



**Briefing of
The Maryland-National Capital Park and Planning Commission
October 20, 2004
Fairland Park
Staff Draft Trail Concept Plan**

Background:

- Staff for Prince George's County and Montgomery County have developed a trails concept for the planned Fairland Golf Course Community
- Staff worked within the framework of the currently proposed golf course layout
- The layout as submitted involves the development of currently owned parkland.
- The currently proposed layout requires the relocation of several of the trails, including the paved trail between Prince George's and Montgomery Counties.
- The Prince George's County side of the proposed development includes an approved Preliminary Plan (4-01070). No detailed site plan has been submitted to-date.
- In Montgomery County, a Preliminary Plan (1-05020) and a site plan (8-05006) have been submitted and are tentatively scheduled to be reviewed on November 18.

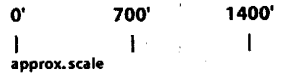
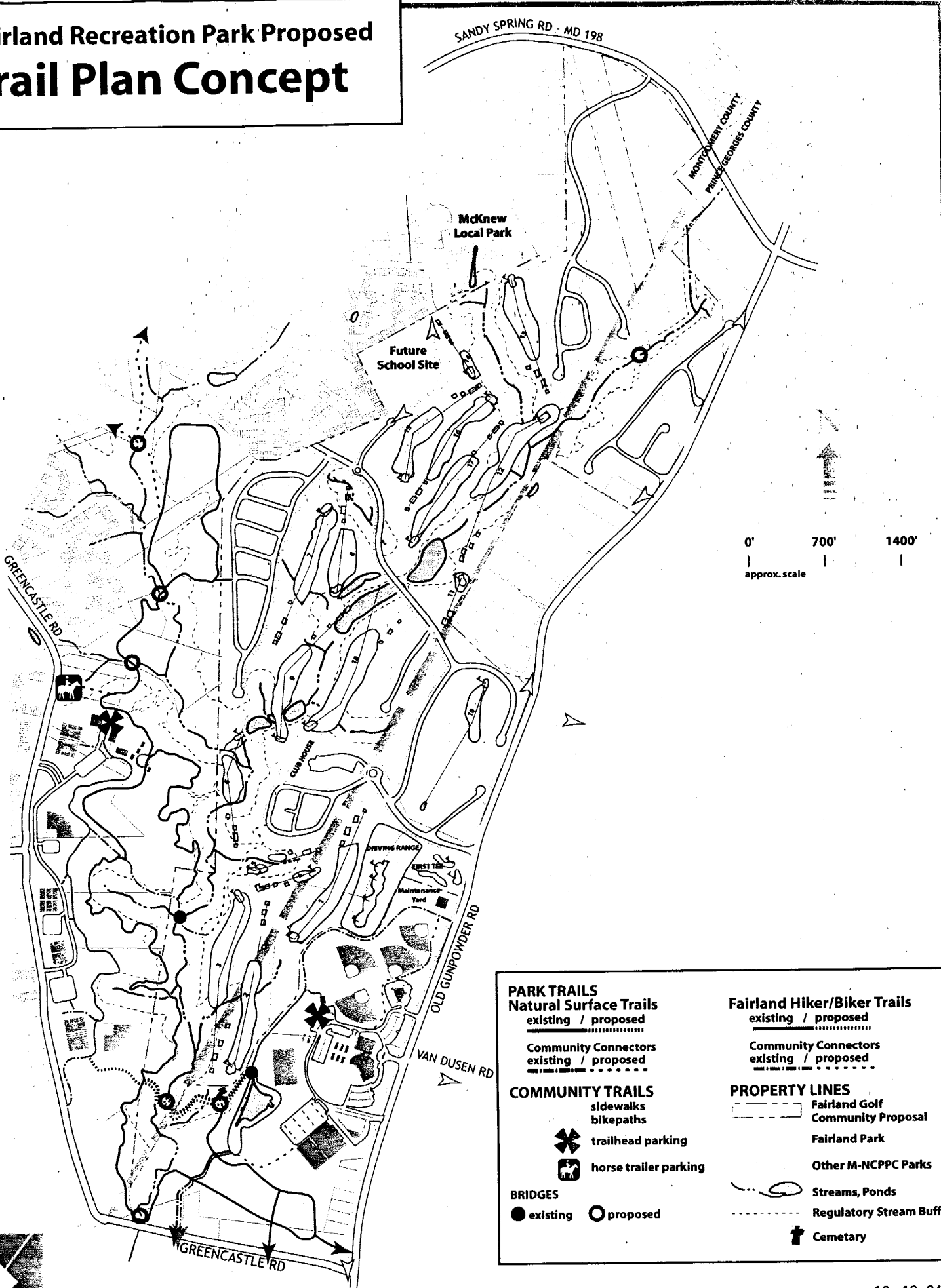
Miles of Existing and Planned Trails:

- **Existing Situation:** 4.25 miles of natural surface trails, 2.0 miles of asphalt trails (Many of the natural surface trails are "people's choice", informal trails that are not officially sanctioned park trails)
- **Staff Draft Trails Concept Plan:** 4.3 miles of natural surface trails and 2.6 miles of asphalt trails.
- **Current park master plan:** proposes approximately 2 miles of trails

Trail Concept Plan Specifics:

- Relocates the paved trail connection between Montgomery and Prince George's Counties
- Relocates the equestrian parking area to Greencastle Road in Montgomery County
- Relocates several trails due to environmental concerns
- Retains some of the volunteer trail work completed by MORE (Maryland Off-Road Enthusiasts)
- Provides linkages from all portions of the proposed residential development to the trail network and park facilities through a system of paved trails, natural surface trails, and sidewalks. Similar linkages are proposed for adjoining residential neighborhoods.

Fairland Recreation Park Proposed Trail Plan Concept



<p>PARK TRAILS Natural Surface Trails existing / proposed</p> <p>Community Connectors existing / proposed</p> <p>COMMUNITY TRAILS sidewalks bikepaths</p> <p> trailhead parking</p> <p> horse trailer parking</p> <p>BRIDGES ● existing ○ proposed</p>	<p>Fairland Hiker/Biker Trails existing / proposed</p> <p>Community Connectors existing / proposed</p> <p>PROPERTY LINES Fairland Golf Community Proposal Fairland Park Other M-NCPPC Parks Streams, Ponds Regulatory Stream Buffer Cemetary</p>
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OWNERSHIP TABULATIONS

<u>Ex. Ownership</u>	<u>Mont. Co.</u>	<u>Prince George's Co.</u>	<u>Total</u>
Total Land Area	313.94 ac.	127.0 ac.	440.94 ac.
Artery Ryland Fairland LLC	157.90 ac.	78.30 ac.	236.20 ac.
Public Land	156.04 ac.	48.7 ac.	204.74 ac.

***Includes privately owned land to be acquired by public sector**

<u>Prop. Ownership</u>			
Total Land Area	313.94 ac.	127.0 ac.	440.94 ac.
Artery Ryland Fairland LLC	116.55 ac.	67.2 ac.	183.75 ac.
Public Land	197.39 ac.	59.8 ac.	257.19 ac.

Transfer

Artery Ryland Fairland LLC to Public Sector	83.47 ac.	11.10 ac.	94.57 ac.
Public Sector to Artery Ryland Fairland LLC	42.54 ac.	0.0 ac.	42.54 ac.
Net Exchange	+40.93 ac	+11.10 ac	+52.03 ac.
	To Public Sector	To Public Sector	To Public Sector

Environmental Impacts

<u>Forest Clearing</u>	
Golf Course	52.70 ac.
Residential	<u>47.40 ac.</u>
Total	100.10 ac.

<u>Stream Buffer Encroachment</u>	
Golf Course	14.14 ac.
(Includes re-use of existing golf corridors)	
Residential	<u>1.96 ac.</u>
(Includes 8 residential lots)	
Total	16.10 ac.*

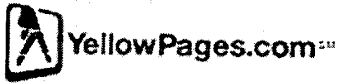
*Includes 9.0 acres of forested stream buffer

<u>Wetlands Disturbance</u>	
Permanent Wetland Loss (28,000 sf)	0.64 ac.
Conversion from forest to scrub/shrub wetland	1.64 ac.

Note: Conditions for approval of MDE Wetland/Waterway permit may affect Plan if impacts are deemed avoidable by MDE.

Environmental Mitigation/Compensation

Stream Restoration	600 l.f.
Stream Buffer Afforestation	5.14 ac.
Accelerated Stabilization and Reclamation Of Stump Dump	18.6 ac.
Water Quality Control of Off-Site Industrial Runoff	2.75 ac.



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ROCKY GORGE 4-SEASONS GOLF -FAIRWAY

LAUREL, MD 20707
Phone: (301) 725-0888

3.69 miles

GOLF COURSE REPORT

1522 AINSLEY RD, SILVER SPRING, MD 20904
Phone: (301) 680-9460

4.32 miles

HAMPSHIRE GREENS GOLF COURSE MAINTENANCE DEPARTMENT

614 FIRESTONE DR, SILVER SPRING, MD 20905
Phone: (301) 421-0165

4.57 miles

WHITE OAK GOLF COURSE

10911 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20903
Phone: (301) 593-6910

5.17 miles

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

4690 UNIVERSITY BLVD, COLLEGE PARK, MD 20740
Phone: (301) 935-0330

5.17 miles

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GOLF COURSE PRO SHOP AND TEE TIMES
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Phone: (301) 314-4653

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HAMPSHIRE GREENS GOLF COURSE
616 FIRESTONE DR, SILVER SPRING, MD 20905
Phone: (301) 476-7999

6.71 miles
NORTHWEST PARK GOLF COURSE
15711 LAYHILL RD, SILVER SPRING, MD 20906
Phone: (301) 598-6100

7.14 miles
DISC GOLF COURSE
COLLEGE PARK, MD 20740
Phone: (301) 699-2407

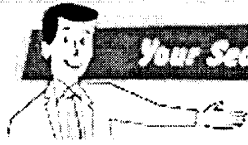
7.29 miles
SLIGO GOLF COURSE
9701 SLIGO CREEK PKWY, SILVER SPRING, MD 20901
Phone: (301) 585-6006

8.25 miles
TROTTERS GLEN GOLF COURSE FAMILY GOLF CENTER
16501 BATCHELLORS FOREST RD, OLNEY, MD 20832
Phone: (301) 570-7539

8.45 miles
HALLMONT CORPORATION
2900 LINDEN LN, SILVER SPRING, MD 20910
Phone: (301) 495-4679

8.52 miles
LINKS
7704 GEORGIA AVE NW, WASHINGTON, DC 20012
Phone: (202) 291-7939

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12250 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Phone: (301) 881-5400

11.07 miles

REDGATE MUNICIPAL GOLF COURSE

14500 AVERY RD, ROCKVILLE, MD 20853

Phone: (301) 309-3055

11.28 miles

GOLFSOUTH

7315 WISCONSIN AVE, BETHESDA, MD 20814

Phone: (301) 469-3675

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COUNTRY CLUB AT WOODMORE GOLF COURSE MAINTENAN

2807 ENTERPRISE RD, BOWIE, MD 20721

Phone: (301) 249-6116

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GOLF COURSES ENTERPRISE GOLF COURSE

2802 ENTERPRISE RD, MITCHELLVILLE, MD 20721

Phone: (301) 249-2040

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GOLF COURSES NEEDWOOD GOLF COURSE

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12.6 miles
EAST POTOMAC PARK GOLF COURSE
WASHINGTON, DC 20001
Phone: (202) 554-7660

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BLUE MASH GOLF COURSE
5821 OLNEY LAYTONSVILLE RD, GAITHERSBURG, MD 20882
Phone: (301) 670-1966

13.7 miles
FALLS ROAD PUBILC GOLF COURSE
10800 FALLS RD, POTOMAC, MD 20854
Phone: (301) 299-5156

14.03 miles
NIGHT HAWK GOLF CENTER
814 MARYLAND ROUTE 3 S, GAMBRILLS, MD 21054
Phone: (410) 721-9349

14.24 miles
TIMBERS AT TROY GOLF COURSE
ELLCOTT CITY, MD 21041
Phone: (410) 313-4653

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 7000 DORSEY RD, GAITHERSBURG, MD 20882
 Phone: (301) 977-1736

14.57 miles
LAYTONSVILLE GOLF COURSE
 7130 DORSEY RD, GAITHERSBURG, MD 20882
 Phone: (301) 948-5288

14.88 miles
NATIONAL PARK SERVICE
 970 OHIO DR SW, WASHINGTON, DC 20024
 Phone: (202) 488-8087

15.04 miles
MEDAPHIS SERVICES CORPORATION
 891 ELKRIDGE LANDING RD STE 210, LINTHICUM HEIGHTS, MD 21090
 Phone: (301) 621-2502

15.04 miles
MEDAPHIS ENTITLEMENT PROGRAM SERVICES
 891 ELKRIDGE LANDING RD, LINTHICUM HEIGHTS, MD 21090
 Phone: (410) 694-3200

16.34 miles
KEMPER OPEN GOLF TOURNAMENT
 10000 OAKLYN DR, POTOMAC, MD 20854
 Phone: (301) 469-3737

16.5 miles
WILLOW SPRINGS GOLF COURSE
 12960 LIVESTOCK RD, SYKESVILLE, MD 21784
 Phone: (410) 489-7700

17.78 miles
RENDITIONS GOLF COURSE
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Phone: (703) 532-5259

19.34 miles

EISENHOWER GOLF COURSE

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Phone: (410) 897-9046

19.72 miles

GOLFDOM

8203 WATSON ST, MC LEAN, VA 22102

Phone: (703) 790-8844

19.95 miles

CARROLL PARK GOLF COURSE

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