

PUBLIC FACILITIES

Public facilities are an essential element in providing a livable community for all Subregion 6 residents. These facilities provide essential services such as education and public safety as well as opportunities for community involvement and enrichment. The area is well served by a network of existing facilities in both the Developing and Rural Tier portions of the subregion. The analysis that was done as part of this master plan, however, showed an existing need for some additional facilities as well as the need for facilities to serve projected growth in the subregion. The results are presented below for schools, libraries, police and fire stations, parks and recreation; and solid waste, water, and sewer facilities.

Development of all future public facilities in the subregion should utilize sustainable policies. Facilities should be located so that they are convenient to both existing residents as well as projected population growth areas. Sustainable building practices should be incorporated into the building of all public facilities including consideration of long-term alternative uses for public facility infrastructure, consideration of reuse or infill development sites rather than building on greenfields, construction of high-quality public facilities to ensure facilities have long life spans, and incorporation of green building practices where possible.

GOALS

1. Provide residents of Subregion 6 needed public facilities in locations that serve existing and future populations.
2. Ensure that all new public facilities will be constructed to LEED standards and existing buildings will be retrofitted to make them as energy efficient and sustainable as possible.
3. Maintain the high level of service by providing essential equipment and professional training for personnel.
4. Priority will be given to funding public facilities to support development in the Developing Tier.

BACKGROUND

MAP 18: PUBLIC FACILITIES

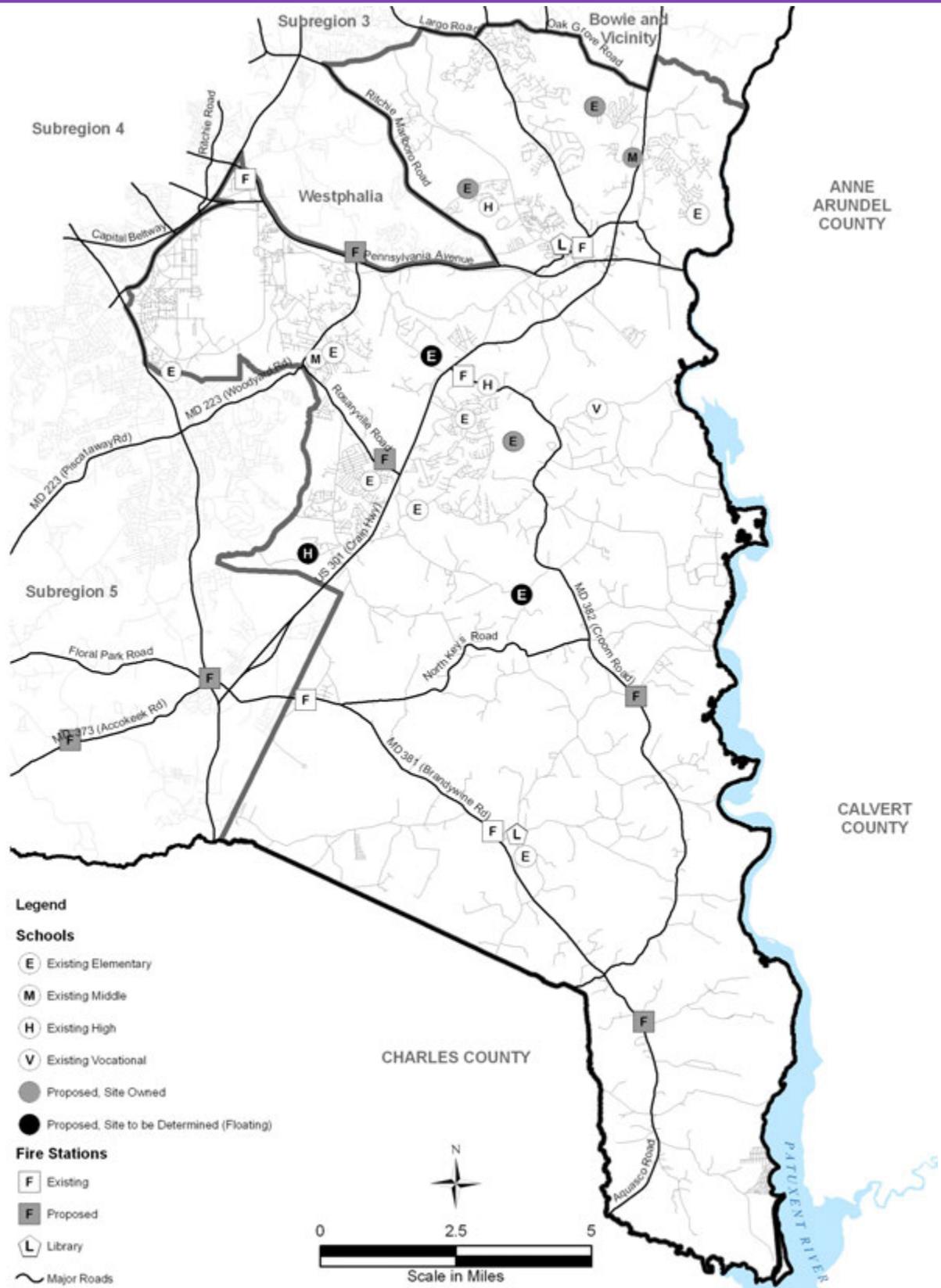


TABLE 13: PRINCE GEORGE'S COUNTY PUBLIC SCHOOL FACILITIES WITHIN THE SUBREGION 6 STUDY AREA

SCHOOL NAME	ADDRESS	ENROLLMENT 2007-2008	STATE RATED CAPACITY	BUILDING SIZE IN SQUARE FEET	SITE SIZE (IN ACRES)
Arrowhead Elementary School	2300 Sansbury Road, Upper Marlboro	489	426	59,923	10
Baden Elementary School	13601 Baden Westwood Road, Brandywine	257	341	56,625	19.6
Francis T. Evans Elementary School	6720 Old Alexandria Ferry Road, Clinton	501	452	57,742	10
Mattaponi Elementary School	11701 Duley Station Road, Upper Marlboro	468	460	48,912	24.5
Marlton Elementary School	8506 Old Colony Drive, South, Upper Marlboro	512	455	81,750	10
Melwood Elementary School	7100 Woodyard Road, Upper Marlboro	725	643	68,142	10
Patuxent Elementary School	4410 Bishopmill Drive, Upper Marlboro	606	460	58,579	10
Rosaryville Elementary School	9925 Rosaryville Road, Upper Marlboro	692	750	76,200	10.1
James Madison Middle School	7300 Woodyard Road, Upper Marlboro	996	816	129,348	20
Croom Vocational High School	8520 Duvall Road, Upper Marlboro	103	100	33,695	27.6
Dr. Henry A. Wise Jr. High School	12650 Brooke Lane, Upper Marlboro	2,492	2,606	432,579	55
Frederick Douglass High School	8000 Croom Road, Upper Marlboro	1,137	1,283	184,417	31

PUBLIC SCHOOLS

There are 11 public schools in the subregion: seven elementary, one middle, two high schools, and one vocational high school (Map 19 and Table 13). Table 13 only shows information for schools within the subregion. It should be noted that area students are also served by some schools, such as Gwynn Park Middle and High Schools, which are located in Subregion 5.

In addition to the schools listed, one new elementary school is currently under construction adjacent to the Dr. Henry Wise, Jr. High School and is expected to open in August 2009.

Prince George's County Public Schools owns four unimproved possible future school sites in the subregion:

- Perrywood Farm site located on MD 202 north of Hollow Log Drive.
- Two sites in the Beechtree development north of Upper Marlboro.
- Brandywine Marlton site located south of Croom Road on the east side of the CSX railroad and Southwest Branch.



Mattaponi Elementary School on Duley Station Road is one of eight elementary schools in the subregion.

Future elementary, middle, and high school needs were calculated based on this subregion's dwelling unit projections (see Subregion Analysis chapter), average pupil generation rates by dwelling unit¹, and taking into account current seating capacities.

This plan projects the development of an additional 6,400 dwelling units by 2030. These units will generate need for approximately 1,024 elementary, 832 middle, and 896 high school seats. When taking into consideration the current excess and deficit of school seats in the subregion schools, the area is projected to need an additional 1,287 elementary, 1,012 middle, and 636 high school seats in 2030.

This results in the need for one elementary school, one middle school, and one high school. The attendance areas for the high school and middle school are large enough to encompass areas outside of this subregion; therefore, their locations should take into account the fact that they will serve areas beyond Subregion 6. There is an identified need for some additional high school capacity in neighboring Subregion 5. Consequently, a high school should be located in an area that will serve the needs in both subregions in Brandywine. It is anticipated that there will be a need for an additional middle school; it should be located in the Beechtree development to serve areas north of this subregion. The development of new elementary schools is somewhat problematic; although the statistics indicate that there is a need for one more, the subregion is relatively large and bussing students long distances to school is an undesirable practice and does not promote neighborhood schools. This plan is

¹ Pupil school yield rates per dwelling unit are 0.16 pupils for elementary schools; 0.13 pupils for middle schools; and 0.14 pupils for high schools.

recommending locating schools in three main growth areas: north of MD 4 in the Beechtree Development; the central part of the subregion in the Andrews-Melwood, Marlton, and Rosaryville area; and in the northern portion of the Rural Tier between Rosaryville and Croom to meet the needs for 2030.

Elementary Schools

1. Beechtree: site is to be conveyed to the Board of Education when a portion of the development is constructed in accordance with the conditions of approval of the subdivision.
2. Brandywine/Marlton site: site is owned by the Board of Education.
3. Rosaryville/Croom: site needs to be acquired.

Middle School

Beechtree: site is to be conveyed to the Board of Education when a portion of the development is constructed in accordance with the conditions of approval of the subdivision.

High School

Cheltenham: acquire site to serve the students in Subregions 5 and 6.

The following standards should be used when considering new sites for schools:

- Elementary schools: 10–15 acres
- Middle schools: 20–30 acres
- High Schools: 40–50 acres

The original plan for Marlton recommended a number of school sites that were later determined to be not needed for educational facilities. These sites were later surplused to the county. It is important that the county and the Board of Education work cooperatively with other public agencies to ensure that these properties are not transferred before a full assessment can be made as to whether they may be needed for other public facilities. This is particularly important with the limited availability of public funding for new public facilities. In regard to Marlton, M-NCPPC has indicated an interest in most of the former school sites for parkland. The use of these sites for public purposes would also keep to the spirit of the Marlton plan to have public facilities at these locations.

In addition to assessing school capacities, the physical condition of school buildings and grounds should be studied to determine where resources for upgrades should be allocated. In 2007–2008 Parsons 3D/International, a consulting firm specializing in public facilities planning, conducted a detailed facilities

School Site Recommendations

condition assessment of public schools for the Prince George’s County Public Schools. Parsons 3D/I investigated the physical condition of each school facility, both internal and external, and identified which schools required improvements based upon age and the cost of renovation versus the replacement of the facility. The study measured schools based upon a Facilities Condition Index (FCI) which is a measurement of “a facility’s condition represented by the ratio of the cost to correct a school facility’s deficiencies to the current replacement value of the facility.”

Schools with an FCI of 0–40 percent are considered to be in good condition. Schools with an FCI of 40–75 percent are considered to be in fair condition. Lastly, schools with a 75 percent or greater FCI are considered to be in poor condition. Schools constructed since 1993 were not evaluated.

Table 14 provides the FCI for public schools within the subregion. It should be noted that most of the schools in this subregion are rated in fair condition. Many in fact are very close to being rated poor in condition and should be considered for renovation on a priority basis as funding becomes available.

TABLE 14 THE 3D/I CONDITION RANKING OF PRINCE GEORGE’S COUNTY PUBLIC SCHOOL FACILITIES WITHIN SUBREGION 6

SCHOOL NAME	ADDRESS	2008 - 3D/IFCI
Arrowhead Elementary School	2300 Sansbury Road, Upper Marlboro	63.91%
Baden Elementary School	13601 Baden Westwood Road, Brandywine	65.52%
Francis T. Evans Elementary School	6720 Old Alexandria Ferry Road, Clinton	72.06%
Mattaponi Elementary School	11701 Duley Station Road, Upper Marlboro	68.51%
Marlton Elementary School	8506 Old Colony Drive, South, Upper Marlboro	63.45%
Melwood Elementary School	7100 Woodyard Road, Upper Marlboro	66.26%
Patuxent Elementary School	4410 Bishopmill Drive, Upper Marlboro	55.09%
Rosaryville Elementary School	9925 Rosaryville Road, Upper Marlboro	N/A
James Madison Middle School	7300 Woodyard Road, Upper Marlboro	61.81%
Croom Vocational High School	8520 Duvall Road, Upper Marlboro	68.83%
Dr. Henry A. Wise Jr. High School	12650 Brooke Lane, Upper Marlboro	N/A
Frederick Douglass High School	8000 Croom Road, Upper Marlboro	25.15%

POLICY 1

Provide residents with conveniently located schools that efficiently serve the population.

STRATEGIES

1. Construct public schools of appropriate size and location in order to achieve a school system that operates at 100 percent of capacity or less at each school and meets the needs of the resident population.
2. Construct one elementary school in a location that will serve future residential development without extensive bussing of students.
3. Construct one middle school in the Beechtree development.
4. Acquire a site and construct one high school in the Developing Tier. Locate the proposed high school site on Surratts Road in Cheltenham northwest of US 301 to serve high school students in both Subregions 5 and 6.



Patuxent Elementary School, located in Marlboro Meadows development, shares the facility with the Parks Department as a Park/School.

POLICY 2

Combine, when possible, school and community center facilities when renovating or building new facilities.

STRATEGY

Consider the renovation or expansion of existing facilities rather than the construction of new schools.

The Prince George's County Memorial Library System has informed the Planning Department that it has maximized its ability to physically accommodate computers in its existing branches. Access to computers and the internet is becoming a necessity in the 21st century. Providing computers in libraries is especially important for moderate-income communities where families may not own a personal computer or have internet access. New development in the county has had minimal impact on the circulation of print materials according to the Library System. However, internet usage has grown rapidly over the past few years.

The library system has recently begun collecting data on computer and internet use in the libraries. That data indicates that public access computers are being fully utilized by the public in the libraries. The growing demand for public access to computers will necessitate larger buildings or other means to provide this service. With the changing use of libraries by county residents, a countywide functional master plan for the library system should be considered to fully explore all of the alternative ways to provide library

LIBRARIES



Multi-use public buildings, especially in the rural tier, are an integral part of the communities.

services to the public and their implications for new and existing facilities.

There are two library branches located in the subregion, one in each development tier: the Baden branch located on Baden-Westwood Road in Brandywine and the Upper Marlboro branch located in the former Post Office Building on Main Street in Upper Marlboro (Map 19). These two libraries are among the smallest branches in the county's system.

Current library standards recommend one library branch per 40,000 to 80,000 population. The plan projects that by 2030 the population in the subregion will reach approximately 78,000 people.

POLICY 1

All residents in the Developing Tier should be within ten minutes driving time to a library.



Health Service buildings are another community focal point in rural areas.

STRATEGIES

1. Locate an additional 25,000-square-foot library facility in Subregion 6 in the Developing Tier in close proximity to the Rural Tier to support the projected increase in population past the year 2030. Place a floating symbol on the Future Land Use Map to indicate the need for this facility in the vicinity of Rosaryville, Marlton, and Melwood.
2. Consider alternative methods of providing services and alternative facilities to meet today's technological needs including the adaptive reuse of existing buildings where appropriate. Consider co-locating the new library facility in the planned new community center.

POLICY 2

Continue to meet the increasing demand for computing and internet technology.

STRATEGIES

1. Continue alternative methods of providing services to meet today's technological needs of communities.
2. Investigate ways to enhance the Baden library service center to meet the needs of the rural community.

PUBLIC SAFETY

Police

The Public Safety Facilities Master Plan (PSFMP), approved in March 2008, contains standards for police facilities. That plan states that “The International Association of Chiefs of Police (IACP) recommends that space requirements for specific public safety agencies are based on the particular use and function of the structure. Generally, the IACP recommends 250–300 square feet of space per staff member in the building. A number of police departments in the country are conducting in-depth space requirement studies and constructing buildings based on the operational functions conducted in the space, as well as staff growth projections.” The PSFMP recommends that a space study be conducted prior to the construction or renovation of any police facility.

The Prince George’s Police Department is the primary law enforcement agency in the county. The Sheriff’s main office is currently located in Largo with another office east of the Town of Upper Marlboro. The PSFMP recommends as a longer-term priority the relocation of the Sheriff’s office to Upper Marlboro. The Sheriff provides building security for the courts, which requires a significant number of employees to be present in Upper Marlboro.

Subregion 6 is served by two county police stations. The District II station, located on US 301 in Bowie, serves the portion of the subregion north of MD 4, including the Town of Upper Marlboro. The remainder of the subregion is served by the District V station located on Groveton Drive in Clinton. The PSFMP recommends relocating this station to Subregion 6. The District V station is located along the outer edge of the patrol area and is not in the center of its area of responsibility. This remote location and lack of visibility in the community has led to a perception in the community that there is lack of police presence, according to the PSFMP. Moving the station to a more central and visible location will reduce travel times and reassure the community as to its presence.

The Prince George’s County Correctional Center is located on Dille Drive in Upper Marlboro. The facility has a capacity of approximately 1,300 inmates in minimum-, medium-, and maximum-security sections. In order to respond to the rising trends in incarceration the county experienced from 2005 through 2007, the FY 2009 CIP calls for improvements to the Correctional Center, including construction of additional inmate housing and a residential treatment and detoxification center.

Five fire and rescue stations are located in the master plan area: Company 20 (Upper Marlboro—Pratt Street), Company 45 (Upper Marlboro—Croom Road), Company 40 (Brandywine), Company 36 (Baden), and Company 23 (Forestville) (see Map 19). The volunteer fire stations and personnel play an important role in the community and subregion in addition to responding to emergencies.

Fire and Rescue



The Volunteer Fire Departments, like this one in Baden, serve the residents of the area and are highly supported by the community.



The rural tier portion of the subregion is not served with water and there are dry hydrants throughout the area to provide the volunteers with water.

Their facilities serve as community focal points providing meeting spaces and other services the area would otherwise not have.

According to the PSFMP, based on current service demands and facility adequacy as well as future projected need, all five existing stations in the subregion will need to either be renovated or replaced by the year 2030. In addition, the construction of two additional facilities will be necessary to support projected population growth.

Portions of Subregion 6 do not have fire hydrants because these areas are not served, and are not planned to be served, by a public water system. In these areas the PSFMP recommends the construction of 19 underground water tanks to hold water for use in fighting fires (see Map 20).

To ensure that funding is prioritized for public safety the following are top priority projects for fire/EMS and police facilities in Subregion 6:

1. Complete the relocation of Brandywine Fire/EMS station (Company 40) to the vicinity of Brandywine Road and Dyson Road.
2. Construct 19 strategic underground water tanks capable of holding 30,000 gallons of water to provide an emergency water supply to areas without fire hydrants
3. Relocate District V police station with Fire/EMS Company 45 in the vicinity of the US 301 and Rosaryville Road.

The following policies and strategies reaffirm the recommendations of the PSFMP.

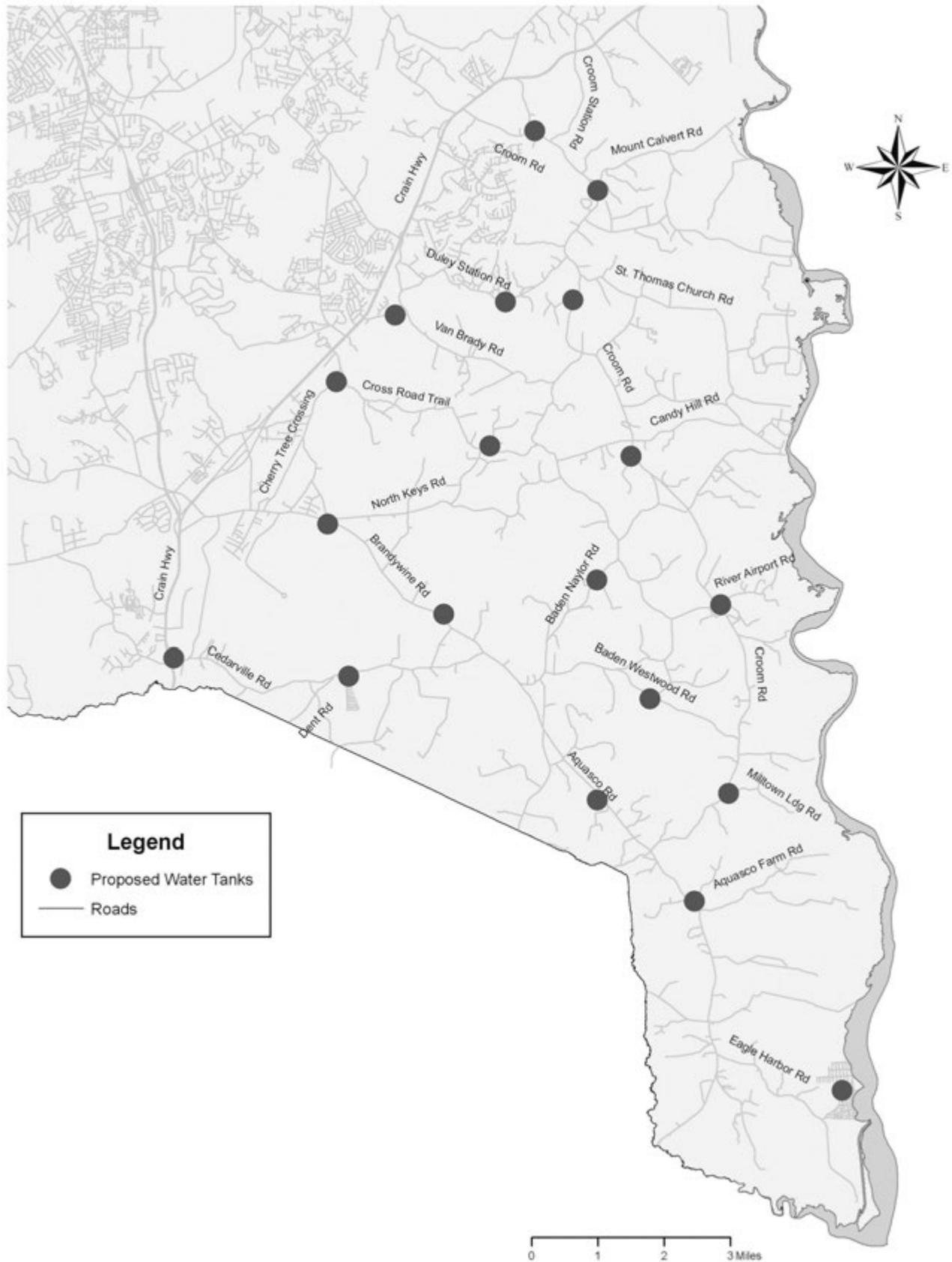
POLICY 1

Locate police, public safety and fire and rescue facilities to meet the needs of the community as determined in the PSFMP.

STRATEGIES

1. Construct planned improvements at the County Correctional Center.
2. Complete renovation of the Baden Fire/EMS station by 2009.
3. Relocate the Office of the Sheriff to Upper Marlboro to better meet its security responsibilities for the court system.

MAP 19: RECOMMENDED LOCATIONS FOR UNDERGROUND WATER TANKS





Brandywine VFD is located on the western edge of the subregion on Brandywine Road.



M-NCPPC has many neighborhood parks throughout the subregion.

PARKS AND RECREATION

POLICY 2

Provide fire and rescue facilities that meet the needs of the community based upon established county standards and their ability to accommodate modern vehicles and equipment.

STRATEGIES

1. Give highest priority to the relocation of the Brandywine Fire/EMS Station (Company 40) to the vicinity of Brandywine Road and Dyson Road.
2. Acquire sites for the future construction of the following rural fire stations identified in the PSFMP as long term proposals:
 - Aquasco Fire and EMS Station to be located in the vicinity of Aquasco Road and Doctor Bowen Road.
 - Nottingham Fire and EMS Station to be located in the vicinity of Croom Road and Tanyard Road.
3. Construct strategic underground water tanks capable of holding 30,000 gallons of water to provide emergency water supply to areas without fire hydrants.
4. Relocate the District V police station to a shared facility with the Fire/EMS Company 45 in the vicinity of US 301 and Rosaryville Road in Subregion 6.
5. Relocate the Marlboro Fire/EMS Station (Company 20) to a more centrally located site.
6. Relocate the Forestville Fire/EMS Station (Company 23) to the vicinity of Melwood Road and MD 4 identified in the PSFMP.
7. Construct a new fire/EMS station at Beechtree, which is needed to provide service to an area that is currently underserved.

The Prince George's County Department of Parks and Recreation is committed to providing attractive, safe, functional park spaces, and wide-ranging recreation programs to the county's citizens. Within Subregion 6, a comprehensive network of parks and open spaces fulfills this commitment by providing opportunities for both passive and active recreation. These facilities range from small neighborhood parks and playgrounds to scenic historic sites to the vast Patuxent River Park.

To ensure that funding is prioritized for park development a fifty-acre addition to the approximately 14 acres of park land acquired from the Winshire development is a top priority project in Subregion 6.

The list below describes the seven basic categories of M-NCPPC facilities in the subregion:

1. Neighborhood Park and Recreation Areas—includes miniparks, playgrounds, parks, recreation centers, and park/schools with acreage of less than 20 acres. These parks are designed to serve residents who live in their immediate vicinity. The following park and recreation facilities in Subregion 6 fall into this category:

Brandywine Country Neighborhood Park
Federal Springs Neighborhood Park
Hollaway Estates Neighborhood Park
Marlboro Meadows Neighborhood Park
Marlton Neighborhood Park
Marlton Neighborhood Park/School
Mellwood Pond Neighborhood Park
Sasscer Neighborhood Park
Turkey Branch Neighborhood Park
Village Drive Neighborhood Park
Windsor Park Neighborhood Playground

2. Community Park and Recreation Areas—includes community parks, recreation centers, and cultural centers between 20 and 200 acres. Neighborhood and community park areas are classified as local parks. The following park and recreation facilities in Subregion 6 fall into this category:

Beechtree East Community Park
Beechtree West Community Park
Brandywine-North Keys Community Park
Brock Hall Gardens Community Park
Cheltenham woods Community Park
Foxchase Community Park
King's Grant Community Park
Marlton Community Park
Mellwood Hills Community Park
Melwood-Westphalia Community Park
Sherwood Forest Community Park
South Marlton Community Park

3. Community Centers—includes all community center facilities, which offer indoor amenities such as gymnasiums, meeting rooms, kitchens, multipurpose activity rooms, weight/fitness rooms, and preschool rooms. Outdoor amenities vary from site to site and typically include combinations of play equipment, athletic fields, multipurpose courts, picnic areas, and trails. The



The Patuxent River.



The Patuxent River view from a canoe.



Mount Calvert is one of the most significant historical and archaeological sites in Prince George's County. Its rich archaeological and historical resources represent over 8000 years of human culture.



Darnall's Chance House Museum is dedicated to the interpretation and study of the history and culture of 18th century Prince George's County with special emphasis on the lives of women.



Nottingham Schoolhouse, in the old town of Nottingham, stands where the British troops camped on their way to Bladensburg during the summer of 1814.

following park and recreation facilities in Subregion 6 fall into this category:

Baden Community Center
 Patuxent Community Center
 Upper Marlboro Community Center

4. Regional Park and Recreation Areas—includes stream valley parks and regional parks (parks with more than 200 acres). These facilities serve residents of an entire region within the county. The following park and recreation facilities in Subregion 6 fall into this category:

Charles Branch Stream Valley Park
 Collington Branch Stream Valley Park
 Mattawoman Watershed Stream Valley Park
 Piscataway Creek Stream Valley Park
 Western Branch Stream Valley Park

5. Countywide Park and Recreation Areas—includes large river parks. Parks in this category are available to all county residents. Patuxent River Park in Subregion 6 falls into this category. The following areas are distinct sites within the extensive Patuxent River Park:

Aquasco Farm
 Cedar Haven Natural Area
 Jug Bay Natural Area
 Magruder's Ferry

6. Historic Sites—includes all historically significant sites and landmarks. Some of these locations are part of larger parks, but they are distinct sites within those parks. The following park and recreation facilities in Subregion 6 fall into this category:

Billingsley Historic Site
 Darnall's Chance Historic Site
 Mount Calvert Historic Site
 Nottingham School Historic Site
 The Woodyard Historic Site

7. Special Park and Recreation Areas—includes aquatic facilities, ice rinks, golf courses, shooting centers, athletic complexes, equestrian centers, airports, marinas, and reclamation areas. In addition, this category includes unique natural features, conservation areas, and small park areas in developed settings. These facilities are available to all county residents. The following park and recreation facilities in Subregion 6 fall into this category:

Chesapeake Beach Railroad Trail
 School House Pond Conservation Area
 Showplace Arena at Prince George's Equestrian Center
 Upper Marlboro Pedestrian Mall

In addition to park and recreation facilities operated by M-NCPPC, there are two large state parks and a state wildlife management area within Subregion 6. The state parks are Cedarville State Forest and Rosaryville State Park. These parks provide extensive trail networks for hiking, biking, horse-back riding, and birding. In addition, a fishing area, picnic shelters, and camping facilities are available at Cedarville State Forest. The historic Mt. Airy Mansion is located within Rosaryville State Park. Mt. Airy is available to the public by reservation for special events.

The Maryland Department of Natural Resources operates Cheltenham Wildlife Management Area (WMA), located along US 301 in Cheltenham. This WMA offers walking trails, an archery range, and a designated area where dove hunting is allowed by permit.

There are approximately 13,700 acres of local and regional parks, recreation and public open space land in Subregion 6 (Map 21). Of this total:

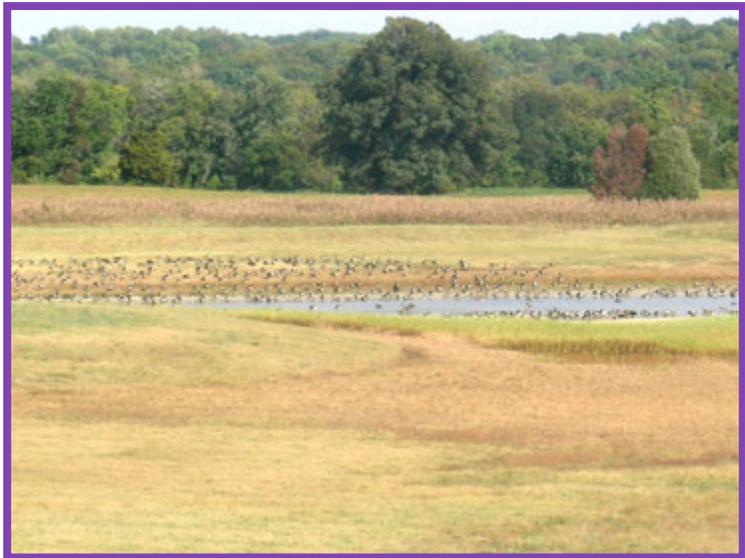
- Approximately 60 percent is owned by M-NCPPC and 40 percent is owned by the state.
- Approximately 2,750 acres are in the Developing Tier and approximately 10,950 acres are in the Rural Tier².
- Approximately 12,970 acres are “regional” park land (e.g., Patuxent River Park, Cedarville State Forest, and Rosaryville State Park) and approximately 740 acres is local park land consisting mainly of neighborhood and community parks.

There is one freestanding community center in Subregion 6 in Upper Marlboro, and two community facilities co-located with elementary schools in Marlboro Meadows and Baden. Private open space helps satisfy local recreation demand in the subregion, including golf courses in Marlton, the Villages of Marlborough, and Beechtree, as well as the open space network

² Part of the Rural Tier is located outside of the Metropolitan Planning District (MPD). Residents living within the MPD pay taxes which support both the Recreation Fund (primarily acquisition) and the Park Fund (primarily development), while those living outside of the district contribute solely to the Recreation Fund. Acquisition of park land outside the MPD is allowed; however, development of park land in this area cannot be funded with monies collected within the MPD.

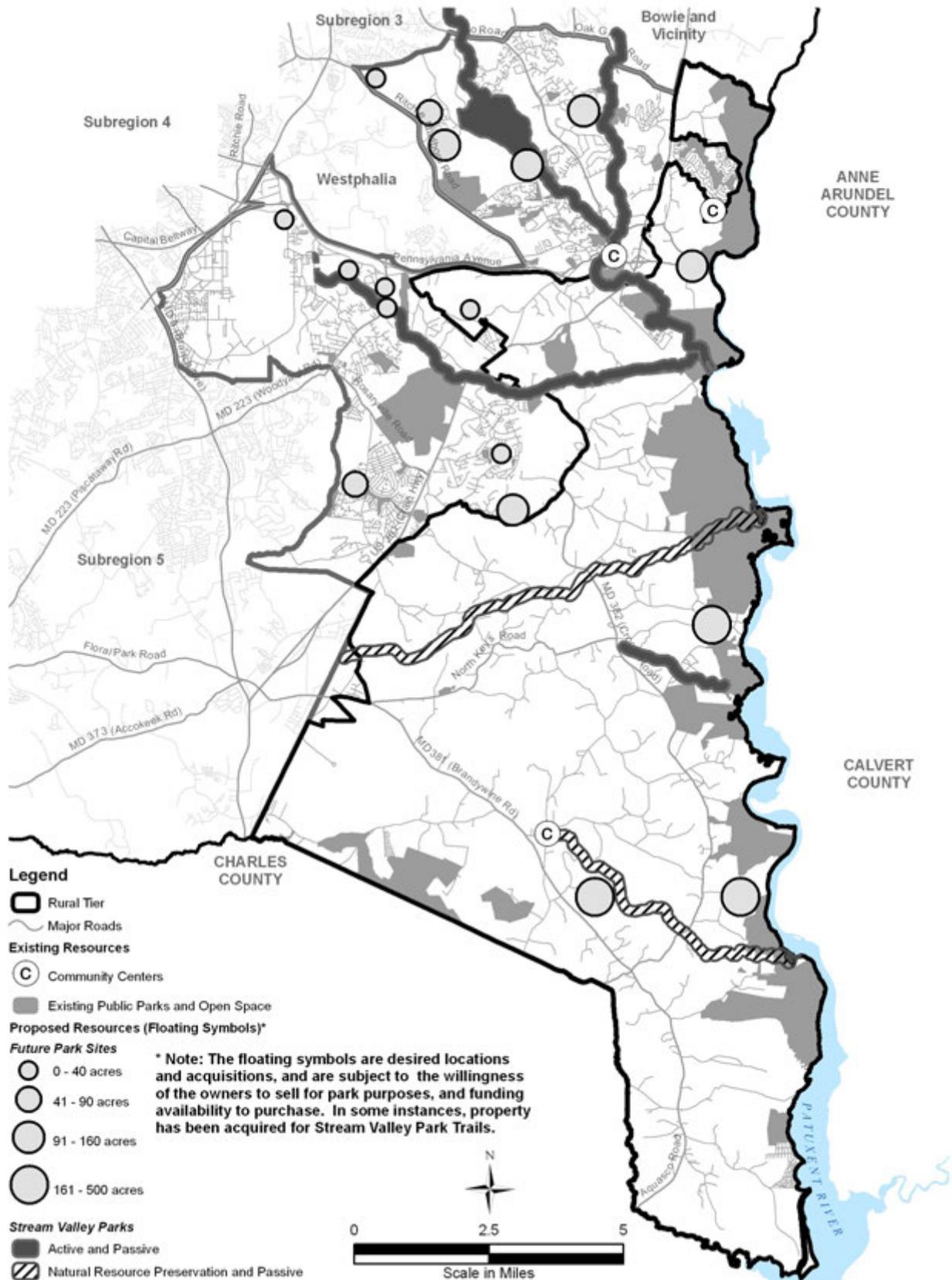


Many acres of publically owned park land are rented to farmers to keep the land productive in agriculture throughout the subregion.



A flock of Canadian Geese are resting at Merkel Wildlife Management Area.

MAP 20: PUBLIC PARKS, RECREATION, AND OPEN SPACE



in planned developments such as Marlboro Meadows and Beechtree. The majority of local park land is located in the Developing Tier. Approximately 315 acres are north of MD 4 in Upper Marlboro and communities to the north. Approximately 390 acres are south of MD 4 in the communities of Andrews Air Force Base-Melwood, Marlton, and Rosaryville.

The Prince George's County Department of Parks and Recreation is continually working to expand and improve park facilities throughout the county. The supply of parklands is based on state formulas, which evaluate park acreage per 1,000 residents. Two strategies are pursued. The local parks formula stipulates setting aside 15 acres of local parkland for every 1,000 residents. The regional parkland formula recommends that 20 acres of parkland, or open space, be set aside for every 1,000 residents.

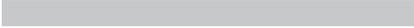
The Subregion 6 population is projected to be approximately 78,000 by 2030 (Table 2). Based on county park and recreation acreage standards, a total of approximately 1,170 acres of local park land and 1,560 acres of regional park land will be needed to serve this population. Currently, Subregion 6 meets the future criteria for the regional parkland totals. This is largely due to the expansive Patuxent River Park area and other features such as Rosaryville State Park, Collington Branch Stream Valley Park, Charles Branch Stream Valley Park, and the Western Branch Stream Valley Park.

Local parkland acquisition should still be pursued. This is especially true in Planning Areas 79 and 82A. These areas, which are inside the Metropolitan Planning District, are expected to have the greatest increase in population. More local parkland acquisition is required to meet the minimum standards recommended by the state's formula.

The current inventory shows an abundance of regional park land (12,970 acres), greatly exceeding projected need (1,560 acres) for this type of land.

Population growth in the subregion will increase the demand for recreational programs and activities at community centers. An expansion to the existing Baden Community Center has been proposed. In addition, residents have expressed the desire and the Department of Parks and Recreation has identified a need for a community center to serve the Rosaryville, Melwood, and Marlton communities.

Needs



POLICY 1

Provide adequate park and recreation acreage consistent with the following standards:³

- A minimum of 15 acres of M-NCPPC local park land for every 1,000 residents (or the equivalent amenity in parks and recreation service).
- A minimum of 20 acres of regional, countywide, and special M-NCPPC parks for every 1,000 residents.

STRATEGIES

1. Develop the 50-acre addition to the approximately 14 acres of park land acquired from the Winshire development.
2. Develop the 160-acre community park on the east side of Ritchie Marlboro Road.
3. Develop the 25 acres for a neighborhood park and trailhead southeast of Ritchie Marlboro and White House Roads.
4. Develop the 100-acre parcel within proposed Beechtree (northern part) with potential access from Town Farm Road.
5. Develop the 100-acre park located on both sides of Brown Station Road just south of the landfill.

POLICY 2

Provide a variety of recreational facilities and programs based on the needs and interests of the community.

STRATEGIES

1. Develop the 30 acres for a neighborhood park north of Charles Branch.
2. Develop the .28-acre addition to Windsor Park Neighborhood Playground.
3. Develop the 50-acre community park west of Frank Tippet Road, adjoining Dower House Pond Branch and Piscataway Creek
4. Develop the eight-acre Marlton Middle School/Park.
5. Develop the 30-acre community park north of Osborne Road.
6. Develop the two-to-three acre addition to Melwood Community Pond.
7. Develop the 150-acre Lake Marlton Community Park.

³ The standards are established in the 2002 *Prince George's County Approved General Plan* based on recommended standards by the National Recreation and Parks Association and the State of Maryland.

8. Develop a 200-acre regional community park facility with a variety of active recreational programs and activities within the southern, rural portion of the subregion.

POLICY 3

Develop park and recreation facilities that are functional, safe, and sensitive to the surrounding environment.

STRATEGIES

1. Construct a new community center to serve the communities of Rosaryville, Marlton, and Melwood.
2. Construct the addition to the Baden Community Center.
3. Combine community centers with schools.

POLICY 4

Conserve stream valleys and other valuable natural resource areas.

STRATEGIES

1. Acquire land for active and passive parkland in the Collington Branch, Charles Branch, Western Branch, Hotchkins Branch, and Rock Branch Creek Stream Valley Parks.
2. Acquire land for natural resources preservation and passive recreation along Black Swamp Creek, Mataponi Creek, and Patuxent River Park.

For the past 15 years, the Prince George's Equestrian Center has been home to the Show Place Arena. When construction was completed in November 1993, the Show Place Arena opened a new venue and brought new life to the aging thoroughbred racetrack.

Located adjacent to the historic outdoor track, the Show Place Arena was built to accommodate indoor equestrian events. Since that time, the Show Place Arena has hosted sporting events, trade shows, banquets, graduations, family entertainment, and conferences. To provide flexibility for such a large range of events, the arena is designed as a top-loaded facility. This means that the floor sits 12 to 15 feet below ground level. As a result, a large number of seats are at street level. Additionally, the arena features retractable floor seating. While the arena can accommodate 3,000 people in a theater-style setting, an additional 3,000 bleacher style seats double the indoor seating capacity. The concrete floor provides unlimited loading so that the arena can host a wide variety of venues and is suitable for many types of functions.

Prince George's Equestrian Center and the Show Place Arena



The Equestrian Center is home to the nationally renowned Capital Challenge Horse Show and is known as one of the best horse show facilities in the United States.



Equestrians of all ages compete at mounted games at the Equestrian Center/Show Place Arena.

Economic Impacts

The Show Place Arena has proven to be an economic engine for the Town of Upper Marlboro and Prince George's County. In 2007, more than one-quarter million people visited events held there. This generated a financial stream of more than \$7.2 million dollars for the Equestrian Center. Coupled with the business that this arena drives to other areas of the county, through food, beverages, gas purchases, shopping, hotel rentals, and job creation, the financial impacts of this facility provide millions of dollars to the local economy. The Capital Challenge Horse Show hosted by the arena each year brings people from across the United States. Hotel rooms throughout the county fill to capacity as a result of this show. In past years, up to 11,000 rooms have been booked to participants of this event.

This brings the Prince George's Equestrian Center and the Town of Upper Marlboro nationwide recognition. The facility is known as one of the best horse show facilities in the United States. As a result, the Equestrian Center and the Show Place Arena enjoy national notoriety while catering to the region as well.

The immediate plans for the Prince George's Equestrian Center and the Show Place Arena are to attract bigger shows with a longer duration and shows with more national appeal. The question remains as to how to best accomplish this effort.

POLICY

Expand and enhance the Show Place Arena to create a unique attraction that maximizes its economic potential to the area and the county and its role in promoting the equine industry in Subregion 6.

STRATEGIES

1. Provide an up-scale hotel on the Prince George's Equestrian Center site.
2. Provide a minimum of 2,000 parking spaces. Develop structured parking if necessary.
3. Expand areas around the Equestrian Center to allow for more trailer and RV parking.
4. Create shopping and dining experiences (in town and within walking distance of the Equestrian Center).
5. Develop strong pedestrian ties to town.

6. Develop strong pedestrian ties to the Show Place Arena.
7. M-NCPPC should collaborate with the Town of Upper Marlboro to work across the board to make improvements to the Town of Upper Marlboro so that all events and historic and nonhistoric features work for each other and combine to form a new synergy.
8. Tie Prince George's Equestrian Center and the Upper Marlboro Community Center to town via a pedestrian bridge across the Western Branch near the courthouse. Pedestrians from town could visit the community center or the Soil Conservation District Offices;
9. Tie Prince George's Equestrian Center to downtown Upper Marlboro through the use of a trail system that connects the new community center with the town. Create a loop trail that connects the center and new development at the Equestrian Center with strong pedestrian circulation components.
10. Ensure that all proposed site improvements at the Prince George's Equestrian Center and the Show Place Arena follow green building principles and include permeable parking surfaces, stormwater retention, and lighting in compliance with dark sky initiatives.

Sustainable communities conserve, reduce consumption, reuse products, and recycle. The community looks at the long-term consequences of its consumption practices. Waste is disposed of in a way that has the least environmental impact that will not pollute the land, water, or air.

The Waste Management Group (WVG), a section of the Department of Environmental Resources, manages solid waste in Prince George's County. In Subregion 6 solid waste pickup is provided in most of the Developing Tier, generally north of MD 4, west of US 301, and in Marlton. The county contracts with private waste haulers to collect the waste.

The county's primary waste facility is the Brown Station Road Municipal Solid Waste Facility about four miles north of the Town of Upper Marlboro. The facility will reach its permitted capacity in 2011. The county has decided not to develop a new landfill within the county, and instead intends to ship its refuse to one of the large, commercial landfills operating in the Mid-Atlantic region. Consequently, the county needs to develop a transfer facility where refuse would be consolidated for shipment. The site for the new facility is off Maude Savoy Brown Road, southeast of Upper Marlboro, to be co-located with the yard waste composting facility and Western Branch WWTP. Truck traffic will increase on US 301 through Upper Marlboro. The Transportation Systems chapter recommends a traffic analysis be conducted, including

SOLID WASTE MANAGEMENT/ RECYCLING

consideration of off-ramps from the future US 301 freeway to the transfer station access road.

The county has an aggressive recycling program that as of 2008 achieves a recovery rate of 39 percent. A trash and recycling drop-off convenience center is located on Brown Station Road, just north of Upper Marlboro. Another center, located in Subregion 5 on Missouri Avenue in Brandywine, is in close proximity to the southern portion of Subregion 6. A private construction and demolition material recycling facility is located on Dower House Road.

POLICY 1

Promote conservation of resources by minimizing the solid waste stream through source reduction and recycling.

STRATEGIES

1. Create an education and outreach program with local business to promote source reduction, re-use/recycle (i.e., decrease packaging).
2. Increase recycling—consider mandatory recycling where cost effective.
3. Continue to monitor the needs for recycling.

POLICY 2

Minimize traffic impacts from a proposed waste transfer facility in the subregion.

STRATEGIES

1. Finalize planning for the solid waste transfer facility to determine access routes that are the least intrusive to residential areas.
2. Coordinate traffic access to the transfer facility site with future planning of US 301.

POLICY 3

Promote safe disposal of hazardous waste throughout the subregion.

STRATEGIES

1. Provide educational forums for the public on safe alternatives to using toxic compounds.

MAP 21: WESTERN BRANCH WASTEWATER TREATMENT PLANT SERVICE AREA

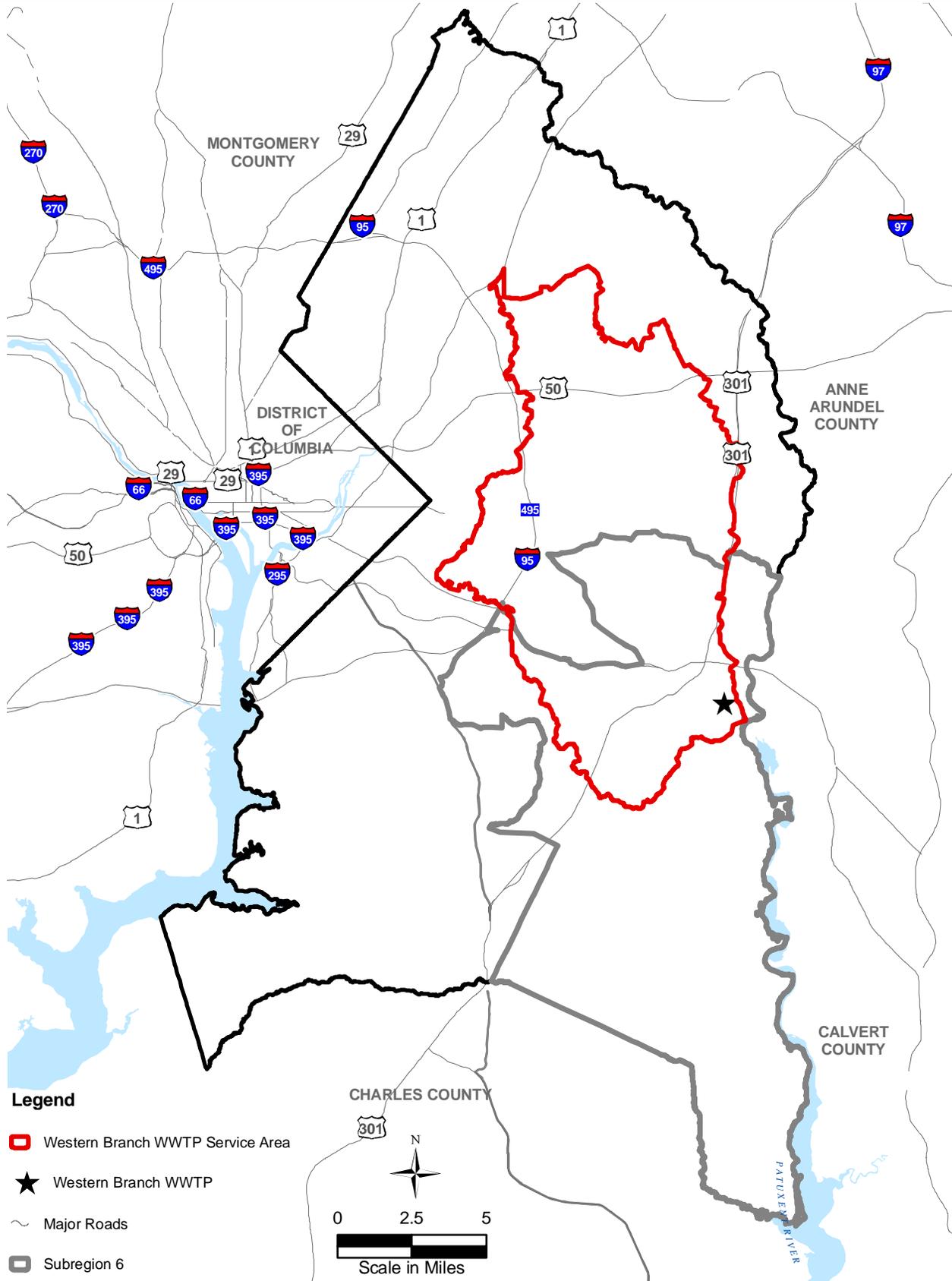


TABLE 15 CAPACITY ANALYSIS WESTERN BRANCH WASTEWATER TREATMENT PLANT

		Millions of Gallons/Day
1	Current Design Capacity	30.0
2	Current Flow (source: WSSC, Second Quarter 2008)	20.4
3	Pending Allocations/Requests for Service (WSSC)	5.3
4	Committed Flow (WSSC)	0.2
5	Total (sum of lines 2-4)	25.9
6	Remaining Capacity (source:WSSC; line 1 minus line 5)	4.1
7	M-NCPPC <i>planned and pipeline</i> not included in WSSC data	3.7
8	Remaining capacity (WSSC and M-NCPPC, line 6 minus line 7)	0.4

Sources: ERM, M-NCPPC, and WSSC

2. Investigate creating local drop-off centers at least twice a year for hazardous wastes.
3. Support an annual household hazardous waste collection day program and consider expanding to more days throughout the year.

WATER AND SEWER SERVICE

Areas eligible for public water and sewer service are designated in the Prince George’s County Water and Sewer Plan prepared by the county’s Department of Environmental Resources. In general, the Developing Tier is eligible for service and the Rural Tier is not.

Prince George’s County is developing a countywide water resources functional plan. The plan is expected to be completed for the Planning Board to approve permission to print the document for public review in late 2009⁴. The purpose of that plan is to analyze the relationship between existing and future development, the drinking water sources and waste water facilities that will be necessary to serve that development, and measures to limit or control the stormwater and nonpoint source water pollution that will be generated by new development. The water and sewer section in this chapter is intended to inform the countywide plan.

Drinking Water

Public water in the Developing Tier portion of the subregion is provided by the Washington Suburban Sanitary Commission (WSSC) from its system of reservoirs along the Patuxent River and from direct withdrawals from the Potomac River. No specific concerns have been raised about WSSC’s future ability to provide drinking water to its service area, including Subregion 6. The countywide water resources functional plan is expected to provide a more detailed discussion of future water supplies.

⁴ H.B. 1141 approved by the Maryland legislature in 2006 requires that a comprehensive plan contain a “Water Resources Element.”

Wastewater from most of the Developing Tier in Subregion 6 flows by gravity and is treated at Western Branch Wastewater Treatment Plant (WWTP) located southeast of the Town of Upper Marlboro. Wastewater from the remaining, western portions of the Developing Tier, including most of Andrews Air Force Base, is treated at Piscataway WWTP located in Subregion 5. Western Branch WWTP's service area is large, extending north of Subregion 6 into portions of Bowie (Map 22).

The current treatment capacity of Western Branch is 30 million gallons per day (mgd). Flows in 2008 were approximately 20.4 mgd. Pending allocations/requests for service for approved development plus committed flows total 5.5 mgd for a total of 25.9 mgd, leaving approximately 4.1 mgd of remaining capacity (Table 15). An additional 3.7 mgd of capacity will be needed to serve planned and pipeline development that WSSC is not yet counting as pending allocations or requests for service. Future development in Westphalia accounts for the largest portion of this. When this 3.7 mgd is added, the remaining capacity at Western Branch WWTP will be only 0.4 mgd.

In the past, until approximately the mid-2000s, expanding WWTPs was a fairly routine procedure. However, the state has now capped nutrient load discharges from WWTPs and new point source nutrient loads must be offset, making future WWTP expansions more difficult than in the past⁵. Therefore, the county will likely need to consider more carefully than in the past the effect of land use on sewer demand. Increasing demand for sewer in one part of the subregion or in another subregion may mean that in the future sewer capacity will not be available in places such as Westphalia that are designated for growth. Plans for WWTP expansions usually begin when a plant approaches 80 percent of capacity.

Based on past average increases in flow at the Western Branch WWTP, the plant will reach the 30 mgd capacity in about 24 years. However, capacity could be reached sooner if Westphalia builds out as rapidly as hoped, if the housing market rebounds and results in higher demand for sewer in the subregion, and/or if significant additional development not currently in the pipeline occurs elsewhere in the Western Branch service area.

POLICY 1

Provide adequate public water and sewer service to areas eligible for service.

STRATEGIES

1. Consider carefully land use changes in the subregion in view of the potential effects on sewer demand.

⁵ Maryland Policy for Nutrient Cap Management and Trading in Maryland's Chesapeake Bay Watershed (February 2008)

2. Complete the countywide water resources functional plan.
3. Develop a strategy to work with WSSC on updated unit projections and start discussions about how capacity can be expanded.

POLICY 2

Ensure that sewer capacity at Western Branch WWTP is available to meet regionally important growth needs.

STRATEGIES

1. Keep future sewer service expansions conservative until the potential to increase capacity at Western Branch is better understood.
2. Carefully monitor flows to Western Branch WWTP.

POLICY 3

Promote conservation of resources to conserve water

STRATEGIES

1. Provide public education on water conservation to reduce demands on aquifers and wastewater disposal.
2. Identify and require the correction of malfunctioning septic systems.
3. Require demand modification (reduction in water usage per capita) by installing conservation in public buildings and encourage individuals to do the same in their houses.