playground area, was approved by the Montgomery County Park Commission in March 1990. Construction funds were deferred to FY 94 because of budgetary constraints imposed by the ongoing recession.

II : THE PARK TODAY





MASTER PLAN for FAIRLAND PARK

**A bi-county park serving the residents of Montgomery and
Prince George's Counties, Maryland**

NOVEMBER, 1991

THE MARYLAND - NATIONAL CAPITAL PARK and PLANNING COMMISSION

**8787 Georgia Avenue
Silver Spring, MD 20901**

**14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772**

PLAN HIGHLIGHTS

This Plan recommends . . .

IN BOTH COUNTIES:

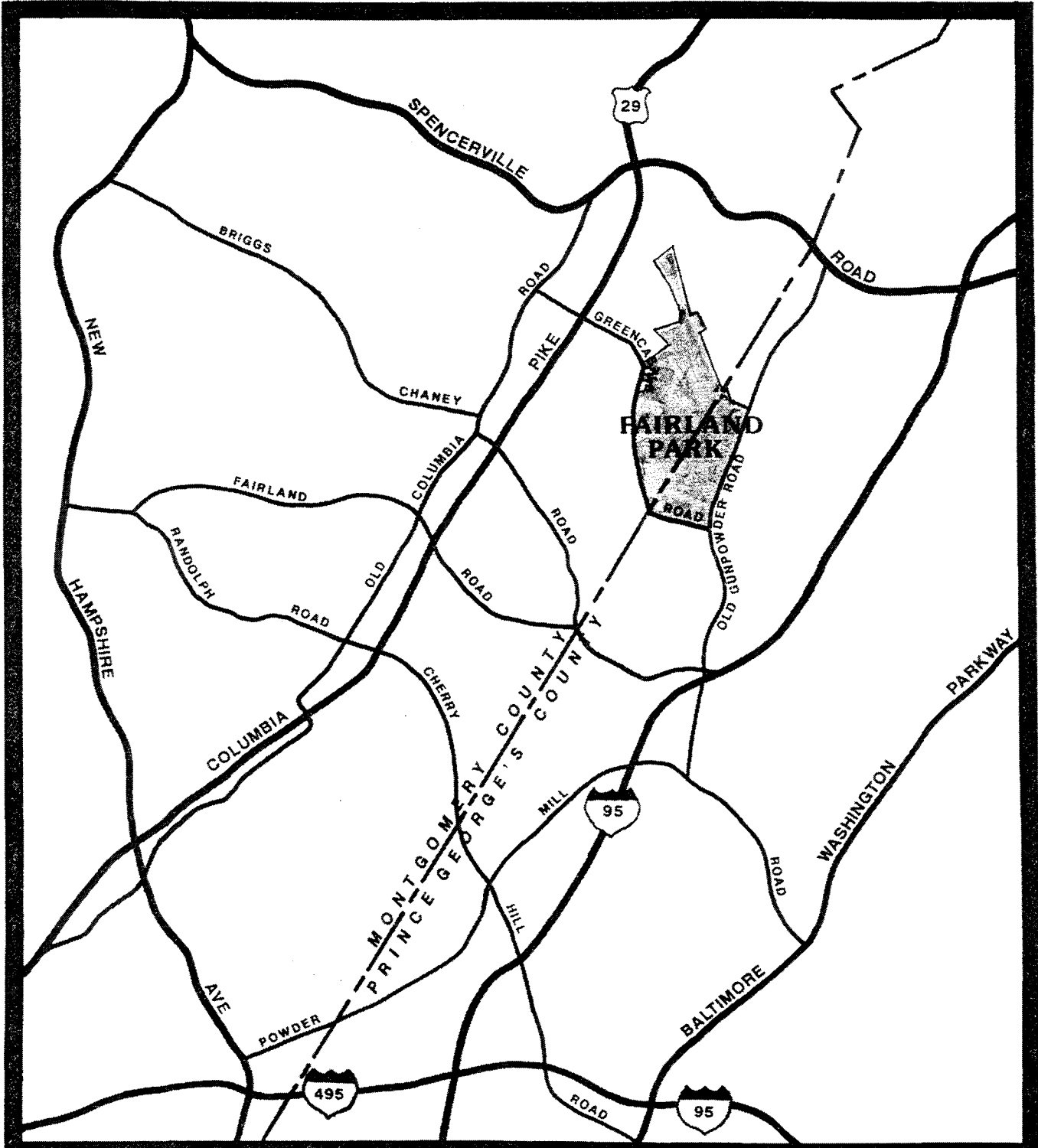
- . Complete renovation of the 18 hole golf course.
- . Development of a trail system using good conservation principles that connects all facilities, providing recreational opportunities for walkers, bicyclists, hikers and equestrians, and minimizing disturbance of the natural environment and the adjacent steep slopes and mature hardwood forests.
- . Use of state of the art "Stormwater Management" techniques to prevent degradation of the Little Paint Branch Stream Valley from development within the park as well as from private development within the watershed.

IN MONTGOMERY COUNTY:

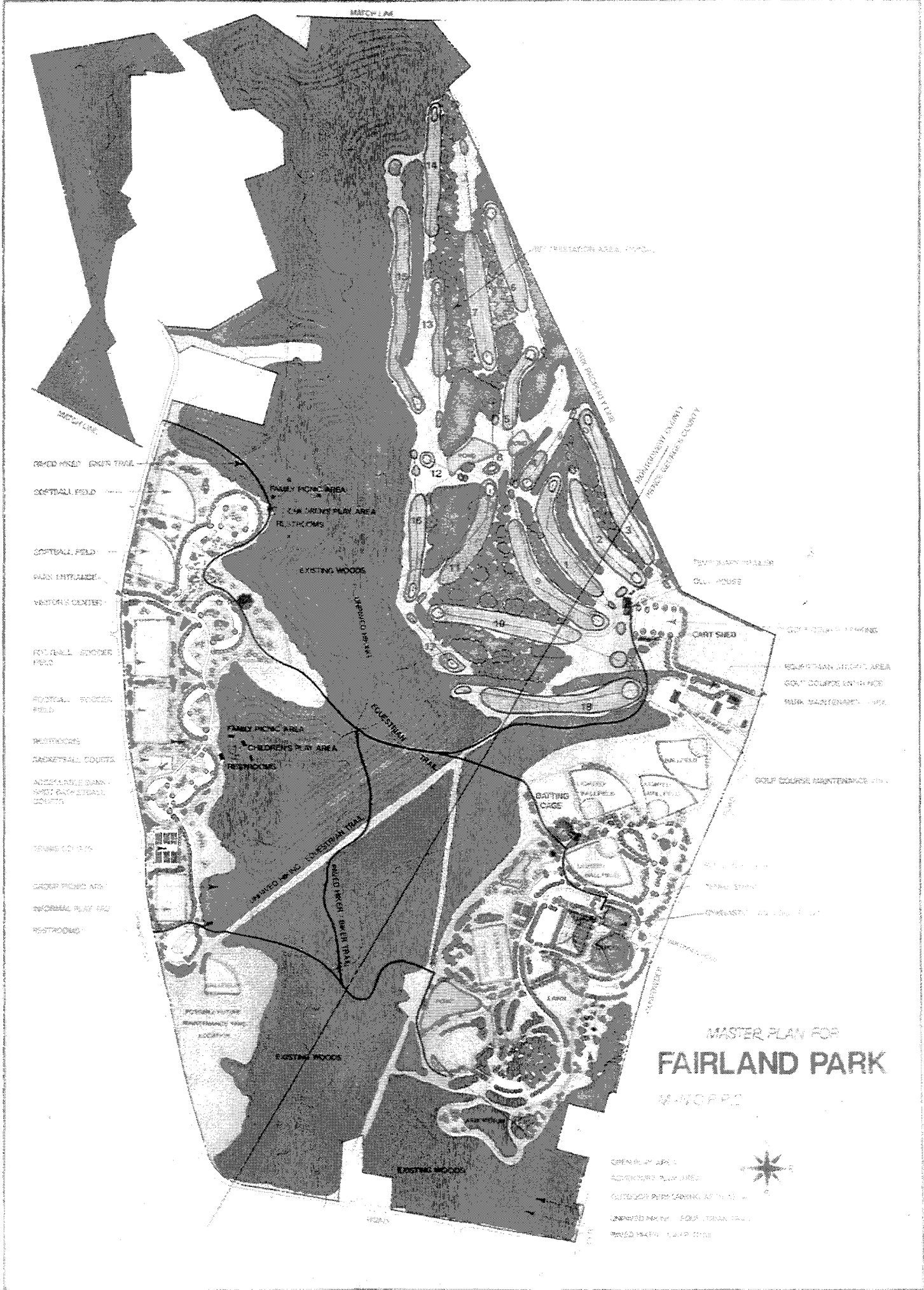
- . Conservation of the Little Paint Branch Stream Valley and other important natural areas.
- . Creative playgrounds with nearby family picnic facilities.
- . Two soccer fields and three softball fields and an informal playfield to serve the surrounding community.
- . A visitors center that could have a meeting room/ auditorium; and provide information about the park and about Montgomery and Prince George's Counties.
- . Tennis courts, multi-use courts, an accessible basketball court, and a group picnic area.
- . A possible new future maintenance facility.

IN PRINCE GEORGE'S COUNTY:

- . Confirmation of the previously approved park development plan for future facilities in the Prince George's County portion of the park.
- . Future construction of an arboretum/garden park; outdoor performing arts area; ballfield plaza, lighted football/ soccer field; and picnic/playground area.
- . Retention and improvement of the existing equestrian trail system.
- . Reforestation of areas along Old Gunpowder Road to serve as a buffer and a windscreen.
- . Future acquisition of 38 acres north of the Gunpowder Golf Course to provide for a future golf driving range, and additional buffering for the park.



VICINITY MAP
NOT TO SCALE



MASTER PLAN FOR FAIRLAND PARK

WAVCP RC

- OPEN PLAY AREA
- ADJACENT PLAY AREA
- OUTDOOR PARKING AREA
- UNPAVED PARKING
- PAVED PARKING



AERIAL PHOTOGRAPH OF FAIRLAND PARK

ROUTE 29

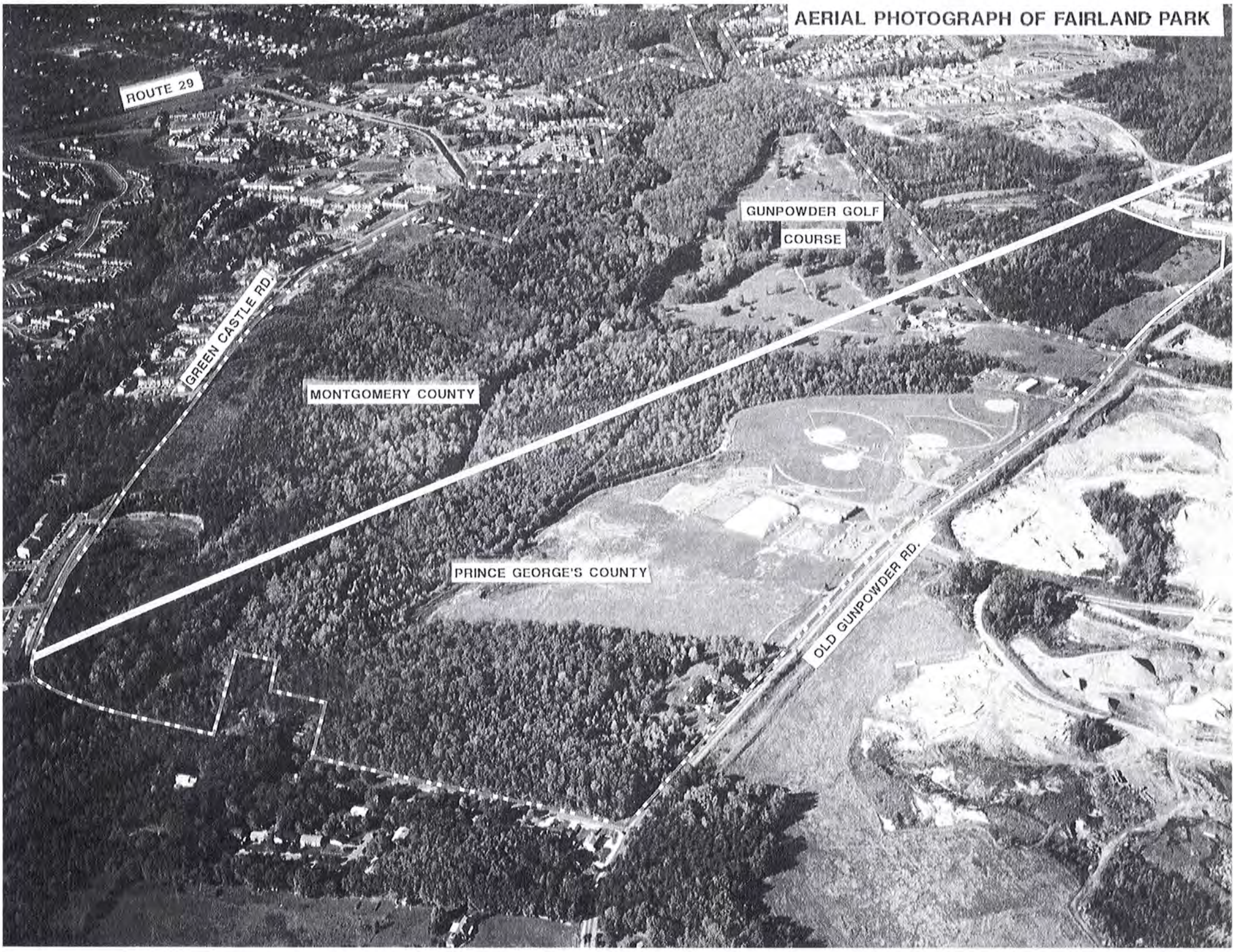
GREEN CASTLE RD.

MONTGOMERY COUNTY

PRINCE GEORGE'S COUNTY

GUNPOWDER GOLF COURSE

OLD GUNPOWDER RD.



II : The Park Today

Park Acquisition History

Fairland Park currently consists of 471 acres along the Montgomery and Prince George's County line. Roughly two-thirds of the park is within Montgomery County and one-third in Prince George's County.

The Montgomery County portion of Fairland Park is a 319 acre parcel located in the northeastern portion of the county near the headwaters of Little Paint Branch. Acquisition of land for the park in Montgomery County began in 1967 and was just completed last year. Currently, no land in Montgomery County is proposed for additional acquisition to Fairland Park. However, new subdivisions that may be proposed adjacent to the park should dedicate park connectors to M-NCPPC so that future residents will have easy access to the recreation facilities.

There are currently 152 acres of parkland in the Prince George's portion of the park. Park acquisition began in the late 1960's and is nearly complete. An additional 38 acres may be acquired in Prince George's County north of the entrance to the golf course.

Adjacent Land Uses

In Montgomery County, large numbers of townhouses and apartments have been constructed adjacent to the north and west sides of the park. There are also a few single family homes. Greencastle Road forms the southern boundary, and an old sand and gravel operation is located on the northeastern border of the park.

In Prince George's County, the park is bounded by Old Gunpowder and Greencastle Roads. There are a few single family homes adjacent to the southern portion, but industrial operations are the most significant adjacent land uses. Land on the Prince George's County portion was formerly mined for sand and gravel and was regraded and composted to reclaim it for recreational use.

Current land uses and existing park development

When Fairland Park was purchased, a portion of the site included the 18-hole Gunpowder Golf Course. This 100 acre course began operation in 1956 and still continues today under a lease with the original owner. The golf course straddles the county line with the entrance road, parking and clubhouse in Prince George's County, and the majority of the course in Montgomery County.

In Montgomery County, much of the parkland was once in some form of agriculture. Old hedgerows, building foundations, and early successional fields are reminders of this past land use. Today the park is a landscape of old fields, deciduous forest, coniferous forest and wetland successional stages. In the Montgomery County portion of the park, the golf course and hiking and equestrian trails are the only facilities in existence at this time.

In Prince George's County, an ambitious development program has resulted in the construction of three lighted softball fields, one unlighted softball field, a tennis bubble and a gymnastics center. In 1985 the ballfields were opened and dedicated to local recreation activist Pierce Wilson. Recently, a batting cage, 2 Har-Tru tennis courts, a snack bar/rest room building and a new 50-meter indoor pool were completed.

The air-conditioned Fairland Athletic Complex features a state-of-the-art gymnastics training center, two indoor racquetball courts, a small dance studio, a Nautilus weight training center, and six indoor tennis courts. The complex offers year-round gymnastics instruction and advanced level competition, aerobics classes, fitness counseling, and tennis instruction for all ages. In addition, during the summer months the center offers two recreational day camps. Presently, the athletic complex is serving a weekly patronage of over 4,000 people.

The Fairland Aquatics Center includes a grand pool of 50 meters by 25 yards with a movable floor in the shallow end. It provides a place for recreational swimming, lap swimming lanes, water exercise, swimming lessons and diving. The leisure pool includes a fountain set in shallow water for children's play, a bench with air jets for relaxation, three lap lanes, ramp and stair access, as well as slightly warmer water.

A 19-person whirlpool overlooks the swimming pools with the backdrop of a waterfall. The facility is accessible to persons with disabilities. In addition to men's and women's locker rooms, the facility is equipped with a small family changing room, for unisex use. Adjoining the lobby is a vending area, snack bar and a meeting room. During the summer season, an outdoor sundeck and vending area is available for use.

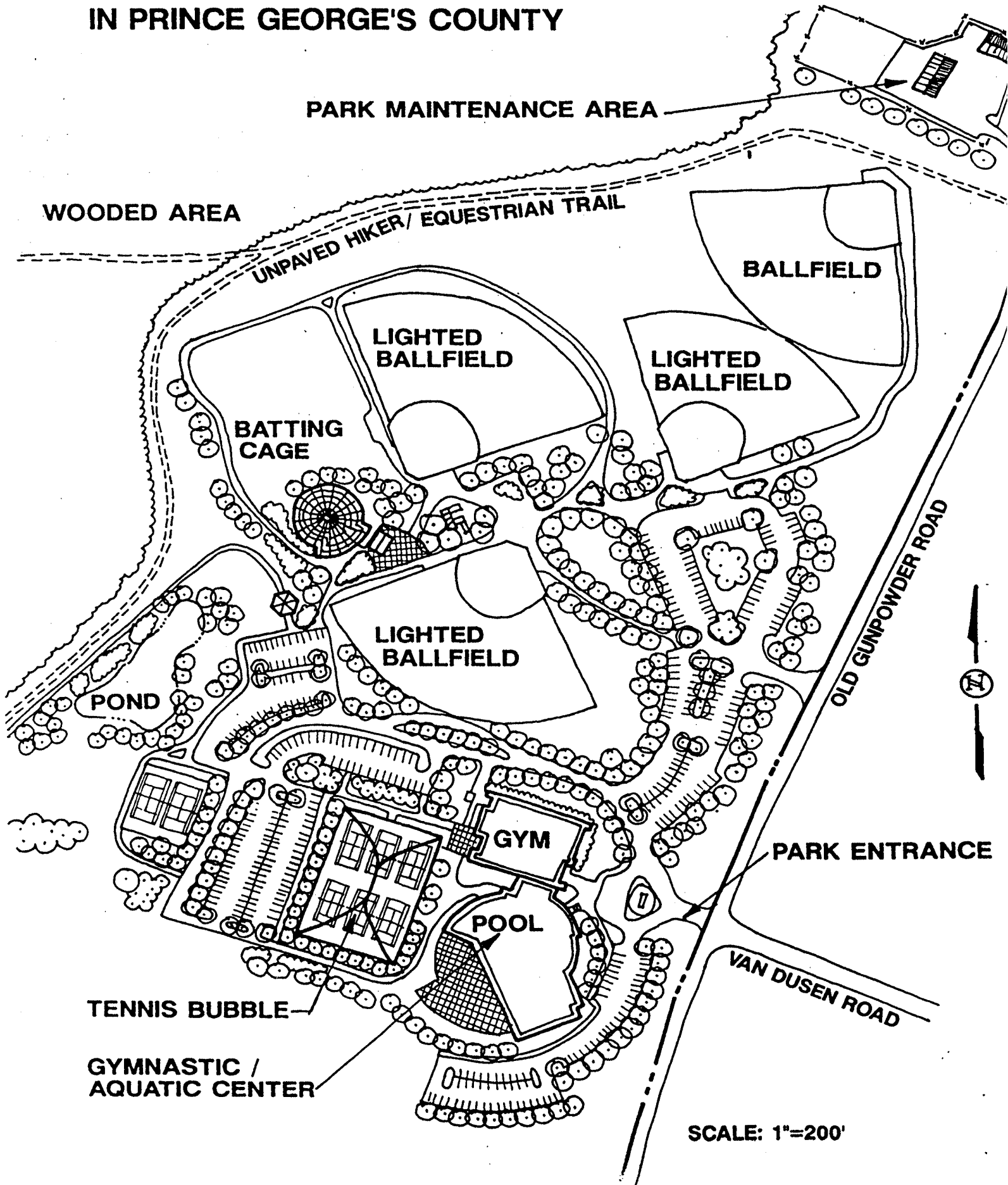
Unpaved hiking and equestrian trails wind throughout the park and are partially maintained by TROT (Trail Riders of Today). An equestrian parking area is also located on the north side of the golf course entrance drive. Additionally, a maintenance yard is located just north of the ballfield area which serves as a satellite facility for smaller parks in this area of Prince George's County in addition to maintaining Fairland Park.

Park Access

In Montgomery County, Fairland Park is directly accessible from Greencastle Road which serves the large number of townhouses and apartments likely to be major users of the park. Greencastle Road is four lanes from Rt. 29 to just past its intersection with Turbridge Drive, and is a two lane road immediately adjacent to the park. The entire length of Greencastle Road is ultimately proposed to be four lanes, however, this will not occur any time in the immediate future. The sharp turn in Greencastle Road at the southern end of the park is dangerous and in great need of realignment to improve safety.

In Prince George's County, Old Gunpowder Road provides the primary access to the park. Many residents to the north will use the improved Route 198 to reach the park, and the I-95 interchange with Route 198 will allow easy access to residents in the entire northwestern portion of the County. VanDusen Road also provides access to the area east of the park.

EXISTING RECREATION FACILITY DEVELOPMENT IN PRINCE GEORGE'S COUNTY



Socio-Economic Data

In Montgomery County, Fairland Park will primarily serve the residents of the Fairland Planning area which has a population of approximately 33,000 people. Fairland has a relatively young population with almost 38% of the population between the ages of 20 and 34. Fairland has many young families that have recently moved into the new housing units that have been built in the area.

Fairland has 13,200 housing units which are fairly evenly divided between single-family detached, townhouses and multi-family apartments. Between 1980 and 1990, the number of households increased by more than two-and-one-half times. The average age of housing units in Fairland is 8.3 years compared with a county average of nearly 22 years. The Fairland area also has enough commercial space to accommodate approximately 15,300 jobs, and over 75% of the residents over 16 were employed full time as compared to 62% county-wide.

The average household income in the Fairland area is \$47,039 which is slightly higher than the county average of \$46,745. However, there are many lower income families living in the garden apartment units in the area east of the park. Fifty-six percent of Fairland residents over the age of 25 are college graduates or have some graduate training or degree as compared to 54.7% of county residents.¹

In Prince George's County, Fairland Park will primarily serve Sub-region I, the Beltsville and Laurel areas. Similar to the nearby Montgomery County area, this is a rapidly growing area with many young families. Approximately 54% of the residents live in townhouses or apartments², which accentuates the need for outdoor recreation facilities.

Publicly owned land comprises nearly half of the developed land acres in Sub-region I, and industrial and sand and gravel operations occupy 12% of the area.³

The North Beltsville area, which contains Fairland Park, is primarily undeveloped with large vacant contiguous tracts of land. In the future, the proposed Konterra community to the east of the park, is anticipated to bring thousands of new park users into the area.

¹ M-NCPPC - Montgomery County Planning Department Research and Information Systems Division, Eastern Montgomery County at a Glance, July 1991.

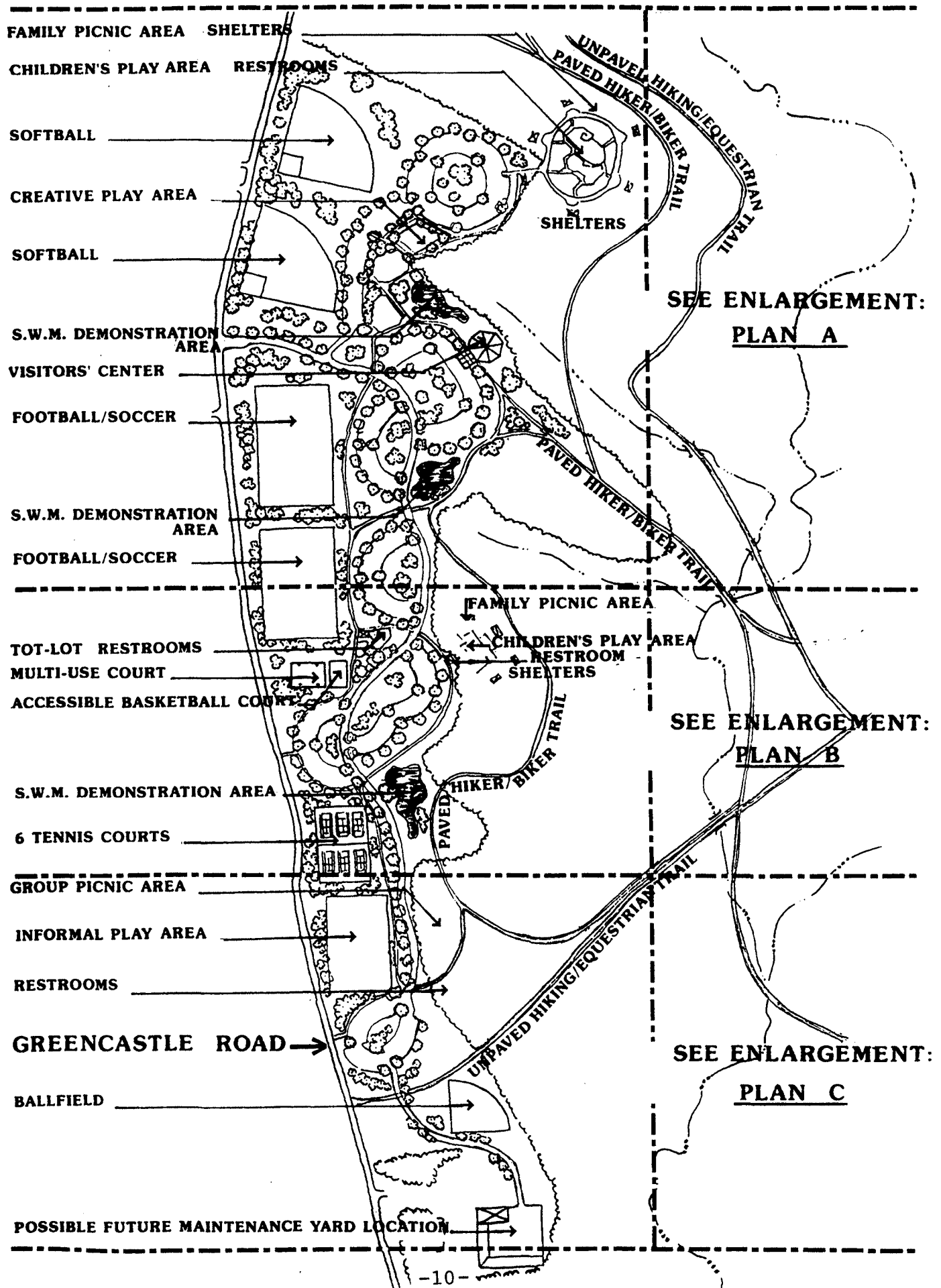
² M-NCPPC - Prince George's County Planning Department Subregion I Approved Master Plan, March 1990. p. 71

³ Ibid. p. 27

III : THE PLAN



PROPOSED RECREATION FACILITIES in MONTGOMERY COUNTY



III : The Plan

Recreation Needs Analysis for the Park

In Montgomery County, the development of Fairland Park is important as it will serve the continually growing number of young families in the eastern portion of the county. Recreation facilities are needed to supplement the existing and proposed recreation activities in the Prince George's County portion of the park.

The 1988 Park, Recreation and Open Space (PROS) Master Plan recommended that Fairland Park include tennis courts, athletic fields, picnic and playground areas to help meet county-wide needs for these types of facilities. Because of the lack of local park facilities in this area, Fairland Park will also serve the everyday recreation needs of the neighboring communities. The PROS Plan estimated that by 1995, the Fairland area would need an additional six ballfields, three playgrounds and two basketball courts. New facilities at Fairland Park will help serve these needs. A visitors center, equestrian and hiker-biker trails, and an open play area were also identified as recreation needs by the Eastern Area Recreation Advisory Board and other citizen and interest groups.

In Prince George's County, needs for existing and proposed facilities were identified in the Park, Recreation and Open Space Plan and through input by community residents.

Golf course needs were identified by two consultant studies, a recent golf course feasibility study by Dewberry, Davis, and Ault, Clark & Assoc. Ltd. and an economic feasibility study by Lindsay Ervin prepared in 1985. These studies strongly affirmed the need for a golf course in this portion of Montgomery and Prince George's Counties.

Summary of Plan Recommendations

This section of the master plan briefly describes proposed recreation facility development and environmental conservation areas in Montgomery and Prince George's Counties.

A paved hiker-biker path, which will be placed over the proposed new water main alignment, will connect facilities in both counties enabling residents to walk to recreation facilities on the opposite side of the park. Paved trails will also connect all facilities within each county.

Consideration was originally given to the inclusion of a road connecting the Montgomery and Prince George's County portions of the park. This proposal was eliminated because of the difficulty of crossing the Little Paint Branch Stream Valley, the feeling that a road would bi-sect the park, and fears that a road would be used as a short-cut by non-park users.

Proposed Development in Montgomery County

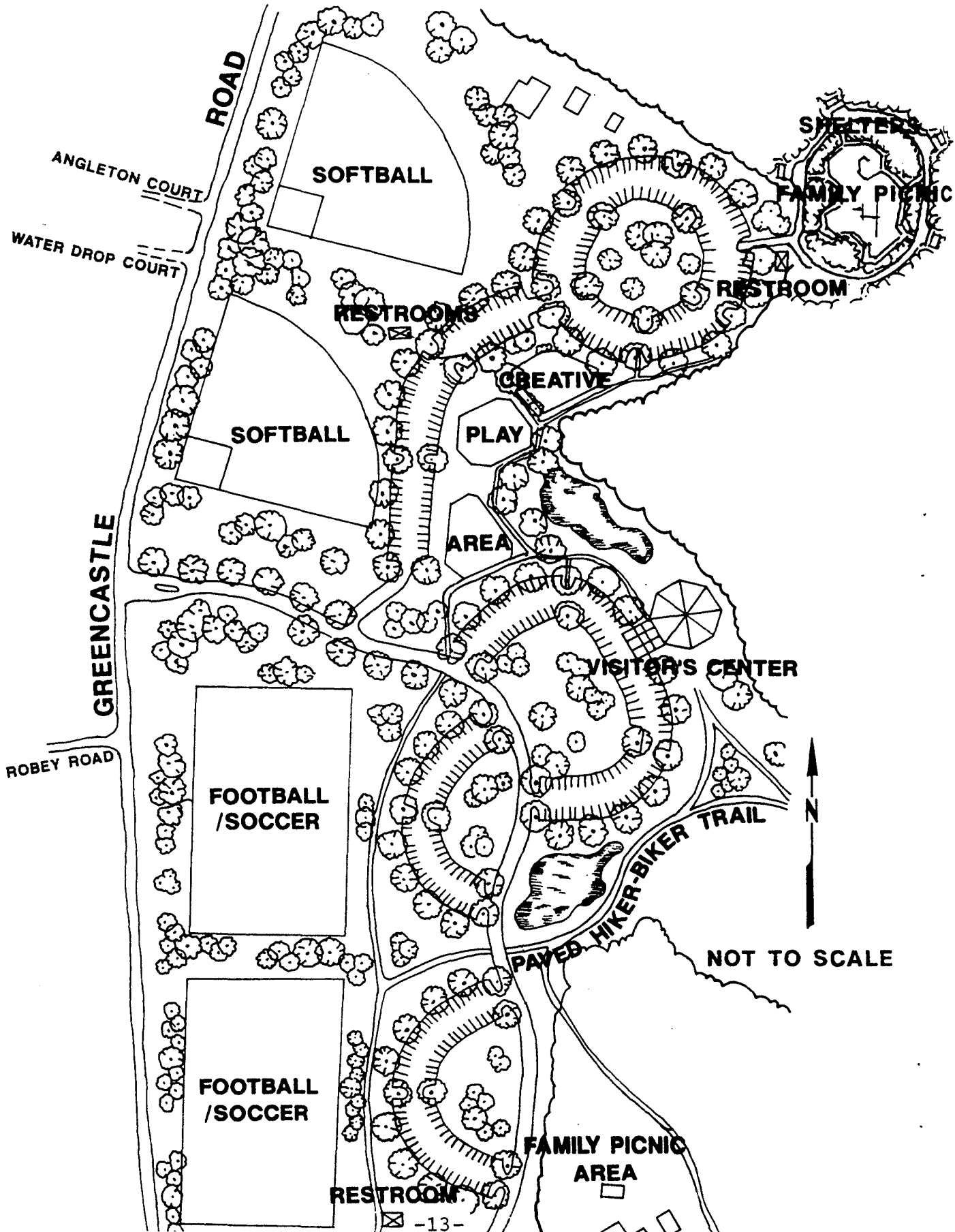
In Montgomery County, future recreation facilities will complement the golf course and Prince George's County park development. The park is envisioned as a recreation area for the whole family where the entire day can be spent participating in various recreation activities geared to different activity preferences. The central portion of the park is a wooded stream valley which will be retained predominantly in its natural state and entwined with an extensive trail system. These trails will also serve as connectors between Montgomery and Prince George's County park facilities. The major Montgomery County attraction is envisioned as a series of extensive playground areas designed to meet the needs of children of all ages. Each playground will be individually designed by park staff and will include, but not be limited to, adventure play and creative play areas as well as a play area especially designed for very young children and their parents.

Proposed Park elements include:

1. **Open Space Areas.** A primary component of this master plan is the preservation of much of the Little Paint Branch Stream Valley including the floodplain, wetlands, adjacent steep slopes and many of the wooded areas. Additionally, some meadowland adjacent to the stream valley is being preserved. The central section of Fairland Park is a lovely wooded stream valley with rock outcroppings and other natural features. This open space area retains a habitat for many native plants and animals and provides a natural buffer between the intensive recreation facilities in the Prince George's County portion of the park and the community recreation areas planned along Greencastle Road in Montgomery County.
2. **Playgrounds.** Because of the large number of young families in the area, one of the proposed major attractions of the park will be four children's playgrounds. These playgrounds would be innovatively designed similar to those found at Cabin John and under construction at Wheaton Regional Parks. Construction could be phased to initially build one or two playgrounds and then the remaining ones as the need arises. Adventure playgrounds with different themes would be included. One of the playgrounds would be specifically designed for very small children, where they can play with each other on equipment sized to their needs and not be disturbed by older children. More challenging equipment for older children will be included in the other playground areas.
3. **Ballfields.** There is a tremendous need for ballfields to meet the growing population in this area. The athletic fields currently in place on the Prince George's County side of the park, are already used to capacity. The plan recommends two full-size softball and two soccer fields to be located in the open areas along Greencastle Road. One of the soccer fields may be specifically sized for use by children. The fields would be unlighted and would be available for scheduled use by teams in the area.

ENLARGEMENT A

ATHLETIC FIELD COMPLEX, CREATIVE PLAY AREA AND VISITORS CENTER



4. Paved Court Area. Six tennis courts with backboards and a separate tennis practice wall, two regulation sized basketball courts and an accessible basketball court are proposed. The six tennis courts will be designed in such a manner that they could be enclosed in the future if the need arises. This is unlikely, however, because of the existing tennis bubble facility on the Prince George's side of the park.

5. Trail system. The plan includes a very functional and comprehensive trail system linking all the facilities so that the park visitor can easily walk from one activity to another. The trails will provide access points for residents near the park so that they can easily reach all recreation facilities in both counties. A loop trail will include mileage designations and can serve as an exercise facility for joggers and walkers. Unpaved equestrian/hiking trails are also provided. which will enable users to feel close to nature and enjoy the tranquility of the beautiful wooded stream valley area. Trails will be located on existing utility rights-of-way, and along existing trail alignments, whenever possible, to minimize environmental impact.

6. Open Play Areas. There is a proposed open playfield for pickup games and an open grass area for kite flying, informal play, etc. In addition, the softball field adjacent to the group picnic area would also be available for informal use when group picnics are not scheduled.

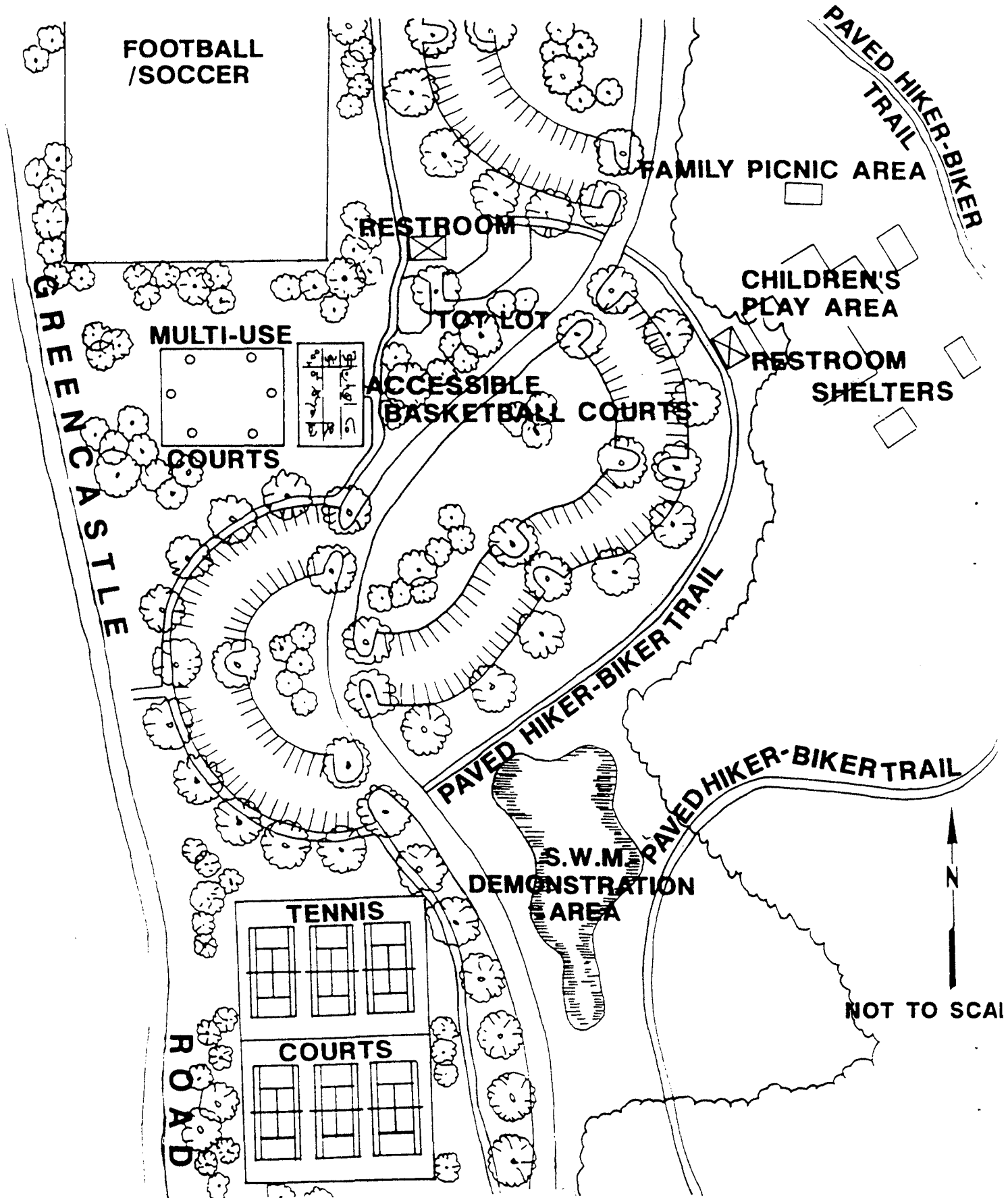
7. Family Picnic Areas. The eastern portion of Montgomery County currently does not have any large picnicking facilities similar to those at Wheaton Regional where families picnic and also have access to a variety of facilities. There are two proposed family picnic areas at Fairland Park with shelters, restrooms, and grill stations. These facilities are located in close proximity to the playgrounds and are all linked by the trail system.

8. Group Picnic Area. A group picnic area is proposed which would include a shelter, restrooms, small playground, and an informal softball field. Group picnic areas are facilities where large groups may pay a fee to reserve an area for their exclusive use. They are in great demand and other group picnic areas in the county are very heavily used.

9. Visitors Center. A 4,000 sq. ft. visitors center is proposed as one of the main focal points of the park. There are many uses the center could ultimately serve. It is envisioned as a place where people can obtain information about Fairland Park and other parks, facilities and services in the bi-county area. The building may house some interpretive displays and a room for interpretive programming could be available by reservation for community meetings. Consideration might also be given to including an outdoor recreation function in a portion of the visitor's center such as bicycle rentals, etc. The Visitor's Center will be centrally located next to a natural meadow area and not far from the wooded Paint Branch Stream Valley. Hiker-Biker trails and unpaved nature trails would be easily accessible to users of the center.

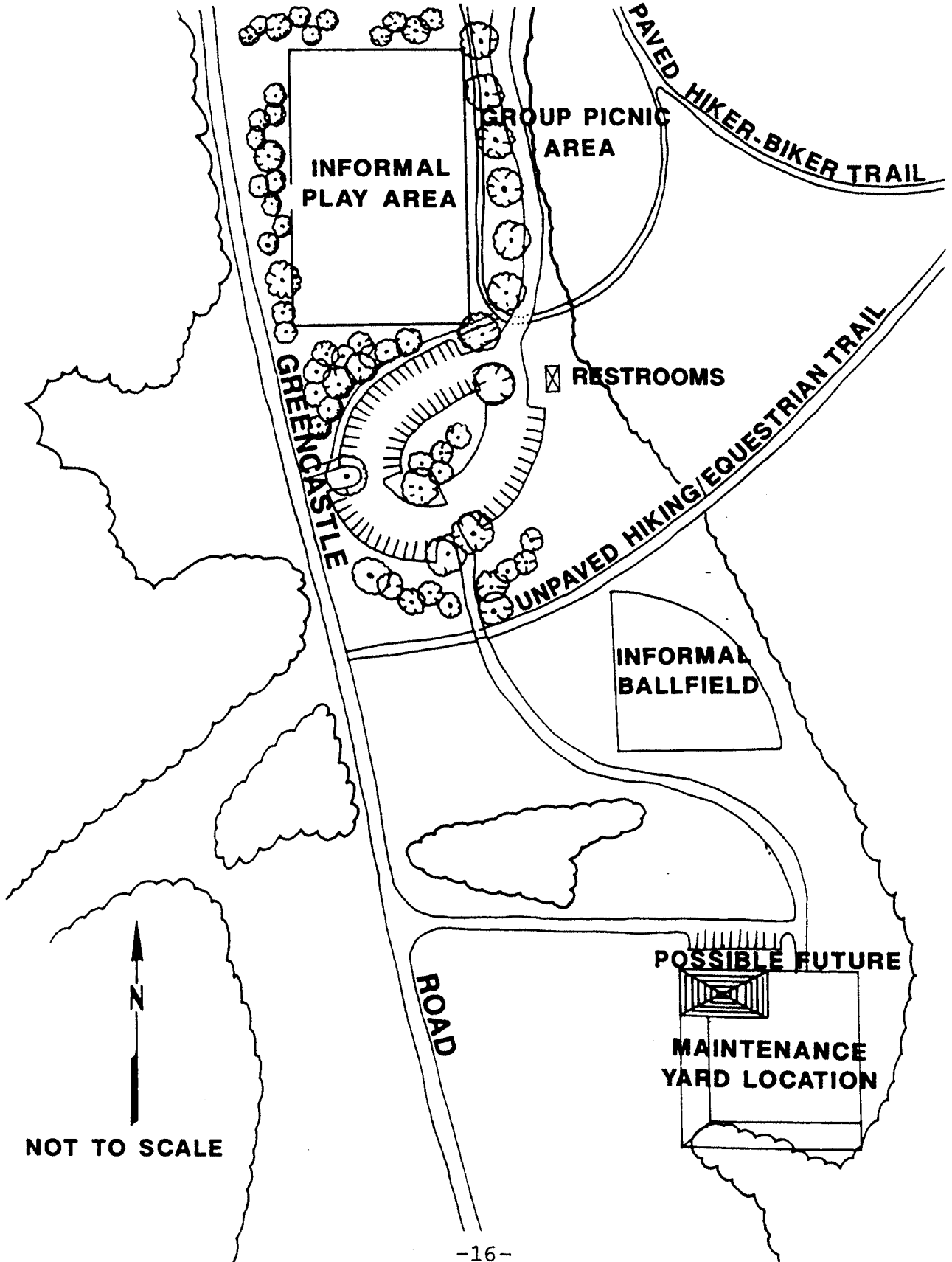
ENLARGEMENT B

FAMILY PICNIC - PLAYGROUND AND PAVED COURT AREAS

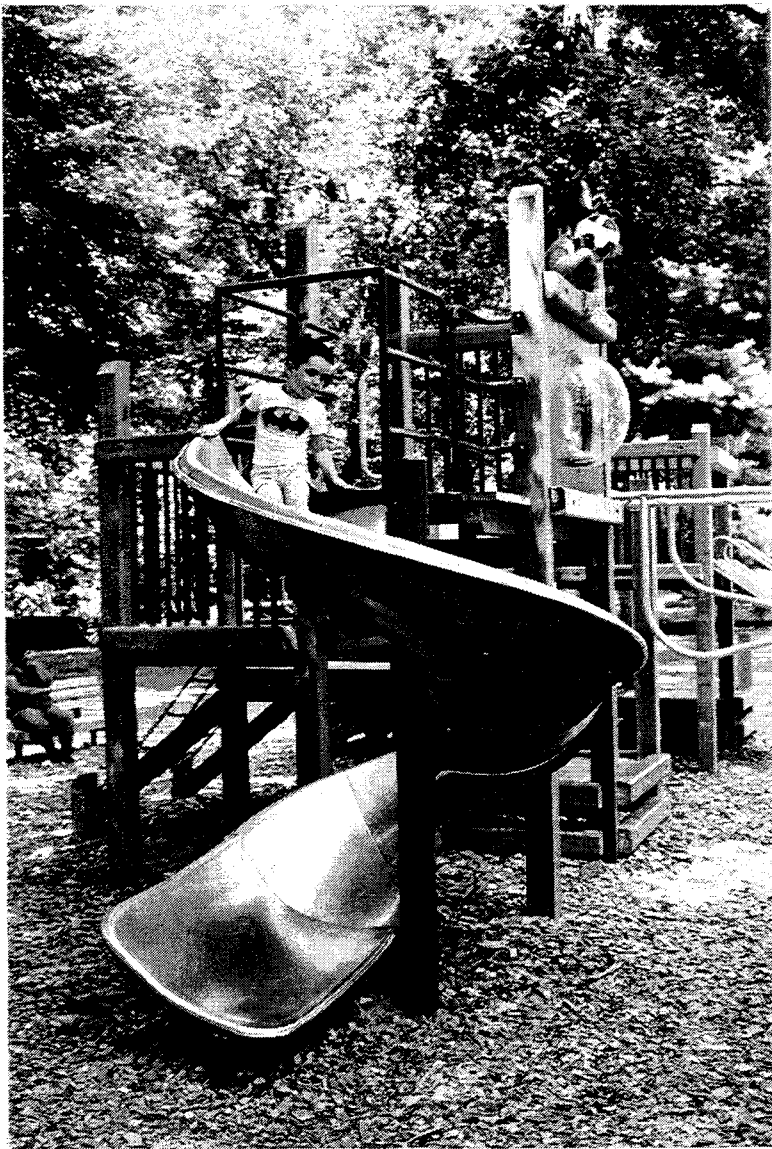


ENLARGEMENT C

**INFORMAL PLAYFIELDS, PROPOSED GROUP
PICNIC AREA AND POSSIBLE FUTURE
MAINTENANCE YARD**



NOT TO SCALE



10. Parking and vehicular circulation. A single park entrance road is planned for optimum supervision of park visitors. A second exit will be provided at the lower end of the park with a locked gate that can be opened to facilitate traffic flow when special activities are occurring. Small satellite parking areas of 50 or 60 cars are scattered throughout the park to allow users easy access to all recreation facilities. The elimination of large paved parking areas and the careful design of these small parking lots, through landscaping and berming, enable the park to retain a natural look. Approximately 600 total parking spaces will ultimately serve the Montgomery County side of the park.

11. Stormwater Demonstration Areas. State of the art stormwater management facilities will be included in the park to assure adequate protection of the Little Paint Branch Stream Valley. Four extended detention ponds designed to the latest requirements, will form marsh-like habitats for native wildlife.

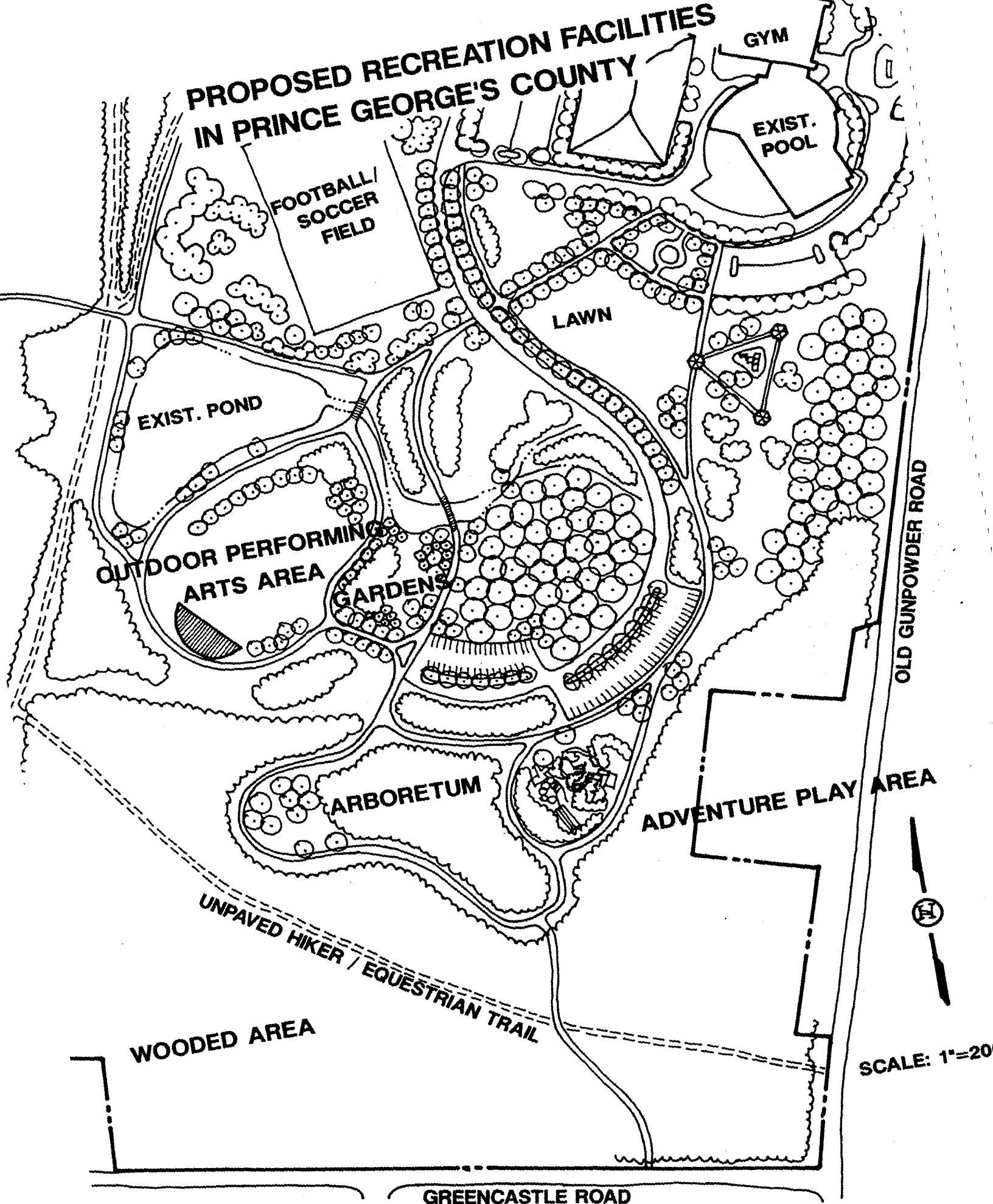
12. Maintenance Yard. Space has been allocated on the plan for a future maintenance yard. The 22,000 sq. ft. yard location is at the lower end of the Montgomery County portion in a cleared former sand and gravel mining area. It will be screened from the road and adjacent residents by berms and extensive landscaping. It is anticipated to include a 5,000 sq. ft. building for office, work area, rest rooms and storage. Exterior facilities could include covered storage bays, open storage bins, parking area for vehicles, etc. The area could be used as a maintenance facility for both Montgomery County and Prince George's County park staff if this is deemed desirable.

13. Landscaping. Extensive landscaping and planted berms will be located along Greencastle Road to help screen the park from the adjacent residents.

14. Accessibility. The park will be designed to be accessible to persons with disabilities. The hiker-biker path system, rest rooms, visitors center and portions of the picnic and playground areas will be accessible. Additionally, a basketball court designed for use by persons with disabilities, is proposed for the park.

15. Security. Detailed development plans will be reviewed by Park Police to insure that the park is safe for visitors. Most of the facilities will be closed at dark, and the park gate will be locked at night to prevent unauthorized use.

PROPOSED RECREATION FACILITIES IN PRINCE GEORGE'S COUNTY



OLD GUNPOWDER ROAD



SCALE: 1"=20'

GREENCASTLE ROAD

Proposed Recreation Facilities in Prince George's County

Several additional recreation facilities are being proposed to supplement those already in existence. These facilities will augment the current active recreation areas and include passive recreation and family oriented facilities as well as gardens and an outdoor performing arts area.

Proposed facilities include:

1. Ballfield Plaza - A central plaza and a picnic pavilion are proposed to serve the existing softball fields located in the northern section of the park. A 9-station batting practice cage and snackbar concession building with rest rooms opened to the public in July 1991.
2. Reforested Area - Reforested areas, primarily along Old Gunpowder Road, are proposed to serve as a buffer and a windscreen.
3. "Har-Tru" Tennis Courts - Two additional lighted "Har-Tru" tennis courts will be built adjacent to the existing courts to increase the number of courts available for outdoor play.
4. Football/Soccer Field - A lighted rectangular field that can be used for football, soccer and other field sports is also planned.
5. Roadways and Parking Areas - The existing park entry road will be extended into the southern section of the park to allow vehicular access to proposed future recreational development. This will include landscaped parking areas to serve the proposed performing arts area and adventure playground.
6. Picnic/Playground Area - A family picnic area is proposed in the southern portion of the park. It is adjacent to a children's playground area that will consist of a series of play events such as slides, steps, ramps and climbers that are integrated with the topography and landscape.
7. Arboretum/Garden Park - One of the main additional features of the park is an outdoor arboretum which will feature formal and informal landscaped areas with ornamental shrubs and trees as well as pathways and water features.
8. Outdoor Performing Arts Area - This area is proposed to include an outdoor stage and sloped grass viewing area for summer theater and concerts.

9. Stormwater Demonstration Area - Primary development of this area was recently completed and consists of two stormwater management ponds connected by paved trails. The demonstration area contains examples of currently accepted stormwater management facilities such as the development of a natural marsh, porous pavement, infiltration trenches, and plantings for erosion control. Future development includes an interpretive pavilion and observation plaza.

10. Pathways - New paths will be constructed and radiate outward from the aquatic center to serve as an arrival area and establish pedestrian connections to other park facilities.

11. Exercise Trail - An 18-station exercise trail is planned around the perimeter of the ballfield complex.





Golf Course Proposals

The 18-hole golf course was in existence at the time of the purchase of the park and has continued to operate under a lease with the original owner. The course is located on approximately 100 acres and follows the hills and valleys of the Paint Branch Stream Valley. The 18-hole, par 70 golf course was designed in the Scottish tradition, and is partially located on land that was previously a sand and gravel operation. Approximately 25% of the golf course playing surface, plus the driving range, clubhouse and practice green, is in Prince George's County, with the remainder of the course in Montgomery County. The entrance to the golf course is off Old Gunpowder Road and current auxiliary facilities include a gravel parking area, older clubhouse and maintenance sheds. Despite the need for significant improvement to the course, the current low fees and convenient location have resulted in the creation of a loyal clientele.

Identification of Renovation Needs

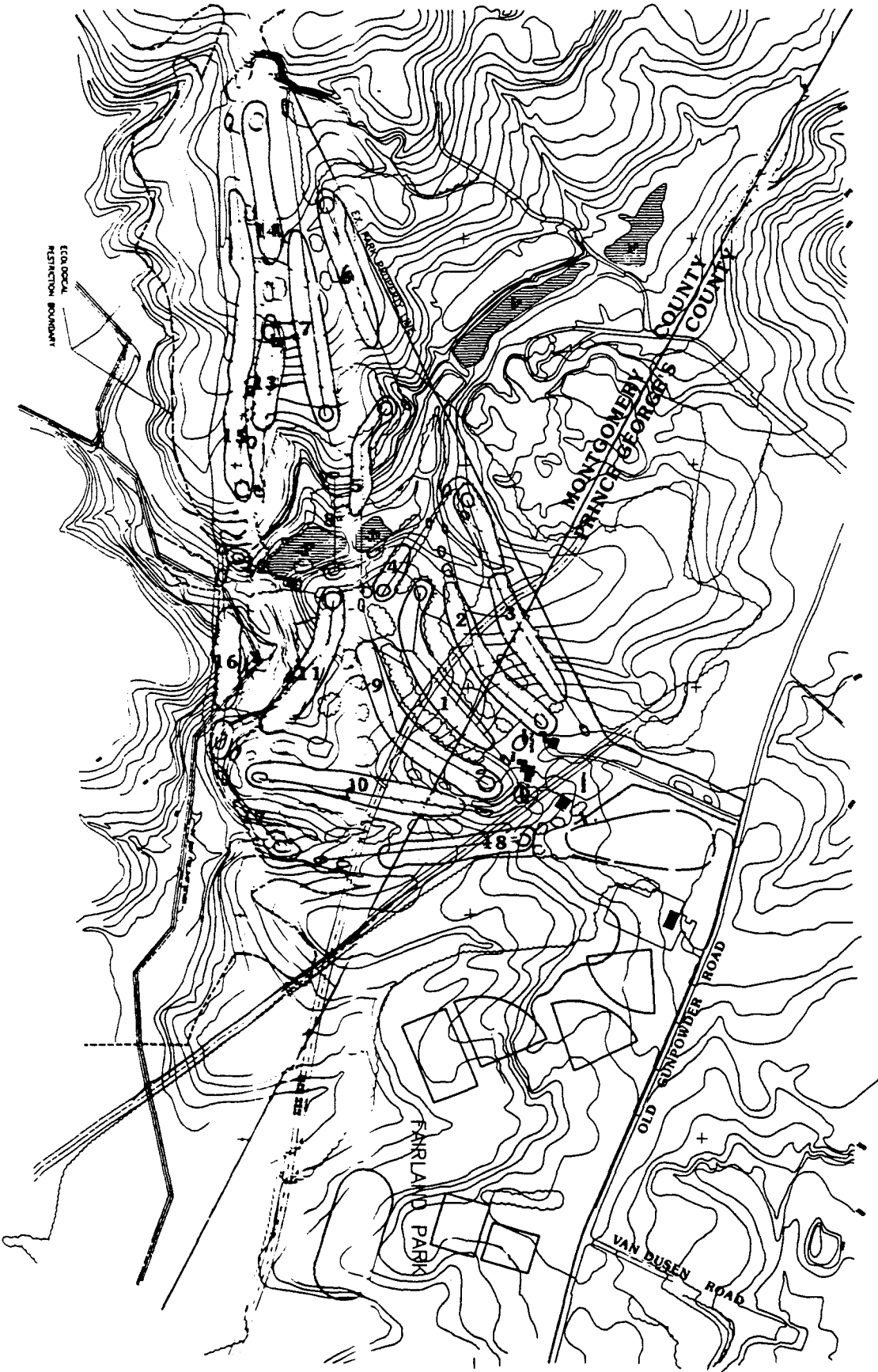
Early in the planning process it was recognized that the course was in need of major renovation and expansion. The consulting firms of Dewberry & Davis and Ault, Clark & Associates, LTD., were hired to make recommendations on what golf course improvements can be made within the confines of the existing site, and what improvements would be desirable if additional property could be acquired.

The consultants were requested to analyze the current golf course site to determine if a quality, 18-hole par 70-73, golf course and related facilities could be developed by improving the existing facility or by expanding the course using currently available land. The consultants were apprised of environmental constraints including the Little Paint Branch floodplain and related hydric soil areas and adjacent heavily wooded areas. The consultant was asked to prepare concept site plans indicating locations for each hole (including greens and tees), clubhouse, driving range, practice green, parking lots and access roads.

After thorough evaluation of the golf course, the consultants identified several problems that need to be corrected if it is to become a competitive course in the bi-county area. They include:

- . holes are too close together
- . course needs to be lengthened
- . tees and greens are too small
- . underlying sand and gravel deposits prevent sufficient grass covering
- . irrigation system is inadequate
- . auxiliary facilities (clubhouse, parking and maintenance area) are all inadequate and need to be replaced.

The consultant concluded that needed golf course expansion could occur on currently owned land in Fairland Park, but that the construction of a full-sized driving range would be dependent on the acquisition of additional land north of the current golf course entrance.



FAIRLAND PARK

**GUNPOWDER GOLF COURSE
EXISTING SITE**

Golf Course Recommendations

The following master plan recommendations for the golf course are based on the consultant proposals for improvements to the course. Proposals 1 through 6 could be accommodated with currently owned land. Proposal 7, construction of a full-size driving range, is dependent on the acquisition of additional property.

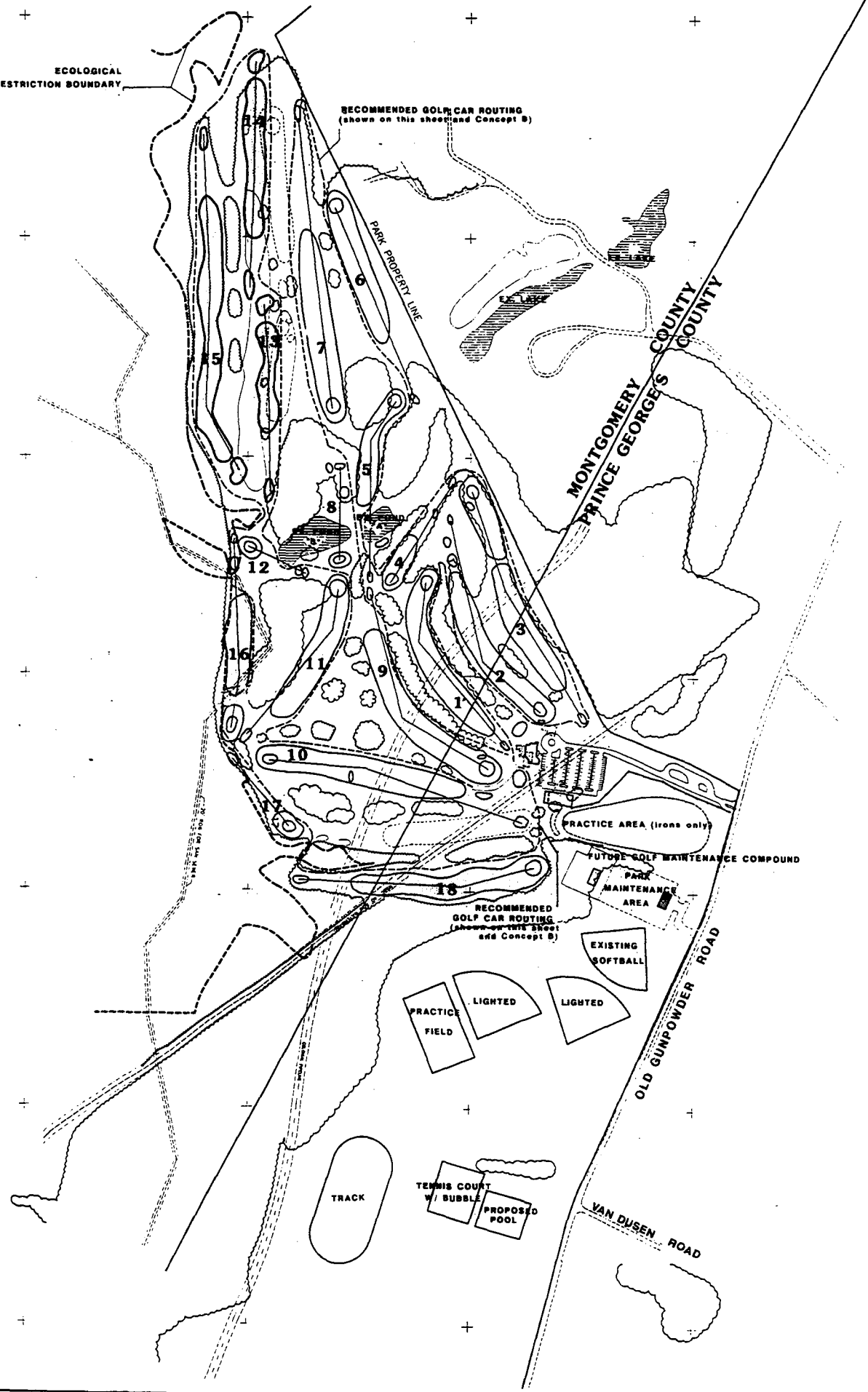
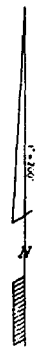
1. Expand the course by relocating existing hole numbers 13, 14, 15, and 18 to provide greater length to the course and better separation between holes.
2. Construct a new clubhouse, parking lot, and golf cart storage building and improve and possibly relocate entrance drive.
3. Enlarge and rebuild all tees and greens and provide a golf cart path as close as possible to each set of tees. Wherever practical and appropriate, the location of the tees and greens should be adjusted to improve length of hole visibility, playability, etc.
4. Improve fairways by correcting drainage problems, covering exposed gravel with a six inch layer of stone-free soil, and adding mounds and some sand bunkers to help define landing areas.
5. Install new irrigation system to provide proper coverage of all tees, greens and fairways. Up to 350,000 gallons of irrigation water a day may be needed in peak demand times. Improvement of the two existing ponds on the site is essential and would provide approximately two million gallons of storage capacity which must be recharged by the stream flow or other means. A flow monitor should be established to determine available water for irrigation recharge. If the current supply is found to be insufficient, then alternate ways of supplementing the water supply must be carefully studied and evaluated. Possible alternatives include pumping from the streams at hole number 16, drilling wells or constructing an additional pond.
6. Construct a new maintenance compound behind the existing park maintenance facility. Note: future consideration could also be given to converting the existing maintenance yard to serve golf course needs and constructing a new joint bi-county maintenance yard elsewhere in the park.
7. Acquire approximately 35 acres in Prince George's County to the north of the course entrance for the purpose of constructing a new driving range facility, a possible miniature golf facility and perhaps other appropriate future park amenities. The additional land would also provide open space buffering for future residences that may be located adjacent to the park. The current driving range is severely undersized and is restricted to irons only. As there is not room to expand this facility on the present site, the acquisition of the additional property is necessary.

ECOLOGICAL RESTRICTION BOUNDARY

RECOMMENDED GOLF CAR ROUTING (shown on this sheet and Concept B)

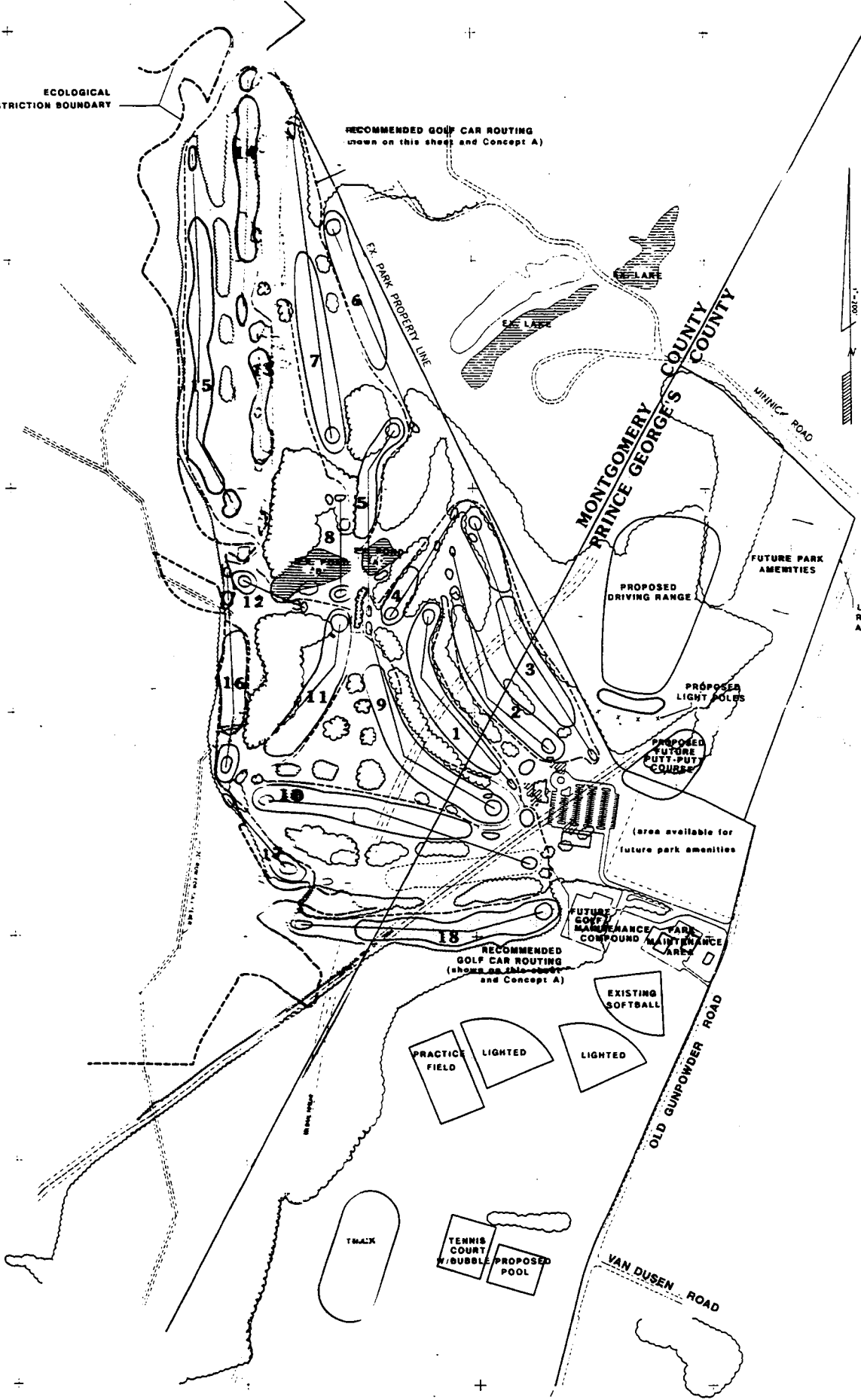
PARK PROPERTY LINE

MONTGOMERY COUNTY
PRINCE GEORGE'S COUNTY



ECOLOGICAL RESTRICTION BOUNDARY

RECOMMENDED GOLF CAR ROUTING (shown on this sheet and Concept A)



LIMITS OF RECOMMENDED LAND ACQUISITION

Initially, approximately 35 lighted driving range stations are suggested with a number of these sheltered for all-weather use. If future demand dictates, an upper level of tees could be added. The miniature golf course should include rather elaborate holes incorporating such features as a waterfall, hill, etc., designed to an overall theme. The acquisition of additional property will allow expansion of the facility to a full service golf facility.



IV : THE PARK'S NATURAL RESOURCES







IV : The Park's Natural Resources

Introduction

The long-term goal in managing the natural resources of Fairland Park in Montgomery County is to provide for the protection of plants, animals, wetlands, and soils while providing for the public use as an active recreational facility. This goal is derived from the goal of the Montgomery County park system as found in the approved and adopted 1988 Master Plan for Park, Recreation, and Open Space, July, 1988 (PROS plan). This goal directs the Department ..." To acquire and maintain a system of natural areas, open spaces, and recreational facilities--developed in harmony with our natural resources to perpetuate an environment fit for life, and fit for living." ¹

To meet this goal, the PROS plan states that ..." The objectives of the planning, design, construction, and management of the park system shall be based on: 1. meeting the needs of recreation and preservation in a manner that is harmonious with the natural beauty and parkland physiography, reflecting full concern for the environment; and 2. a planned and scientific approach to resource management, cognizant of the ecological interdependencies of people, the biota, water, and soils.

In Montgomery County, Fairland is classified as a Recreational Park. Because it is a Recreational Park, the Parks Department is required to provide an "environmental analysis ... prior to development of park plans to assure that sensitive areas are adequately protected." ² The criteria for Recreational Park development includes the statement "Recreational Parks should be developed with full consideration for preservation of significant natural areas. Identification of these areas should be made prior to the preparation of a Park development plan." ³

The goals and objectives in the PROS plan were used to guide the drafting of this master plan in order to present an objective, planned, and scientific approach to identify and conserve the natural and conservation areas ⁴ of this park, as well as to determine areas which are capable of supporting development.

¹ The Maryland-National Capital Park and Planning Commission, Montgomery County Planning Board, Park, Recreation and Open Space Master Plan, 1988, pg. 24.

² Ibid. pg. 39.

³ Ibid. pg. 42.

⁴ Ibid. pg. 131.

This park will serve as a prime source of a variety of active recreation facilities for the eastern region of Montgomery County and the western region of Prince George's County. It is very important that conservation and recreational functions mesh well to serve as an example of sustainable development in the natural environment.

The primary method in carrying forth this goal has been the identification of important natural resources such as wetlands, forests, rare, threatened or endangered species and other sensitive environmental characteristics of the landscape. An important consideration has been the protection of the existing water quality of Little Paint Branch, as well as the management of viable examples of the natural communities found in this section of Montgomery County.

Preliminary to making master plan recommendations, staff inventoried the major natural features of the park. The purpose of the inventory was to identify and map features such as 1) soils, steep slopes, geology, hydrology and plant cover that present limitations to development, 2) lands suitable for recreation facilities, 3) areas worthy of preservation based on their natural value and 4) areas in need of restoration to a more natural and ecologically functioning habitat. A description of the parkland's natural resources and management recommendations follows:

Natural Features in the Park

The park lies in both the Piedmont and Coastal plain physiographic provinces of Maryland. The bedrock underlying this area is primarily schist. The schist bedrock weathers in place into completely decomposed micaceous rock and soil. The overburden is primarily completely decomposed rock (residual silty clay and weathered bedrock), on micaceous well-drained schist. Other areas within the park have soil directly over bedrock. In the stream valleys, the overburden is alluvial, consisting of sand, gravel, silt and clay.

Soils along the main stem of Little Paint Branch consist primarily of Hatboro silt loams. Hatboro silt loam is a nationally recognized hydric soil. Blocktown channery silt loams also occur around the tributaries of Little Paint Branch. These soils have inclusions of hydric soils within the mapped soil polygon. The uplands of the park are primarily Chillum silt loams, and Croom gravelly loams, with smaller areas of Glenelg silt loams. Soil limits to active-use recreational development have been mapped (Figure 1).

The Fairland Park's terrain is best characterized as gently sloping in the upland areas to severely sloping down to the stream valley. The steepest slopes are hydraulically adjacent to the main stem of Little Paint Branch and its tributaries. Areas along the creek range from 15% and greater slope (Figure 2).

Little Paint Branch, a State designated Class I stream, forms a drainage basin through the middle of the park into which drains all of the surface stormwater run-off (Figure 3). Much of the surrounding watershed has been intensively developed with townhouse and single family sub-divisions as well as shopping centers.

The majority of the floodplain of Little Paint Branch within this park is mapped as palustrine wetlands by the National Wetland Inventory, U.S. Fish and Wildlife Service, Department of the Interior. These wetlands are excellent "sponges" absorbing and filtering run-off from adjoining uplands. Other functions of these wetlands include: control of sediment and erosion, groundwater recharge, flood conveyance and storage, and habitat for many species of invertebrates, fish, amphibians, reptiles, birds, and mammals. The wetlands along the main stem and tributaries are succeeding to become palustrine forested wetlands.

The existing natural communities have been mapped (Figure 4). Existing floodplain forest contains green ash, tulip poplar, red maple, and American elm. White and chestnut oaks are also found around headwater areas. Black willow and red maple are common along the open floodplain areas. Upland forest contains american beech, chestnut oak, white oak, red oak, scarlet oak, and black gum. Floodplain understory shrub species including spicebush, black haw, and southern arrowwood. Upland shrub species include mountain laurel, maple-leaved viburnum, and American dogwood.

The old fields represent a mosaic of successional stages. These stages range from meadow to early deciduous forest. Vegetation/habitat types are mapped in Figure 4. The existing hedgerows in the park are well defined, and consist of a shrub zone with a center of deciduous trees. Japanese honeysuckle covers many areas. Many of the breeding bird species inventoried were observed to have utilized these old field/hedgerow habitats.

Fisheries/Wildlife Resources

Inventory work was conducted in the summer of 1990 to assess the quality of Little Paint Branch and its tributaries within the park. Staff sampled the Little Paint Branch for freshwater fish species presence and relative abundance. The condition of the streams and stream banks was also noted at this time. A list of fish species found is in Table 1. Sixteen freshwater fish species were found (Table 1). Macroinvertebrates have also been collected. Taken together, these data will better help to understand conditions in this portion of Little Paint Branch.

Mammals

The park's varied habitats support a wide variety of wildlife species found in rural areas. Evidence of wildlife such as deer-bedding areas, woodchuck burrows, and tracks of opossum, raccoon, and striped skunk are easily found. White-tailed deer and red fox are frequently observed on the property. Seventeen species of mammals were observed in the park (Table 2).

Amphibians/Reptiles

The extensive palustrine and riverine wetland areas within the park could support a diverse amphibian and reptile community. The fields, hedgerows and riparian areas could support many species of snakes. Limited field work has been done in this park to verify the presence or absence of amphibians and reptiles. Some species have been sighted in the course of other field work. A list of species known to occur in Fairland is displayed in (Table 3). Four salamander species and eight frog or toad species, observed. Four turtle species, and seven snake species were observed.

Birds

The park's many different habitats were inventoried for avian habitat quality. Breeding birds found during these field visits are listed in Tables 4. 32.5% of breeding bird species are associated with deciduous wood edge or hedgerow habitat, 17.5% with shrub patches. 22.5% of breeding bird species are associated with upland forest, and 15% with floodplain forest. Sixty breeding bird species were observed in the park (Table 4).

Major Environmental Issues

Outside Park Issues

The headwaters of Little Paint Branch are largely outside of park boundaries. Much of this headwater area has been developed with different stormwater management facilities in place. The stream channel and a wooded buffer area on either side of the stream remains largely intact. There are some parcels of land that are still not developed in this headwater area. These parcels are mostly forested. The ability to manage and preserve the existing good quality of Little Paint Branch will depend to a great deal on how this headwater area is managed.

In-Park Issues

Areas suitable for active recreational development were mapped in 1987 (Figure 5). These areas have been identified as the open fields along Greencastle Road and the golf course area. Field work done in 1989 and 1990 have largely confirmed these areas as suitable for development.

The gray areas delineated on the final combination map, (Figure 5), have also been field checked. These are areas of forested uplands that required further ecological inventory before development recommendations could be made. Some of the forested uplands within the gray areas have been determined to be suitable for limited development as well. These forested uplands are characterized by having tree species such as red maple, black cherry, and black locust. These forested areas also tend to have widely spaced trees, or a grassed or herbaceous understory. This forested area is a transition between the field areas and the older oak-hickory forest.

Picnic sites and play areas will be located on the edge of large forested areas to provide shade for park users. Additional trees and shrubs will be planted on the site to improve the overall appearance and provide additional shade opportunities. Facilities will not be placed within the older, predominately oak-hickory upland forests.

As the final combination map (Figure 5) illustrates, the central portion of the park will be protected as a natural area. This area includes the Little Paint Branch main stem and tributaries, all floodplains, adjacent steep slopes, and all wetlands, springs and seeps.

Field work has shown that a large portion of the gray toned area is a mature upland oak-hickory forest area with a diverse structure. This upland forest area supports a rich flora and fauna that is essential in preserving the parks natural character as well as buffering and maintaining the stream valley. This upland forest will also be included in the natural area.

An example of an old field community will be preserved by maintaining much of a large interior field (Figure 5) in its current mosaic of successional stages. The management of this field will be discussed in the natural resources management plan developed for this park.

The concept plan for the golf course provides a facility plan for a quality course. Some forested edge will have to be cut in order to build this course. All areas of tree loss will be fully mitigated at a 2:1 area ratio.

This course will also require an irrigation system. Little Paint Branch currently supports a rich aquatic community. Fifteen fish species and a diverse macroinvertebrate community have been inventoried. The portion of Little Paint Branch within the park is rich in biological life relative to other state designated Class I streams in Montgomery County. It is a significant natural feature of the park and one requiring preservation. In order to best meet the water needs of the golf course and maintain the good water quality of Little Paint Branch, staff will need to determine the water budget requirements of the course. These requirements will be compared to the in-stream flow needs required to remain in the Little Paint Branch system in order to maintain the existing water quality and aquatic community. A range of irrigation possibilities will be investigated in order to select the one solution with the least environmental impact that also provides for the water needs of the course.

A system of hiking, biking, and equestrian trails is proposed for this park. This system proposes to use the network of existing trails. Many of the existing trails are severely eroded or pass through wetland areas. Any proposed trail alignments will have to be carefully field checked by staff and re-aligned if necessary before final approval. Paved hiker/biker trail corridors can

fragment a forest just as effectively as a utility line corridor can. These trails need to be carefully planned to provide connections to recreational facilities, provide a natural experience, yet not impact the natural resources within the conservation or natural areas.

As the concept master plan progresses, stormwater management facilities will be determined. Proposed sites for these facilities are shown on the master plan map. Currently, four dry detention ponds with a 6-12 hour detention time are being considered. This system of dry ponds will be designed so that some of them may have an emergent marsh habitat with a visible shallow pool. The emergent marsh habitat is an effective method for removing particulate and suspended pollutants, however, permanent pools in stormwater management ponds can cause negative thermal impacts to the receiving water. These thermal impacts are caused by stormwater runoff that is heated as it passes over impervious surfaces. When the thermal impacts outweigh the concerns for uptake and removal of particulates, infiltration trenches to pre-treat the stormwater runoff before it enters the pond basin will be used. The use of grass swales and attenuation devices will also be designed into the stormwater management plan.

As size requirements for the ponds are determined, and/or additional stormwater treatments are added, the required space for the structures will remain in the developable portion of the park. Recreational facilities will be moved or revised in order to accommodate the stormwater facilities. Limited clearing of small, second growth woods will also be done on a site specific basis to "best fit" the facilities.

Goals and Objectives of Natural Resources Management

The goal of a Natural Resources Management Plan is to identify, preserve, and enhance the natural resources of Fairland Recreational Park. These resources are important to the maintenance of a viable natural system functioning in, around, and through the property. The challenge facing staff is to do this in a manner that maintains a complementary land-use plan with other uses that have been proposed for the park. Implementation of the following recommended objectives will help to insure that the current high quality resources are maintained after the park comes into use.

Objective #1. To inventory, describe, and delineate aquatic and terrestrial resources including species and natural communities as well as fisheries and wildlife habitats.

Inventory work began in FY 89 to identify and verify species predicted to be in the parks natural communities. This work was necessary in order to better understand the quality of the natural communities within the park, and what role the different conservation and natural areas have in maintaining viable communities of plants and wildlife. This inventory work will continue in future years to provide a baseline for the natural resources management plan to be written for the park, as well as to

assess specific short and long term impacts to the natural communities as a result of proposed development. The completion of the initial phase of this objective provided support and definition to the other objectives.

Objective #2. Develop a Natural Resources Management Plan.

A natural resources management plan will be developed to assist park staff in managing the natural resources of the Montgomery County portion of Fairland. This plan is meant to be interactive and will be revised as knowledge of the conditions within the natural communities warrant.

Objective #3. To designate the majority of the existing upland and floodplain forests, examples of old field communities, all steep slopes, all wetlands, seeps and springs, and the main stem and tributaries of Little Paint Branch within the park as natural areas.

These are the identified areas that are environmentally sensitive and that currently maintain examples of viable flora and fauna. These areas need to be adequately protected so that their existing quality is not impaired.

Objective #4. To manage and conserve the designated conservation and natural areas of this park in order to maintain and improve existing viable natural communities and habitats.

The PROS plan ⁵ defines resources management as the "restoration and/or maintenance of the environment." The designated conservation and natural areas of this park will be managed so as to ensure their long-term maintenance. Staff will also work to improve existing viable communities and habitats as well. These areas will be designated when the natural resources management plan is developed.

⁵ Ibid. pg. 132.

Archaeological Sites

Protection, Preservation and Management of Cultural Resources 1

The locations of historic and prehistoric sites, occurring within the Montgomery County portion of Fairland Bi-County Park, were identified, researched and inventories according to the "Guidelines for Archaeological Investigations in Maryland". Although no known standing structures from the Locational Atlas and Index of Historic Sites were identified within the park, two house foundations and related outbuildings were identified by the archaeological survey. Only one of these (B18) will be disturbed by construction along Greencastle Road, but it is of recent vintage and has little potential for yielding significant archaeological information. The other foundations (18M0317) are in a wooded area that will not be disturbed. Archival and on-site research indicated that they were of late nineteenth century construction.


Because the park lies with the Fall Line transition zone, its mosaic of biota would have appealed to prehistoric populations. This was born out by the pedestrian survey which identified 11 prehistoric sites within the Montgomery County portion of the park along the Little Paint Branch. Nine of these were single artifact finds (B9-17), while three were small upland camps (18M0308, 316 and 318). Two of the latter sites yielded projectile points (Vernon and Brewerton-like) which dated their occupations to the Late Archaic Period (3000 B.C. to 1000 B.C.) when our local peoples were still semi-nomadic hunters and gatherers, making their rounds to collect seasonal resources. Outside the main construction area, these sites will be further researched only if they are to be impacted.

Because cultural adaptations can be linked to environmental resources, the 400-foot, undisturbed, natural vegetation buffer, adopted by the Natural Resources Management Group around all seeps, springs and headwaters, will also protect our prehistoric, human resources. Such environmentally sensitive areas have been identified in predictive, settlement-pattern models as likely locations for micro-and macro-band procurement and/or foray camps (Gardner 1976; Evans and McDaniel 1979; McDaniel 1979; Custer and Wallace 1982; Johnson, 1984; Mouer, 1991). The Cultural and Historical Resources Management Group has found that, in Montgomery County, the average distance of a site from a seep, spring or headwater is approximately 175 to 200 feet (Lee and Sorensen 1990). Furthermore, the average circumference of such sites is about 200 feet. Thus, the recommended environmental buffer for the protection of stream base flow will also protect and preserve the majority of areas with high archaeological potential based on known site locations and predictive modeling.

1 Information Sources for this section appear in the bibliography found at the end of this Plan.

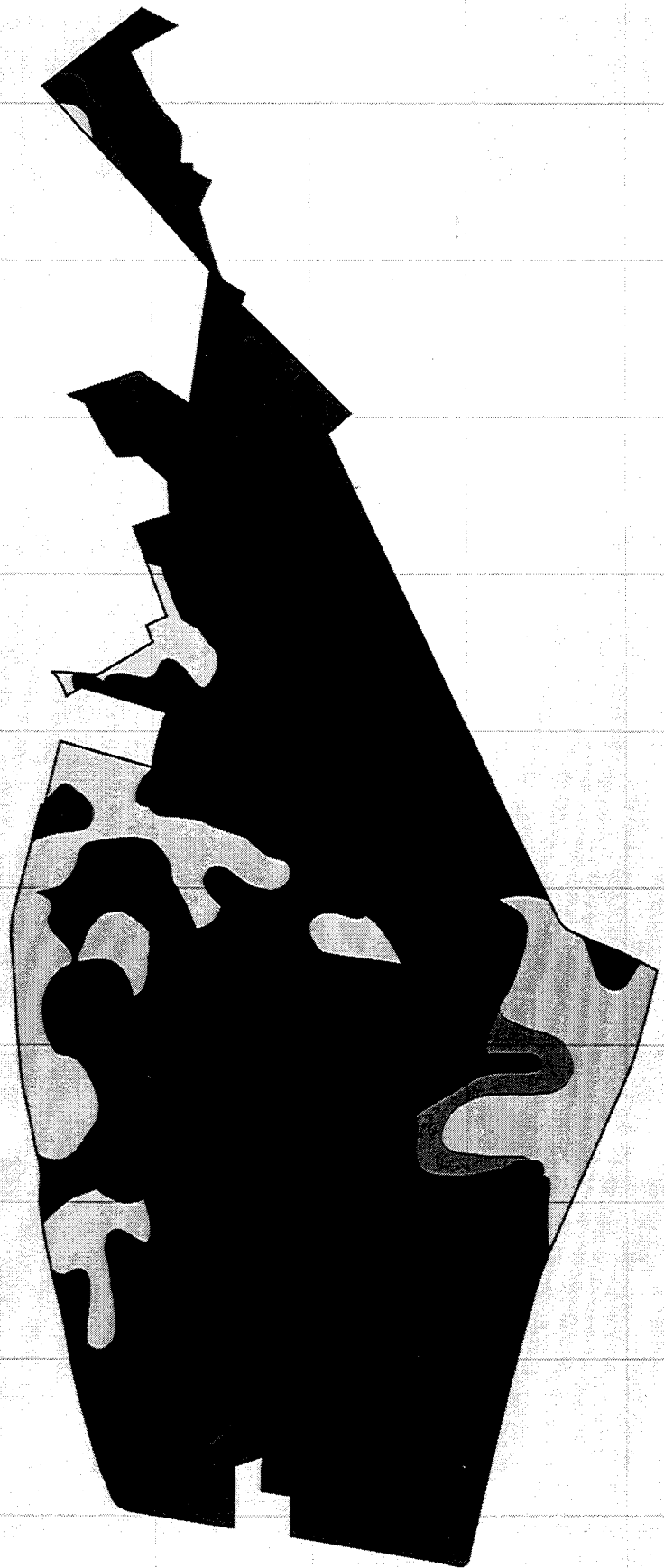
Figure #1

**SOIL LIMITATIONS
RECREATIONAL DEVELOPMENT**



- Slight Limitations/Risks
- Slight to Moderate Limitations/Risks
- Moderate Limitations/Risks
- Moderate to Severe Limitations/Risks
- Severe Limitations/Risks

A relative comparison of the development limitations the park soil types have on recreational development. Types of development considered include: landscaping, golf course fairway construction, and the construction of playgrounds, campgrounds, and trails.



SLOPE LIMITATIONS TO ACTIVE-USE RECREATIONAL DEVELOPMENT





	No Limitations	0 - 3%
	Slight Limitations	3 - 8%
	Moderate Limitations	8 - 15%
	Severe Limitations	15 - %

Figure #2

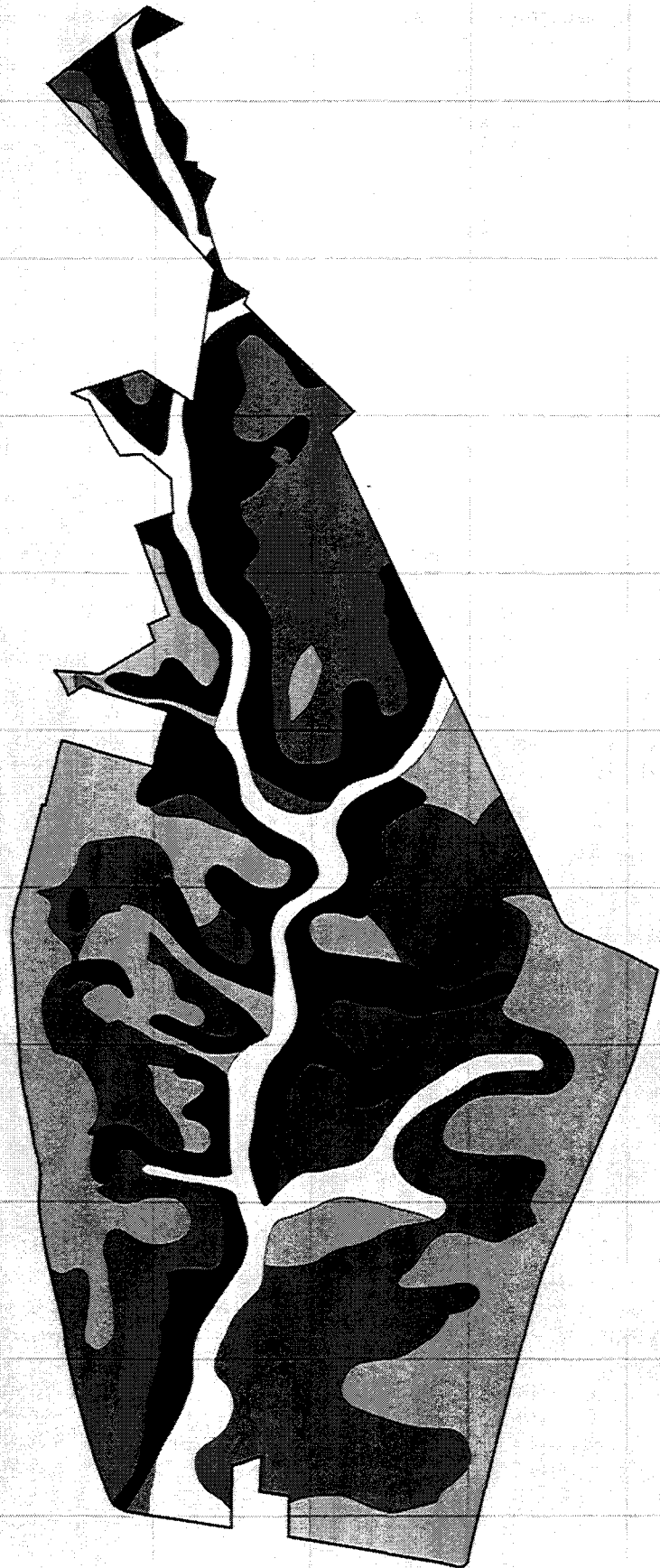


Figure #3

PARK DRAINAGE INVENTORY
From soils and US Fish and Wildlife Service National Wetlands
Inventory quadrangle sheets.

- Upland Soils
- Upland Soils: Occurring Around Intermittent Streams
- Floodplain Soils: Hydric, Drained
- Floodplain Soils: Hydric, Undrained
- Direction of Flow



Figure #4





NATURAL COMMUNITIES	
	Upland Soils
	Upland Soils: Around Intermittent Streams
	Floodplain Soils: Hydric, Drained
	Floodplain Soils: Hydric, Undrained
<ol style="list-style-type: none"> 1. Fallow Field 2. Meadow 3. Old - Field 4. Coniferous Forest Stand 5. Deciduous Forest Stand 6. Pond 7. Scrub Swamp 8. Deciduous Forest Swamp 	









Figure #5

FINAL COMBINATION PLATE

A COMBINATION OF PHYSICAL ECOLOGICAL FACTORS THAT IDENTIFY AND DEFINE AREAS OF PARK LAND FOR ACTIVE-USE RECREATIONAL DEVELOPMENT AS WELL AS AREAS OF PARK LAND FOR CONSERVATION OR PRESERVATION AS NATURAL AREAS.

-  Areas with light to moderate limitations for development as well as areas of existing development.
-  Areas within existing developed areas that have physical limitations to active-use recreational development.
-  Forested watershed areas of Little Paint Branch that require further ecological field work before development recommendations can be given. These areas have no physical factor limitations to active-use recreational development.
-  Areas with severe limitations to active-use recreational development.

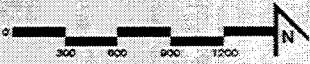


Table 1. Freshwater Fish Species Found in Little Paint Branch, Fairland Park.

08/08/90.

SPECIES	#	RELATIVE FREQUENCY	TROPHIC LEVEL	POLLUTION TOLERANCE
Blacknose Dace	124	0.37	Generalist	Tolerant
Rosyside Dace	92	0.28	Generalist	Intermediate
Stoneroller Minnow	11	0.03	Herbivore	Intermediate
Cutlips Minnow	19	0.06	Insectivore	Intermediate
Fallfish	21	0.06	Insectivore	Intermediate
Creek Chub	34	0.10	Generalist	Tolerant
Common Shiner	2	0.01	Insectivore	Intermediate
American Eel	1	0.01	Piscivore	Intermediate
Common Sucker	1	0.01	Omnivore	Tolerant
Margined Madtom	1	0.01	Insectivore	Intermediate
Tessellated Darter	5	0.02	Insectivore	Intermediate
Sunfish sp.	6	0.02	Insectivore	Intermediate
Bluegill	1	0.14	Insectivore	Intermediate
Pumpkinseed	2	0.01	Insectivore	Intermediate
Rock Bass	4	0.01	Piscivore	Intermediate
Largemouth Bass	7	0.02	Piscivore	Intermediate
TOTALS	331	1.16		

Table 2. List of Mammals Known to Occur in Fairland Park.

Virginia Opossum
Short-tailed Shrew
Eastern Mole
Little Brown Myotis
Eastern Cottontail
Eastern Chipmunk
Woodchuck
Gray Squirrel
White-footed Mouse
Meadow Vole
Muskrat
House Mouse
Red Fox
Gray Fox
Raccoon
Striped Skunk
White-tailed Deer

Table 3. Amphibians and Reptiles Known to Occur in Fairland Park.

Amphibians

Salamanders

Spotted Salamander
Northern Two-Lined Salamander
Red-Backed Salamander
Dusky Salamander

Toads and Frogs

American Toad
Fowlers Toad
Gray Treefrog
Spring Peeper
Bullfrog
Green Frog
Pickeral Frog
Wood Frog

Reptiles

Turtles

Snapping Turtle
Painted Turtle
Eastern Box Turtle
Wood Turtle

Snakes

Ringneck Snake
Black Rat Snake
Eastern Hognose Snake
Northern Water Snake
Northern Brown Snake
Eastern Garter Snake
Smooth Earth Snake

Table 4. List of Breeding Birds for the Fairland Park.

<u>Species</u>	<u>Breeding Status</u>
Mallard	confirmed
Red-shouldered Hawk	confirmed
Rock Dove	probable
Mourning Dove	confirmed
Yellow-billed Cuckoo	probable
Great Horned Owl	possible
Barred Owl	possible
Ruby-throated Hummingbird	probable
Belted Kingfisher	possible
Common Flicker	confirmed
Pileated Woodpecker	probable
Hairy Woodpecker	probable
Downy Woodpecker	confirmed
Eastern Kingbird	probable
Great-crested Flycatcher	probable
Eastern Phoebe	probable
Eastern Peewee	probable
Barn Swallow	probable
Carolina Chickadee	probable
Tufted Titmouse	probable
White-breasted Nuthatch	probable
House Wren	confirmed
Carolina Wren	confirmed
Northern Mockingbird	confirmed
Gray Catbird	confirmed
Brown Thrasher	probable
American Robin	probable
Wood Thrush	probable
Eastern Bluebird	confirmed
Blue-gray Gnatcatcher	probable
European Starling	confirmed
White-eyed Vireo	confirmed
Red-eyed Vireo	probable
Yellow-throated Vireo	possible
Northern Parula Warbler	probable
American Redstart	probable
Pine Warbler	probable
Prairie Warbler	confirmed
Blue-winged Warbler	probable
Yellow Warbler	probable
Hooded Warbler	probable
Ovenbird	confirmed
Louisiana Waterthrush	probable
Kentucky Warbler	probable
Common Yellowthroat	confirmed
Yellow-breasted Chat	possible
House Sparrow	confirmed
Red-winged Blackbird	confirmed
Northern Oriole	probable
Orchard Oriole	probable
Scarlet Tanager	probable
Northern Cardinal	confirmed
Blue Grosbeak	probable
Indigo Bunting	probable
House Finch	probable
American Goldfinch	probable
Rufous-sided Towhee	probable
Chipping Sparrow	probable
Field Sparrow	probable
Song Sparrow	probable

V : IMPLEMENTING THE PLAN







V : Implementing the Plan

Bi-County

Implementation of the Master Plan for Fairland Park will occur over the next decade and will be funded by a variety of sources including County Bonds, and possibly Enterprise bonds and state grant monies. Facilities will be constructed as funds become available and as park use and demand increases.

Montgomery County

The proposed FY 93-98 Capital Improvements Program includes the development of initial active recreation portions of the park in Montgomery County. The first phase recommended improvements in the construction of a large playground and family picnic area with parking shelters and rest rooms in FY 94 and 95. A plan for this first phase of development was approved in March 1990 by the Montgomery County Park Commission, and funding initially proposed for FY 92 was deferred two years because of budget deficiencies.

The second phase of development in Montgomery County is proposed for FY 96 and includes construction of the athletic fields, grading for roads and parking lots, and storm water management facilities. In FY 97 scheduled improvements include paving roads and constructing gravel parking lots.

The third phase of development begins in FY 97 and includes construction of paved courts and a creative playground area. Other improvements such as the visitors center, group picnic area, additional picnic/playground facilities and a maintenance yard, are proposed beyond FY 98.

After the Fairland Park Master Plan is approved, further refinement of cost estimates will be made and next year adjustments and additions to the current CIP proposals will be made.

Conservation and Preservation Areas in the Park will be designated during the future development of a natural resource management plan for the Park.

Maintenance Requirements

Approximately 4 additional staff man years will be required to maintain the new Fairland Park recreation facilities to be constructed in Montgomery County. These employees will be responsible for mowing trash collection, cleaning rest rooms, maintaining trails, playground, ballfields and picnic areas.

Prince George's County

In Prince George's County, a 38 acre parcel north of the golf course on Gunpowder Road has tentatively been proposed for future acquisition. The addition of this parcel would allow for the construction of a new golf driving range and will provide an open space buffer between the park and future area residents.

It is anticipated that the additional facilities shown on the plan for development in Prince George's County will be constructed over the next several years with an annual funding level of \$320,000.00. Projects will be constructed in accordance with the following development priority.

Development Priority

1. Picnic pavilion in ballfield area.
2. Reforestation and landscape improvements.
3. 2 additional Har-Tru tennis courts.
4. Lighted soccer/football field.
5. Roadway extension to southern portion of park and parking areas.
6. Adventure playground/picnic area.
7. Arboretum and Outdoor Performing Arts Area.

Golf Course

The consultant study prepared by Dewberry & Davis, and Ault, Clark, and Associates provided an excellent analysis of the existing course and recommendations as to how it may be improved. During the detailed design stage, further refinement of the consultant's concept plans will be made as well as more detailed analysis of irrigation requirements. Flow monitoring should begin as soon as possible to determine available water for irrigation recharge. If the current supply is found to be insufficient, then a detailed analysis of alternatives must be undertaken.

The consultant has recommended that renovation of the course occur in two phases. Phase I would involve closing the front nine holes and doing all renovation work in this area. The remaining nine holes would remain in play. The consultant also suggests that the new entrance road, signage, and landscaping, and the new maintenance building be included in Phase I. Phase II would be undertaken after the newly improved front nine holes are back in play. It would include complete renovation of the back nine holes, construction of a new parking lot, and a golf cart storage building. The consultant also suggested that the construction of new clubhouse be included in Phase II. However, it will probably be necessary to defer this large cost item and temporarily house the clubhouse in an attractive double-wide trailer.

The consultant's cost estimate for expansion and reconstruction of the golf course is \$5,101,500; \$2,059,000 for Phase I, and \$3,042,500 for Phase II. An additional \$1,332,200 is recommended for construction of a new driving range and miniature golf course on additional land north of the golf course entrance. These cost estimates will need to be further refined after completion of more detailed design plans.

It is recommended that the course be jointly funded and operated by both counties, if possible. While the initial cost outlay would be difficult, within a few years the course should begin generating substantial revenues.

In the proposed FY 93-98 Capital Improvements Program, funds have been requested in each county for reconstruction of the course with planning and detailed design beginning in FY 93. Funding of the proposed golf course improvements could occur in several different ways. The possibility of partial state grant funding is currently being explored. Enterprise bonds or other types of bonds could be utilized to enlarge and improve the golf course. If funding cannot be worked out, the course could possibly be reconstructed and operated on a concession basis. The advantage of having the course reconstructed by a private concessionaire would be that no public monies would be needed to make these improvements. The disadvantage of this approach is that it would require a long-term lease, and delay the time when the Commission could reap financial benefits from the course, by many years.

Traffic Analysis

The Transportation Division of the Montgomery County Planning Department has been requested to do a traffic analysis to determine the number of cars that will be entering and leaving the Park from various access points. They will be asked to address the park entrance location on Greencastle Road and to note if any traffic improvements (stop signs, traffic lights, etc.) will be necessary and if any adjustments to the entrance location are needed. The impact of the Park on Greencastle Road will also be considered.

A. IDENTIFICATION AND CODING INFORMATION

PDF PAGE NO. 19-
 7. PREV. PDF PG NO. _____ 8. REQ. ADEQ. PUB. FAC. IDENT. _____

1. Project Number: **678566** Agency No: **RA: E** Update Code: **ADD**
 2. Date: **SEPT 15, 1991** REVISED: **OCT 07, 1991**

3. Project Name: **FAIRLAND RECREATIONAL PARK** 5. Agency: **M-NCPPC**
 4. Program: **REGIONAL/REG PARKS** 6. Planning Area: **34 FAIRLAND-BELTSVILLE**

F. APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation: **FY 68** (000's)

Initial Cost Estimate	2604
First Cost Est Current Scope	91
Last FY's Cost Estimate	8183
Present Cost Estimate	93
Cumulative Appropriation	4747
Expenditures Encumbrances	4613
Unencumbered Balance	134

E. EXPENDITURE SCHEDULE (000's)

Cost Elements	(8) Total	(9) Thru FY91	(10) Estimate FY92	(11) Total 6 Years	(12) Year 1 FY93	(13) Year 2 FY94	(14) Year 3 FY95	(15) Year 4 FY96	(16) Year 5 FY97	(17) Year 6 FY98	(18) Beyond 6 Years
1. Planning, Design and Suprv.	505	93	15	343		34	137	52	26	94	54
2. Land	4520	4520									
3. Site Imprvmts. and Utilities	1027			672		50	42	350	130	100	355
4. Construction	2147			967		33	180	172	90	492	1180
5. Furniture and Equipment	130			30		30					100
6. Total	8329	4613	15	2012		147	359	574	246	686	1689

C. FUNDING SCHEDULE (000's)

	(8) Total	(9) Thru FY91	(10) Estimate FY92	(11) Total 6 Years	(12) Year 1 FY93	(13) Year 2 FY94	(14) Year 3 FY95	(15) Year 4 FY96	(16) Year 5 FY97	(17) Year 6 FY98	(18) Beyond 6 Years
CO BONDS	6936	3235		2012		147	359	574	246	686	1689
P&P BONDS	290	290									
OTHER FUNDS	1103	1088	15								

D. ANNUAL OPERATING BUDGET IMPACT \$ (000's)

	(8) Total	(9) Thru FY91	(10) Estimate FY92	(11) Total 6 Years	(12) Year 1 FY93	(13) Year 2 FY94	(14) Year 3 FY95	(15) Year 4 FY96	(16) Year 5 FY97	(17) Year 6 FY98	(18) Beyond 6 Years
DEBT SVC		479		225		10	34	63	55	63	
MAINTENANCE		12		206		9	25	55	56	61	
ENERGY											
PRGM-STAFF											
PRGM-OTHER											
COST SAVINGS											
OFFSET REVS											
NET IMPACT		491		431		19	59	118	111	124	
STAFF (WKYRS)				4		1	2	1			

G. RELOCATION IMPACT:



E. DESCRIPTION AND JUSTIFICATION PROJECT NO. **678566** PROJECT NAME **FAIRLAND RECREATIONAL PARK**

DESCRIPTION: This project will provide development of a Bi-County recreational park located along the Montgomery-Prince George's County Line, north of Greencastle Road. Montgomery County development may include: In FY 94: (1) gravel parking lot (55 spaces) and entrance road; (2) play equipment; and (3) picnic tables. In FY 95: (1) restrooms building; (2) two picnic area shelters; (3) water, sewer and electrical service; and (4) sediment control. In FY 96: (1) paved roads and gravel parking (50 spaces); (2) six athletic fields; (3) storm water management/sediment control and storm drainage. In FY 97: (1) 50-space gravel parking lot; (2) pave roads; (3) landscaping; and (4) stabilization and storm water management. In FY 98: (1) additional gravel parking (145 spaces) and paved roads; (2) tennis/multi-use courts; (3) creative play area and additional picnic tables; (4) paved hiker-biker trails; (5) landscaping; (6) storm drainage; (7) sediment control and storm water management. Beyond the Current Six Years: (1) pave existing gravel parking; (2) additional paved parking (300 spaces); (3) water and sewer; (4) maintenance yard; (5) landscaping; (6) storm drainage; (7) sediment control; and (8) Visitor/Nature Center. Capacity: Portions of this park are to be intensively developed. The daily service capacity should be 600 people. Service Area: This is one of 10 recreational parks that will ultimately serve the entire County.

JUSTIFICATION: Plans and Studies: Current Eastern Montgomery County Master Plan. Specific Data: Not applicable. Cost Increase: Not applicable.

STATUS: Acquisition: All 319 acres in Montgomery County are already in parkland status. 152 of the ultimate 155 acres in Prince George's County have been acquired. Development: Phase I plan approved by Park Commission.

OTHER: A Master Plan is currently being prepared for this park as well as a study for future use of the golf course.

This recreational park falls within both Montgomery and Prince George's Counties. There are ongoing discussions between the two parks departments and the two Planning Boards concerning development of this unique recreational park which straddles the Montgomery - Prince George's County line. Scope and funding are subject to further change following adoption of the general development plan.

I. COORDINATION & OTHER INFORMATION
(INCL SUBPROJS & WORK PRGM LISTS)

Overall development with Prince George's County and M-NCPPC Department of Parks and Recreation, Prince George's County. Project #938749, Fairland-Gunpowder Golf Course.

10/24/91

FAIRLAND RECREATIONAL PARK
FY 93 - 98 CIP

Funding

	FY 92		
COBND	1. Planning & design (FY 94)	\$	15,000
	FY 94		
COBND	1. Gravel parking (55 spaces); entrance road (500' x 20')	\$	62,000
"	2. Play equipment		67,000
"	3. Picnic tables		4,000
"	4. Planning & design (FY 95); supervision (FY 94)		14,000

		\$	147,000
	FY 95		
COBND	1. Picnic shelters (2 each)	\$	40,000
"	2. Restroom building		189,000
"	3. Water, sewer and electrical service		42,000
"	4. Sediment control		20,000
"	5. Planning, design (FY 96); supervision (FY 95)		137,000

		\$	428,000
	FY 96		
COBND	1. Paved roads (900 l.f.); gravel parking (50 spaces)	\$	119,000
"	2. Athletic fields (6 total)		290,000
"	3. Sediment control		75,000
"	4. Storm drainage		38,000
"	5. Planning & design (FY 97); supervision (FY 96)		52,000

		\$	574,000
	FY 97		
COBND	1. Paved roads (700 l.f.); gravel parking (50 spaces)	\$	100,000
"	2. Landscaping		15,000
"	3. Stabilization		45,000
"	4. Storm water management		140,000
"	5. Planning & design (FY 98); supervision (FY 97)		36,000

		\$	336,000

Fairland Recreational Park

Page 2

		FY 98	
COBNDS	1.	Paved roads (700 l.f.); gravel parking (145 spaces)	\$ 170,000
"	2.	Tennis/multi-use courts	170,000
"	3.	Creative play areas & additional picnic tables	150,000
"	4.	Paved hiker-biker trails (2800 s.y.)	100,000
"	5.	Landscaping	10,000
"	6.	Storm drainage	31,000
"	7.	Sediment control	27,000
"	8.	Storm water management	32,000
"	9.	Planning & design (BSY); supervision (FY 98)	94,000

			\$ 784,000

		BSY	
COBNDS	1.	Pave existing gravel parking	\$ 160,000
"	2.	Additional paved parking (300 spaces)	360,000
"	3.	Water and sewer	94,000
"	4.	Maintenance yard	468,000
"	5.	Landscaping	10,000
"	6.	Storm drainage	30,000
"	7.	Sediment control	21,000
"	8.	Visitor/Nature Center	832,000
"	9.	Design, engineering, supervision	154,000

			\$ 2,129,000

Future Facilities:

Additional improvements that may be provided include a public golf course with clubhouse and driving range as a joint venture with the Prince George's County Dept. of Parks and Recreation. The costs for these facilities are not currently shown but will be added to the program with recommendations of funding sources once a completed Master Plan has been approved.

A IDENTIFICATION AND CODING INFORMATION			PDF PAGE NO. 19-	7 PREV PDF PG NO	8 REQ ADEQ PUB FAC IDENT
1 Project Number 333333	Agency No RA: E	Update Code ADD	2. Date OCT 03, 1991		
3 Project Name FAIRLAND-GUNPOWDER GOLF COURSE			REVISED:	5 Agency M-NCPPC	
4 Program REGIONAL/REC PARKS				6 Planning Area 34 FAIRLAND-BELTSVILLE	

F. APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY 93	(000's)
Initial Cost Estimate		
First Cost Est Current Scope ()		
Last FY's Cost Estimate		
Present Cost Estimate (93)		2551
Cumulative Appropriation	Expenditures/ Encumbrances	Unencumbered Balance
EXPEND. AUTHORIZATION		180
BUDGET YEAR FY93		

B. EXPENDITURE SCHEDULE (000's)											
Cost Elements	(8) Total	(9) Thru FY91	(10) Estimate FY92	(11) Total 6 Years	(12) Year 1 FY93	(13) Year 2 FY94	(14) Year 3 FY95	(15) Year 4 FY96	(16) Year 5 FY97	(17) Year 6 FY98	(18) Beyond 6 Years
1. Planning, Design and Suprv	205			205	180	10	10	5			
2. Land											
3. Site Improvmt; and Utilities	1921			1921		930	991				
4. Construction	425			425				425			
5. Furniture and Equipment											
6 Total	2551			2551	180	940	1001	430			

C. FUNDING SCHEDULE (000's)											
ENTERP	2551			2551	180	940	1001	430			
STAFF 110											

D. ANNUAL OPERATING BUDGET IMPACT \$(000's)											
DEBT SVC											
MAINTENANCE				353		70	145	106	32		
ENERGY											
PRGM-STAFF											
PRGM-OTHER											
COST SAVINGS											
OFFSET REVS											
NET IMPACT				353		70	145	106	32		
STAFF (WKYRS)											

G. RELOCATION IMPACT:

H. MAP Map Reference Code:

E. DESCRIPTION AND JUSTIFICATION PROJECT NO. **333333** PROJECT NAME **FAIRLAND-GUNPOWDER GOLF COURSE**

DESCRIPTION: This project will provide redevelopment and expansion of a 100 acre 18-hole golf course located in Fairland Park. The course is located on Gunpowder Road and is bisected by the Montgomery/Prince George's County line. The redevelopment and future operation of the course will be undertaken as a bi-county project. Planned in FY 94: (1) rebuild front 9 holes including fairways, tees and greens; (2) begin new irrigation system and renovate ponds; (3) construct new cart paths; (4) storm drainage and sediment control; (5) landscaping; (6) signage and furnishings; (7) construct entrance road; and (8) build golf course maintenance building. In FY 95: (1) rebuild 6 of back 9 holes including fairways, tees and greens; (2) relocate 3 holes including fairways, tees and greens; (3) complete installation of new irrigation system; (4) construct new cart paths for back nine holes; (5) storm drainage and sediment control; (6) landscaping; (7) signage and furnishings; (8) construct new parking lot; and (9) construct golf cart storage building. In FY 96: (1) construct new 5,000 sq. ft. clubhouse. Future development may include renovation or relocation of existing driving range. A miniature golf course may also be proposed. **Capacity:** This facility will accommodate 60,000 golfers annually. **Service Area:** This will be one of eight M-NCPPC golf courses serving Montgomery and Prince George's Counties by FY 98.

JUSTIFICATION: Consultant study: "Fairland Bi-County Park Space Need Analysis, Site Plan, and Cost/Revenue Analysis for Gunpowder Golf Course." **Specific Data:** Not applicable. **Cost Increase:** Not applicable.

STATUS: **Acquisition:** All property for the golf course is currently in parkland status, however, some additional acreage is under consideration in Prince George's County to accommodate a relocation and expansion of the driving range and possibly a future miniature golf course. **Development:** At the conceptual stage.

OTHER: Several funding options will be explored, including Commission enterprise funding, State bond funding, and concessionaire funding. The facility is currently operating under a leaseback. If the new facility is to be an enterprise operation, the Commission will have to assume maintenance costs. The expenditures shown on this form (which are one-half of the total project cost) represent the cost to be borne by Montgomery County. The matching half will be borne by Prince George's County as shown in their Capital Improvements Program.

I. COORDINATION & OTHER INFORMATION (INCL SUBPROJS & WORK PRGM LISTS)

Development is to be conducted jointly with the M-NCPPC Prince George's Department of Parks and Recreation.

10/03/91

FAIRLAND-GUNPOWDER GOLF CENTER
FY 93 - 98 CIP

Funding

	FY 93		
ENTPRS	1. Planning and design; secure permits	\$	360,000 *
	FY 94		
ENTPRS	1. Rebuild front 9 holes including fairways/tees/greens	\$	600,000
"	2. Begin new irrigation system installation; renovate ponds		400,000
"	3. Construct new cart paths		60,000
"	4. Storm drainage and sediment control		105,000
"	5. Landscaping		25,000
"	6. Signage and furnishings		25,000
"	7. Construct entrance road		200,000
"	8. Construct golf course maintenance building		275,000
"	9. Contingencies		170,000
"	10. Planning & design (FY 95), supervision (FY 94)		20,000

			\$1,880,000 *
	FY 95		
ENTPRS	1. Rebuild 6 of back 9 holes including fairways/tees/greens	\$	435,000
"	2. Relocate 3 holes including fairways, tees & greens		245,000
"	3. Complete installation of new irrigation system		290,000
"	4. Construct new cart paths for back nine holes		60,000
"	5. Storm drainage and sediment control		120,000
"	6. Landscaping		25,000
"	7. Signage and furnishings		25,000
"	8. Construct new parking lot		390,000
"	9. Construct golf cart storage building		135,000
"	10. Contingencies		257,000
"	11. Planning & design (BSY); supervision (FY 95)		20,000

			\$2,002,000 *

--continued--

		FY 96	
ENTPRS	1.	Construct new 5,000 sq. ft. clubhouse.	\$ 850,000
"	2.	Supervision of construction	10,000

			\$ 860,000 *

* These figures represent total costs for this project.
Montgomery and Prince George's Counties will share
the cost, each County funding 50%.

EXCERPT FROM PRINCE GEORGE'S COUNTY PROPOSED FY 93-98
CAPITAL IMPROVEMENTS PROGRAM, SCHEDULE OF DEVELOPMENT PROJECTS

PARK DEVELOPMENT: Regional Parks/County Wide

(IN THOUSANDS)

<u>ITEM</u>	<u>PROS/ Council Dist.</u>	<u>Park Name</u>	<u>FY 93</u>	<u>FY 94</u>	<u>FY 95</u>	<u>FY 96</u>	<u>FY 97</u>	<u>FY 98</u>
1	CH	Central Area Indoor Ice Rink		2400				
2	CI	Collington Branch Multi-Use Hiker-Biker Trail Use		100				
3	SF	Cosca Regional Park Building 900 sq. ft. permits and manager's office		250				
4	SJ	Equestrain Center horse barns, roadways, pole barn, admin.office, barn renov, seating, entry plaza, outdoor warm-up ring private boxes		700	800	900		
5	NJ	Fairland Regional Park Trail, landscaping, picnic shelter, football lighting, seeding, reforestation expand fitness center 3000 sq.ft.		350	750	335	350	365
6	NJ	Gunpowder Golf Course Design & Renovation (1/2 share/MC)	180 ⁴	940	1001	430		
7	SC	Henson Creek H/B Trail (Oxon Hill South), picnic pavillion				230	240	
8	NH	Montpelier Arts Center Expansion study		25				

CIP PROJECT REQUEST FORM

I. IDENTIFICATION

01 Gunpowder Golf Course 1 2
 11 PROJECT TITLE (33 CHARACTERS, PUNCTUATION AND/OR SPACES)

CIP-ID EC010922 02 Old Gunpowder Road 1 2
 1 ADDRESS (33 CHARACTERS, PUNCTUATION AND/OR SPACES) 79 80

II. LOCATION AND STATUS

EST COMPLETION DATE (MMYY) 0697 YEAR 1ST AUTH. 00 YEAR 1ST IN CIP 93 SUBMISSION STATUS 1
 25 28 29 30 31 32 33

PROJ. CLASS 3 USEFUL LIFE 25 AGENCY PRIORITY 04 PROJECT STAGE 0
 34 35 36 37 38 39

% COMPLETED 000 LAND STATUS 6 COUNCIL DISTRICT 01 PLANNING AREA 06 LEGISLATIVE DISTRICT 13-B 1 1
 40 42 43 45 46 47 49 50 51 79 80

FOR POS. 79:

1 = ADD
 2 = CHANGE
 3 = DELETE (00 LINE ONLY)

III. FINANCIAL INFORMATION (in \$ THOUSANDS)
 EXPENDITURE SCHEDULE

COSTS	TOTAL	THRU PAST YEAR	EST. CURR. YEAR	BUDGET YEAR	BY +1	BY +2	BY +3	BY +4	BY +5	BEYOND
01 PLAN-NING	180			180						
02 LAND ACQ										
03 CONST	2371				940	1001	430			
04 EQUIP										
05 OTHER										
99 TOTAL	2551			180	940	1001	430			

FUNDING SCHEDULE

06 GENL OBLG. BONDS										
07 REV. BONDS										
08 FED. AID										
09 STATE AID										
10 STM DRN/ WSSC BDS										
11 DEV. CONTR.										
12 M-NCPPC BONDS	2371				940	1001	430			
13 OTHER	180			180						
14 TOTAL	2551			180	940	1001	430			

AUTH./APPRO. STATUS

	ORIG. AUTH.	TOTAL PROJ. COSTS	EXIST. AUTH.	ADD'L. AUTH.	EXIST. APPRO.	ADD'L. APPRO.
02		2551		180		180

OPERATING IMPACT

DEBT SERV.	MAINT.	OPER. COSTS	COST SAVE

REVENUE STATUS

BONDS SOLD	OTHER FUNDS	EXPEND/ ENCUMBR

CIP PROJECT REQUEST FORM
NARRATIVE SUMMARYCIP-ID: ECO20922
1 8***PROJECT DESCRIPTION:**

Gunpowder Golf Course is located on Old Gunpowder Road on the grounds of the Fairland Regional Park. This Bi-County Regional Park and Golf Course is bisected by the Montgomery/Prince George's County line. The FY 93 project will provide the planning and design for the redevelopment and expansion of a 100 acre, 18-hole golf course. Planned in Fy 94: rebuild front 9 holes including fairways, tees and greens; begin new irrigation system and renovate ponds; construct new cart paths; storm drainage and sediment control; landscaping; signage and furnishings; construct entrance road; and build golf course maintenance building. In FY 95: rebuild 6 of back 9 holes including fairways, tees, and greens; relocate 3 holes including fairways, tees, and greens; complete installation of new irrigation system; construct new cart paths for back nine holes; storm drainage and sediment control; landscaping; signage and furnishings; construct new parking lot; and construct golf cart storage building. FY 96: construct new 5,000 sq. ft. clubhouse. Future development may include renovation or relocation of existing driving range. A miniature golf course may also be proposed.

***PROJECT JUSTIFICATION:**

The redevelopment and future operation of the course will be undertaken as a bi-county project. This facility will accommodate 60,000 golfers annually. This will be one of eight M-NCPPC golf courses serving Montgomery and Prince George's Counties by FY 98. Several funding options will be explored including, Commission Bonds or Enterprise funding, State bond funding, and concessionaire funding. The facility is currently operating under a leaseback. If the new facility is to be an enterprise operation, the Commission will have to assume maintenance costs. The expenditures shown on this form (which are one-half of the total project cost) represent the cost to be borne by Prince George's County. The matching half will be borne by Montgomery County as shown in their Capital Improvements Program. The FY 93 project for design is recommended to be funded by a transfer from the operating budget.

THE PRINCE GEORGE'S COUNTY FY 1992-1997 APPROVED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO	PROJECT NAME	AGENCY
EB760194	FAIRLAND REGIONAL PARK (ADDITION)	PARKS DEPT./M-NCPPC

LOCATION AND CLASSIFICATION			
COUNCIL DIST	ONE	STATUS	CONTINUED
PLANNING AREA	60 NORTHWESTERN	CLASS	LAND ACQUISITION
ADDRESS	3800 OLD GUNPOWDER ROAD	FUNCTION	PARK ACQUISITION

OPERATING IMPACT (000,S)	
DEBT SERVICE	0
MAINTENANCE COSTS	4
OPERATING COSTS	0
TOTAL	4
COST SAVINGS	

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 90	EST. FY 91	TOTAL 6 YEARS	BUD. YR FY 92	FY 93	FY 94	FY 95	FY 96	FY 97	BEYOND 6 YRS.
PLANS	0	0	0	0	0	0	0	0	0	0	0
LAND	XXX	XXX	0	XXX	XXX	0	0	0	0	0	0
CONST	0	0	0	0	0	0	0	0	0	0	0
EQUIP.	0	0	0	0	0	0	0	0	0	0	0
OTHER	XXX	XXX	0	0	0	0	0	0	0	0	0
TOTAL	XXX	XXX	0	XXX	XXX	0	0	0	0	0	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 85
YEAR FIRST AUTHORIZED	FY 85
CURRENT AUTH. THRU	FY 92 XXX
CUMULATIVE APPROP. THRU	FY 92 XXX
APPROPRIATION REQUESTED	XXX
BONDS SOLD	0
OTHER FUNDS	0
TOTAL FUNDS RECEIVED	0
EXPENDITURES & ENCUMBRANCES	0
UNENCUMBERED BALANCE	0

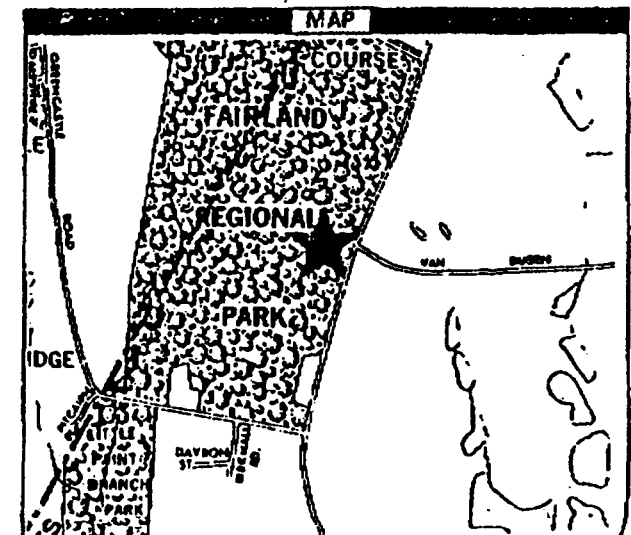
FUNDING SCHEDULE (000,S)											
STATE AID	XXX	XXX	0	XXX	XXX	0	0	0	0	0	0
TOTAL	XXX	XXX	0	XXX	XXX	0	0	0	0	0	0

PROJECT STATUS	
LAND STATUS	SITE PARTLY ACQUIRED
PROJECT STATUS	NOT APPLICABLE
PERCENT COMPLETED	75
ESTIMATED COMPLETION DATE	01/92

DESCRIPTION AND JUSTIFICATION

DESCRIPTION: Fairland Regional Park is located on the west side of Old Gunpowder Road along the Montgomery/Prince George's County line. This is a bi-county regional park which will ultimately contain 425 acres. At present, there are 152 acres in the Prince George's portion. This project will consist of the acquisition of 2 lots, one of which has a dwelling fronting on Old Gunpowder Road, and a 38-acre parcel on the north side of the park.

JUSTIFICATION: Acquisition will provide an area for future park development without the need for setbacks from potential residents. It will also avoid possible conflicts between the park and future development of these residential lots and adjacent parcels.



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