




Agenda Date: April 22, 2004  
Agenda Item: B


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

April 16, 2004

## MEMORANDUM

TO: Montgomery County Planning Board

VIA: Charles Loehr, Director 

FROM: Don Cochran, Deputy Director 

SUBJECT: Fairland Golf Course Project Description Form

### Recommendation:

Approve the attached Project Description Form (PDF) and transmit it to the County Executive and County Council for inclusion in our FY05-10 Capital Improvements Program (CIP.)

This PDF is submitted late in the CIP cycle because the County Council could not consider it until the related rezoning case had been decided. The County Council acted on April 23, 2004 to accept the Hearing Examiner's recommendations, thus clearing the way for consideration of this project.

The Council will also consider the project again when the Planning Board transmits to them the lease agreement for the development and operation of the golf course.

# Fairland Golf Course -- No. 058777

Category M-NCPPC  
 Agency M-NCPPC  
 Planning Area Fairland-Beltsville  
 Relocation Impact None.

Date Last Modified  
 Previous PDF Page Number  
 Required Adequate Public Facility

April 16, 2004  
 NONE  
 NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	126	0	0	126	26	50	50	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>26</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	126	0	0	126	26	50	50	0	0	0	0
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## ANNUAL OPERATING BUDGET IMPACT (\$000)

Offset Revenue				0	0	0	0	0	0	0	0
Net Impact				0	0	0	0	0	0	0	0

### DESCRIPTION

This CIP project provides for redevelopment of the Gunpowder Golf Course in Fairland Recreational Park located south of MD198 and north of Greencastle Road in both Montgomery and Prince George's Counties. The golf course, which will encompass more than 100 acres, will be constructed through public private partnerships involving Artery/Ryland Fairland LLC, hereafter referred to as the developer, Maryland Land Development -- a privately held golf course development company, and The Maryland-National Capital Park and Planning Commission (M-NCPPC.) The new course will feature a club house, driving range and a First Tee facility. The golf course will be surrounded by a residential community also being developed by Artery/Ryland Fairland LLC.

The cost of the golf course improvements are estimated to be \$8,000,000 -- \$7,763,000 in Montgomery County and \$1,237,000 in Prince George's County. Most of the golf course improvements will be located in Montgomery County; the golf course entrance, driving range, First Tee facility, and three golf holes would be located in Prince George's County. The \$7,763,000 expenditure in Montgomery County is not shown in the above expenditure schedule because these costs will be borne by Maryland Land Development. The expenditure schedule depicts the costs to the Montgomery County Department of Park and Planning to review the developer's designs and inspect construction on park property. The expenditure schedule assumes that golf course design will occur in FY05 and construction will occur in FY06 and FY07. The golf course is expected to open in FY08.

The golf course-residential project conforms with the Fairland Master Plan which encourages this public-private partnership and recommends PD-2 Zone (Planned Development) for the site to provide maximum flexibility in the location and mix of units. The golf course will be built in conjunction with the privately funded development of approximately 516 residential units -- 120 in Prince Georges County and 396 in Montgomery County. The Montgomery County development will include 50 moderately priced dwelling units. All residential development will occur on property that ultimately will be in private ownership.

Maryland Land Development will design, develop, and operate the golf course pursuant to a 40 year lease with M-NCPPC.

Artery/Ryland Fairland, LLC, agrees to dedicate an 11 acre school site for a future elementary school as called for in the Fairland Master Plan. The Commission as part of this partnership will purchase a property, generally described as Parcel X. That parcel was operated as an illegal dump site for many years which resulted in a severely degraded and generally unusable site. The developer is responsible through a purchase contract with the current owner to ensure the clean up of the property under the oversight of the Maryland Department of the Environment through their voluntary clean up program.

M-NCPPC seeks to purchase the property, generally described as Parcel X, using Advance Land Acquisition Funds (ALARF) after receiving assurance from the State that the clean up was successfully completed. The Commission will take title to the property only after receiving a declaration of non culpability from the State against any future liability. The parcel will ultimately be used as part of the golf course.

Development of this golf course residential community requires a high degree of public/private cooperation because roughly half of the property is publicly owned and managed by M-NCPPC, while the remainder is in private ownership. Carrying out the proposed development would require exchanging some of the public land for private land. The developer will bear the cost of developing and constructing the golf course, and any land underlying the course that is not currently owned by Montgomery County or M-NCPPC will be conveyed to Montgomery County or M-NCPPC. Any land underlying proposed residential lots that is not already under

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY05	0
Last FY's Cost Estimate		0
Present Cost Estimate		126
Appropriation Request	FY05	26
Appropriation Req. Est.	FY06	100
Supplemental Appropriation Request	FY04	0
Transfer		0
Cumulative Appropriation		0
Expenditures/Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

### COORDINATION

Prince George's County  
 State of Maryland, Department of Natural Resources  
 ALARF: M-NCPPC PDF 727007

### MAP

contract to the developer will be conveyed to the developer. The proposed land exchanges will result in a net gain of 47 acres of public land in Montgomery County--36 acres in parkland and 11 acres for an elementary school site. Some of the land exchanges require approval from state agencies because Montgomery County purchased the land to be exchanged with Maryland Program Open Space (POS) funds.

**JUSTIFICATION**

The golf course was built by a private entity and opened in 1956. The land was previously used for sand and gravel mining. M-NCPPC purchased the golf course in 1980 but it continues to be operated privately under a lease agreement. The golf course has not been adequately maintained from an environmental standpoint, resulting in sedimentation of the McKnew Tributary. Turf conditions are poor and characterized by a high gravel content. Tees and greens are small, not properly elevated, and there are few green-side bunkers. Course design is deficient by modern standards. The course lacks amenities, e.g. a driving range, tee to green cart paths, and a full irrigation system. The tight footprint of the existing course does not allow for installation of amenities and redesign to the desired length. The existing golf course requires total redevelopment to be competitive.

**Plans and Studies**

The Fairland Master Plan, approved by the Montgomery County Council, March 1997, and adopted by M-NCPPC, May, 1997, recommended development of a golf course community to achieve "an approximate mix and size of (residential) units, an improved golf course design located outside the stream valley, and protection of other environmental features, such as steep slopes and wooded areas."

**STATUS**

Planning

**OTHER**

The Operating Budget Impact (OBI) will reflect golf course lease payments split between Montgomery and Prince George's Counties based on a lease agreement between M-NCPPC and Maryland Land Development.

# FAIRLAND GOLF COMMUNITY LAND USE PLAN\*

\* INCLUDES LOCAL MAP AMENDMENT LAND #  
SCALE 1"=200'  
AUGUST 2003  
UNAPPROVED FOR LAND #

**LEGEND**

[Symbol]	PUBLIC RECREATION LANE
[Symbol]	RESIDENTIAL
[Symbol]	COMMUNITY OPEN SPACE
[Symbol]	PUBLIC ELEMENTARY SCHOOL SITE
[Symbol]	PUBLIC RECREATION AREA
[Symbol]	WETLAND BUFFER
[Symbol]	WETLAND
[Symbol]	WETLAND BUFFER
[Symbol]	SWM FACILITY
[Symbol]	PUBLIC STREET
[Symbol]	APPROXIMATE LOCATION OF POSSIBLE FUTURE TRAILS
[Symbol]	APPROXIMATE LOCATION OF EXISTING TRAILS TO BE REMOVED

**DEVELOPER**  
ATD DEVELOPMENT, L.L.C.  
10000 W. 10th Street, Suite 100  
Denver, Colorado 80231  
Phone: (303) 441-2000  
Fax: (303) 441-2001

**CONSULTANTS**  
MUNICIPALITY STUDY GROUP  
10000 W. 10th Street, Suite 100  
Denver, Colorado 80231  
Phone: (303) 441-2000  
Fax: (303) 441-2001

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PRELIMINARY	10/15/02	J. BERRY	J. BERRY
2	REVISED	11/15/02	J. BERRY	J. BERRY
3	REVISED	12/15/02	J. BERRY	J. BERRY
4	REVISED	01/15/03	J. BERRY	J. BERRY
5	REVISED	02/15/03	J. BERRY	J. BERRY
6	REVISED	03/15/03	J. BERRY	J. BERRY
7	REVISED	04/15/03	J. BERRY	J. BERRY
8	REVISED	05/15/03	J. BERRY	J. BERRY
9	REVISED	06/15/03	J. BERRY	J. BERRY
10	REVISED	07/15/03	J. BERRY	J. BERRY
11	REVISED	08/15/03	J. BERRY	J. BERRY
12	REVISED	09/15/03	J. BERRY	J. BERRY
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96	REVISED	09/15/10	J. BERRY	J. BERRY
97	REVISED	10/15/10	J. BERRY	J. BERRY
98	REVISED	11/15/10	J. BERRY	J. BERRY
99	REVISED	12/15/10	J. BERRY	J. BERRY
100	REVISED	01/15/11	J. BERRY	J. BERRY



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SHEET 1 OF 4