



City of Bowie

Regular City Council Meeting

Monday, April 3, 2023
Council Chambers - 8 p.m.

AGENDA

- I. CALL MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. QUORUM
- IV. AGENDA ADDITIONS/DELETIONS/AMENDMENTS
- V. CITIZEN PARTICIPATION
- VI. PRESENTATIONS
- VII. CITY BOARDS AND COMMITTEES
- VIII. COUNCIL ANNOUNCEMENTS
- IX. CITY MANAGER'S REPORT
- X. CONSENT AGENDA
 - A. Approval of February 21, 2023 Meeting Minutes
 - B. Approval of Proclamation P-4-23 Proclaiming April 22, 2023 as Earth Day in Bowie
 - C. Adoption of Resolution R-22-23 Awarding a Contract for Retaining Wall Removal and Grading Services at 12006 Towanda Lane
 - D. Adoption of Resolution R-24-23 Accepting Bid Proposal for Maintenance of Roadside Drainage Swales
- XI. OLD BUSINESS
- XII. NEW BUSINESS
 - A. Environmental Advisory Committee Priorities - The Environmental Advisory Committee Chair will present the Committee's highest priority project - improved landscaping and aesthetics at Levitt stormwater pond retrofit sites. A potential pilot project at the Midwood Lane pond will be the focus of the presentation.
 - B. Tanglewood Property Master Plan Presentation - The Department of Community Services, with the assistance of Lynette Pinhey of Human & Rohde, Inc., will present to City Council the draft master plan that has been prepared based on stakeholder and staff input - **Public Hearing**
- XIII. ADJOURNMENT

Note: The Ethics Commission has advised that under certain circumstances, members of the public may qualify as lobbyists when they testify before the City Council. If so, the Bowie Ethics Ordinance requires that certain information be filed with the Ethics Commission. Please review the information about lobbying that is provided with the City Clerk. If you have any questions about lobbying, please contact the Ethics Commission or the Assistant City Manager.

This meeting will be televised live on Verizon Channel 10 and Comcast Channel 71 and 996, repeated on 4/5/23 and 4/8/23 at 7:00 p.m., and [web-streamed live](#).

For a closed-captioned version of the meeting video, please go to <https://www.youtube.com/user/cityofbowiemd/playlists> and select the 2023 Council Meetings list. Once the meeting video opens, be sure to click on “CC” button to turn on closed captioning.

NEXT SPECIAL MEETING OF THE BOWIE CITY COUNCIL - MONDAY, APRIL 10, 2023 - COUNCIL CHAMBERS - 8:00 P.M.

REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, FEBRUARY 21, 2023

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, February 21, 2023, in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams, Mayor Pro Tem Ndebumadu, Councilmembers Estève, Gardner, and Woolfley, Assistant City Manager Mears, City Attorney Levan, Assistant to the City Clerk Fifer, and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Pro Tem Ndebumadu motioned to remove Item D under Old Business "Discussion/Request for Approval for a retirement celebration in honor of Judge Sheila Adams" from the agenda. Councilmember Gardner second the motion. Motion passed 3-1-1 (Estève voted no, Adams abstained).

CITIZEN PARTICIPATION:

Assistant to the City Clerk Fifer stated that 8 written comments were received and would be attached to the minutes for the record.

1. Milly Hall – Spoke against tobacco store being open 24 hours near a residential area.
2. Patrice Murray - Spoke against tobacco store being open 24 hours near a residential area.
3. Terry Nuriddin - Spoke against tobacco store being open 24 hours near a residential area.
4. Maureen Quinones, Samuel Ogle Middle School – Spoke about Environmental Awareness Art Project done by students that are displayed in the City Hall lobby for the next week.
5. Rhonda Billingslea - Spoke against tobacco store being open 24 hours near a residential area.
6. Connie Carter – Spoke in support of renaming the dog park after former Councilmember Dennis Brady.
7. Lisa Babin/Timothy Holmes – Spoke against the development of a storage facility on Elder Oaks Blvd.
8. Gary Allen – Spoke in support of renaming dog park after former Councilmember Dennis Brady.

PRESENTATIONS:

A. Administration of Oath of Office by Mayor Timothy J. Adams to Jarryd Hawkins, At-Large, and Clinton Truesdale, Sr., District 3 – Jarryd Hawkins was sworn in as an At-Large Councilmember and Clinton Truesdale, Sr. was sworn in as the District 3 Councilmember. District 23 State Delegate Adrian Bofo presented commendations to the new Councilmembers on behalf of the District 23 team (Senator Ron Watson, Delegate Marvin Holmes, Delegate Kym Taylor, and himself) and the State of Maryland.

B. Remarks by Newly Appointed Councilmember - Councilmember Hawkins and Councilmember Truesdale thanked their family and friends for their support, and thanked Council for selecting them, and said they looked forward to serving the City and its residents.

C. Presentation of Proclamation P-3-23 to the Bowie High School Marching Band – Mayor Adams presented Proclamation P-3-23 to the Bowie High School Marching Band for their performance at Governor's Moore Inauguration.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

Councilmember Gardner motioned to appoint Mr. Leslie Kaunitz to the Public Safety Committee for a 2-year term. Mayor Pro Tem Ndebumadu second the motion. Motion passed 7-0. Mayor Adams swore in Mr. Kaunitz to the Public Safety Committee.

COUNCIL ANNOUNCEMENTS:

Mayor Pro Tem Ndebumadu recognized the constituents who came forward to share their concerns about the tobacco store in Pointer Ridge. Councilmember Ndebumadu asked City Attorney Levan if they could do any of the things that residents asked them to do regarding the tobacco store. City Attorney Levan said Council has no authority to exercise any control over land use issues, however they could write a letter to County Council expressing the City Council's concern. Mayor Pro Tem Ndebumadu suggested residents reach out to County Council as well to voice their concerns and desires.

Mayor Pro Tem Ndebumadu spoke about the International Council of Shopping Centers Conference that will be held in May and stated that she and Councilmember Gardner will be attending that conference. She spoke of wanting to create a survey for residents to provide feedback on what businesses they would like to see in Bowie. In addition, she spoke of wanting to hold a developer roundtable to find out industry trends.

Councilmember Estève stated he agreed with Mayor Pro Tem Ndebumadu and Assistant City Manager Mears' comments but cautioned that there is a major disconnect between what residents say they want and what they actually do regarding redevelopment and businesses/spending and the City should take caution prior to spending any additional money for studies as there is the potential to spend a lot of money and not end up with any actionable products. It's a word of caution but he otherwise supports the spirit of what Council is trying to do.

Councilmember Gardner echoed the words of Mayor Pro Tem Ndebumadu and Councilmember Estève but stated that something does need to be done and asked the City Attorney if the information shared with Mayor Pro Tem Ndebumadu on what actions Council can take regarding businesses and uses could be shared with the residents so they understand that Council is not involved in the retail process. City Attorney Levan cannot provide advice to the public but could work with the City Manager's Office and the Planning Department for them to create sharable information.

Mayor Adams shared with the new Councilmembers that there is limited control that Council has

on a lot of things and said it is about educating the public. He also wanted them to know that there is a mischaracterization that they were trading a tobacco shop for a school and that Council has been working hard to keep Pointer Ridge open and to see what they can do.

CITY MANAGER'S REPORT:

Assistant City Manager Mears, on behalf of City staff, welcomed and congratulated Councilmember Hawkins and Councilmember Truesdale and stated that staff looks forward to working with them. He also stated that City staff have been working hard on the preparation of the City budget which will be presented soon to Council. It is the opportunity to get into the policy direction and the guidance to City staff for the next fiscal year.

CONSENT AGENDA:

Councilmember Gardner made a motion to approve Consent Agenda items: A) Adoption of Resolution R-11-23 Accepting Bid for the Replacement of Generators and Automatic Transfer Switches at Water Well and Wastewater Pump Station Facilities B) Adoption of Resolution R-12-23 Accepting Bid Proposal for Maintenance of Roadside Drainage Swales and C) Adoption of Resolution R-13-23 Waiving the Competitive Bidding Requirement of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Authorizing the City Manager to Enter Into an Agreement for the Purchase of Two (2) Generac Mobile Light Towers. Mayor Pro Tem Ndebumadu seconded the motion. Motion passed 7-0.

NEW BUSINESS:

A. FY23 Mid-Year Budget Report – Assistant City Manager Daniel Mears gave the FY23 Mid-Year Budget Report to Council, including discussing progress on objectives from many departments. Finance Director Byron Matthews provided additional information including revenue and expense numbers, this year versus last year.

Councilmember Esteve asked for the status of the replacement of the Whitemarsh bridge. Assistant City Manager Mears responded that it is on track for completion in early spring.

Councilmember Woolfley asked about the updates to the stage at Allen Pond Park. Community Services Director Sally Hein responded that they are recommending to scale back the stage on the same site, more modular, that way the picnic area will not need to be relocated and it will save money for the city.

B. Employee Comp Time Policies – Human Resources Director Steven Haley briefed Council on the City's employee comp (compensatory) time policies for both exempt and non-exempt employees. The policy is in accordance with the Fair Labor Standards Act. The City offers comp time to salaried employees at normal rate not time and a half.

Mayor Pro Tem Ndebumadu would like to see the dollar amounts of hourly versus salary. Mr. Haley will prepare the numbers and forward to Council.

Mayor Pro Tem Ndebumadu thanked Mr. Hailey for his report.

C. Pickleball Courts at Glen Allen Park – At Council's request, Community Services Director Sally Hein conducted an analysis on the potential of having pickleball courts at Glen Allen Park, or elsewhere in the City, and provided her research to Council. Council concurred to give Ms. Hein additional time to look into this more thoroughly and will have the topic brought back at a future meeting.

D. Discussion/Request for Approval for naming the City's Dog Park in honor of former Councilmember Dennis Brady – Council concurred for staff to determine the costs and plan for rededicating the Dog Park and will bring that information back to Council at a future meeting for a vote.

ADJOURNMENT:

Mayor Pro Tem Ndebumadu motioned to adjourn the Regular City Council meeting. Councilmember Estève second the motion. Motion passed 7-0. The meeting adjourned at 10:34 p.m.

Respectfully submitted,

Carolyn Fifer, CMC
Assistant to the City Clerk

From: [Awilda Hernandez](#)
To: [Alfred Lott](#); [Daniel Mears](#)
Cc: [Carolyn Fifer](#)
Subject: Fwd: {EXTERNAL}: Peaceful Protest To Let You Know – The Tobacco Store Has To Go: Sponsored by the Civic Engagement Committee of the Collington Station HOA, Inc.
Date: Tuesday, February 21, 2023 12:00:30 PM

FYI...

Awilda Hernandez, MMC
City Clerk

Begin forwarded message:

From: GAIL BASS <gail.bass@verizon.net>
Date: February 21, 2023 at 9:39:19 AM EST
To: Awilda Hernandez <ahernandez@cityofbowie.org>, Rosann Ndebumadu <rndeumadu@cityofbowie.org>, Timothy Adams <tadams@cityofbowie.org>, Henri Gardner <hgardner@cityofbowie.org>, Michael Esteve <mesteve@cityofbowie.org>, Dufour Woolfley <dwoolfley@cityofbowie.org>
Subject: {EXTERNAL}: Peaceful Protest To Let You Know – The Tobacco Store Has To Go: Sponsored by the Civic Engagement Committee of the Collington Station HOA, Inc.

Dear Bowie City Official:

This 24/7 tobacco shop has been permitted to open in the Bowie Pointer Ridge Shopping Center. This is UNACCEPTABLE.

We want your support in having it closed immediately.

This unsavory retail creates an unnecessary hang-out and will endanger the safety of all who come to shop, including Bowie children who come to the shopping center to the Sky-Zone and the many Bowie senior citizens who live in the Pointer Ridge vicinity and currently walk to do the little shopping the center still offers.

The presence of this type of retail will not only plummet the value of our precious homes but also lower the respectability of our Bowie neighborhoods.

As a Bowie resident, I ask you to do the following:

1. Pass an emergency ordinance disallowing any 24/7 tobacco shops.
2. Inventory the existing vacant Bowie retail spaces and forbid this type of use.
3. Legally inquire into the (a) enabling statutory law for this type of retail and (b) request the Prince George's County Delegation to pass emergency disabling legislation.

4. Trace the systemic State and County process used to fast track this type of retail.

5. Legally challenge Prince George's County CB-009-2023, which is an attempt to control these types of establishments, not eradicate them from residential neighborhoods.

As a Bowie resident, I am asking you to do these things and anything else that will eliminate this toxic venue from our residential communities.

Constituent and Voter,

David & Gail Bass

15105 Johnstone Lane, Bowie, MD 20721

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Awilda Hernandez

From: Awilda Hernandez
Sent: Monday, February 20, 2023 6:36 PM
To: Carolyn Fifer
Subject: Fwd: {EXTERNAL}: Tobacco Store 24/7 Pointer Ridge Shopping Center

Awilda Hernandez, MMC
City Clerk

Begin forwarded message:

From: D Cuning <dcunning39@yahoo.com>
Date: February 20, 2023 at 5:32:54 PM EST
To: Awilda Hernandez <ahernandez@cityofbowie.org>
Subject: {EXTERNAL}: Tobacco Store 24/7 Pointer Ridge Shopping Center

Concern over the Tobacco Store located in the Pointer Ridge Shopping Center located on Route 301 in South Bowie. It is my understanding that this business is allowed to operate 24 hours a day, 7 days a week. Many in the near-by Pointer Ridge and Ternberry housing communities have only recently learned of the relatively new business establishment and are deeply concerned about such a business establishment. I would like to share my concerns about the 24/7 Tobacco Store during the Public Comment period at the Bowie City Council Meeting on February 21, 2023.

There exist multiple establishments in the City of Bowie (especially along Route 301) that currently sale Tobacco Products 24 hours a day. This includes an existing gas station located at Route 301 and Pointer Ridge Rd. (less than 500 feet away) from this newly established business. Tobacco products continue to be a health risk for the public and a leading cause of Cancer. This new business is located in a shopping center near a Dollar Tree Store and the Sky Zone, businesses that are frequented by young people. While zoning laws may allow for such establishments to be located in neighborhood shopping centers, this business at this location, and the only business operating 24 hours a day in the shopping center, that markets products that are a known health risk for the public, appears to be poor choice for the City of Bowie. If we cannot do anything else, let us at least limit this business operating hours to a reasonable period of 10-12 hours a day. However, the City of Bowie does not need any more businesses that sale products that present a known risk to the community.

Thank you.

David Cunningham,
Resident of Ternberry 20 years,
City of Bowie, MD.

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https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=76932368-89CBnfm1uoCk&r_address=ernandez%40cityofbowie.org&report=

Awilda Hernandez

From: Awilda Hernandez
Sent: Tuesday, February 21, 2023 3:22 PM
To: Alfred Lott; Daniel Mears
Cc: Carolyn Fifer
Subject: Fwd: {EXTERNAL}: 24 / 7Tobacco Shop Pointer Ridge Shopping Center

FYI...

Awilda Hernandez, MMC
City Clerk

Begin forwarded message:

From: "G. Anthony Williams" <gawilliams105@gmail.com>
Date: February 21, 2023 at 2:41:37 PM EST
To: Awilda Hernandez <ahernandez@cityofbowie.org>, Rosann Ndebumadu <rndebumadu@cityofbowie.org>, Timothy Adams <tadams@cityofbowie.org>, Henri Gardner <hgardner@cityofbowie.org>, Michael Esteve <mesteve@cityofbowie.org>, Dufour Woolfley <dwoolfley@cityofbowie.org>
Subject: {EXTERNAL}: 24 / 7Tobacco Shop Pointer Ridge Shopping Center

Dear Bowie City Official: This 24/7 tobacco shop has been permitted to open in the Bowie Pointer Ridge Shopping Center. This is UNACCEPTABLE. We want your support in having it closed immediately. This unsavory retail creates an unnecessary hang-out and will endanger the safety of all who come to shop, including Bowie children who come to the shopping center to the Sky-Zone and the many Bowie senior citizens who live in the Pointer Ridge vicinity and currently walk to do the little shopping the center still offers. The presence of this type of retail will not only plummet the value of our precious homes but also lower the respectability of our Bowie neighborhoods. As a Bowie resident, I ask you to do the following: 1. Pass an emergency ordinance disallowing any 24/7 tobacco shops. 2. Inventory the existing vacant Bowie retail spaces and forbid this type of use. 3. Legally inquire into the (a) enabling statutory law for this type of retail and (b) request the Prince George's County Delegation to pass emergency disabling legislation. 4. Trace the systemic State and County process used to fast-track this type of retail. 5. Legally challenge Prince George's County CB-009-2023, which is an attempt to control these types of establishments, not eradicate them from residential neighborhoods. As a Bowie resident, I am asking you to do these things and anything else that will eliminate this toxic venue from our residential communities.

Constituent and Voter

Glenn & Sheryl Williams
105 Johnsberg lane
Bowie, Maryland 20721

Awilda Hernandez

From: Hon. Dr. Isaac C. Trouth, III <itrouth@aol.com>
Sent: Tuesday, February 21, 2023 6:40 PM
To: Carolyn Fifer
Subject: {EXTERNAL}: Fw: Celebration for Sheilla Adams

FYI

----- Forwarded Message -----

From: Hon. Dr. Isaac C. Trouth, III <itrouth@aol.com>
To: Tim Adams <tadams@cityofbowie.org>; Awilda Hernandez <ahernandez@cityofbowie.org>
Cc: hgardner@cityofbowie.org <hgardner@cityofbowie.org>; Rosann Ndebumadu <rndebumadu@cityofbowie.org>; Michael Estève <mesteve@cityofbowie.org>; DuFour Woolfley <dwoolfley@cityofbowie.org>
Sent: Tuesday, February 21, 2023 at 06:38:11 PM EST
Subject: Celebration for Sheilla Adams

Hello All,

Why is the celebration for Mayor Adams's wife an agenda item? Rephased, why is the City of Bowie considering this as an expense? Why this expense when our City Expenses exceed our City Income? Please help me understand the rationale behind the decision. Thank You!

Regards,

Dr. Isaac C. Trouth, III
Former Mayor Pro Tem and District \$ Council Member
City of Bowie Maryland
15204 Dalebrooke Drive
Bowie, MD 20721

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Awilda Hernandez

From: Hon. Dr. Isaac C. Trouth, III <itrouth@aol.com>
Sent: Tuesday, February 21, 2023 6:41 PM
To: Carolyn Fifer
Subject: {EXTERNAL}: Fw: The Tobacco Store has to Go! (Citizen Participation)

FYI

----- Forwarded Message -----

From: Hon. Dr. Isaac C. Trouth, III <itrouth@aol.com>
To: Tim Adams <tadams@cityofbowie.org>; Awilda Hernandez <ahernandez@cityofbowie.org>
Cc: hgardner@cityofbowie.org <hgardner@cityofbowie.org>; dwoolfley@cityofbowie.org <dwoolfley@cityofbowie.org>; mesteve@cityofbowie.org <mesteve@cityofbowie.org>; rndebumadu@cityofbowie.org <rndebumadu@cityofbowie.org>
Sent: Tuesday, February 21, 2023 at 06:24:55 PM EST
Subject: The Tobacco Store has to Go! (Citizen Participation)

Subject: The Tobacco Store has to Go! (Citizen Participation)

Dear Mayor Adams, and Bowie Council members,

It has come to my attention that a 24/7 tobacco shop has been permitted to open in the Pointer Ridge Shopping Center. This is **UNACCEPTABLE**.



This unsavory retail creates an unnecessary hang-out and will endanger the safety of all who come to shop, including the children who come to the shopping center to the Sky- Zone and the many senior citizens who live in the Pointer Ridge vicinity and currently walk to do the little shopping the center still offers.

The presence of this type of retail will not only plummet the value of our precious homes but also lower the respectability of our neighborhoods. Currently within one mile on both sides of the Pointer Ridge Shopping Center housing developments are being built. Both communities are asking upwards of \$600,000 for a townhome. Most of the homes in a two-mile radius of this shopping center are valued at over \$400,000.

I will make two points and close:

1. Predatory strategies that intentionally compromise the health and well-being of our children and seniors will not be tolerated in our community.
2. Both new developments are mixed use zone – no reputable businesses will want to come to a community with a 24-hour tobacco shop. The value of not only our properties, but the new builds as well will fall with the addition of the tobacco shop.

It is your duty to revoke this permit must be revoked immediately. I am requesting that you use the legislative powers invested in your position to do so today.

Regards,

Former Mayor Pro Tem and District 4 Council Member

Dr. Isaac C.Trouth, III
15204 Dalebrooke Drive
Bowie, MD 20721

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From: [Awilda Hernandez](#)
To: [Carolyn Fifer](#)
Cc: [Alfred Lott](#); [Daniel Mears](#)
Subject: Fwd: {EXTERNAL}: Letter for City Council On 2 - 21-2023 Meeting. Keep Pointer Ridge Elementary School open and close Tobacco Store Opening
Date: Tuesday, February 21, 2023 6:20:59 PM

This could count as a citizen comment.
Awilda Hernandez, MMC
City Clerk

Begin forwarded message:

From: Melissa Richardson <ladymelissa@solace2you.org>
Date: February 21, 2023 at 5:53:33 PM EST
To: Timothy Adams <tadams@cityofbowie.org>, Awilda Hernandez <ahernandez@cityofbowie.org>
Cc: ladymelissa@solace2you.org
Subject: {EXTERNAL}: Letter for City Council On 2 - 21-2023 Meeting. Keep Pointer Ridge Elementary School open and close Tobacco Store Opening

Dear Bowie City Council:

In support of the Civic Engagement Committee of the Collington Station HOA, Inc. and its President and Board of Directors, I seek your help and support in keeping Pointer Ridge Elementary School open and the 24/7 Tobacco Stores closed.

Bowie needs to help sustain a safe, healthy, and viable community and community life for our children and our future. We know that one cannot do that by closing neighborhood schools and opening tobacco shops. That type of action is UNACCEPTABLE.

While there are other policy matters that may require attention, these two are critical at this moment:

1. Opening of tobacco shops; and
2. Closing of Pointer Ridge Elementary School.

As our elected officials we count on you to take the responsibility and the duty to regulate and legislate laws and rules that protect and promote the well-being of our citizens. We want you to help us do just that. And we know that all citizens impacted will persuade and convince their neighbors to stand against this action to harm our community.

The Tobacco Store has to go. It sends the wrong message and degrades our community.

Sincerely,
Melissa Richardson
Bowie Resident Since 1995

Sent from my Galaxy

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Awilda Hernandez

From: hallmilly <hallmilly@aol.com>
Sent: Tuesday, February 21, 2023 4:38 PM
To: Carolyn Fifer
Subject: {EXTERNAL}: FW: The Tobacco Store has to Go! (Citizen Participation)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Milly Hall <hallmilly@aol.com>
Date: 2/21/23 3:28 PM (GMT-05:00)
To: tadams@cityofbowie.org, ahernandez@cityofbowie.org, hgardner@cityofbowie.org, dwoolfley@cityofbowie.org, mesteve@cityofbowie.org, rndebumadu@cityofbowie.org
Cc: Milly Hall <hallmilly@aol.com>
Subject: The Tobacco Store has to Go! (Citizen Participation)

Dear Mayor Adams, and Bowie Council members,

It has come to my attention that a 24/7 tobacco shop has been permitted to open in the Pointer Ridge Shopping Center. This is **UNACCEPTABLE**.



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2. Both new developments are mixed use zone – no reputable businesses will want to come to a community with a 24-hour tobacco shop. The value of not only our properties, but the new builds as well will fall with the addition of the tobacco shop.

It is your duty to revoke this permit must be revoked immediately. I am requesting that you use the legislative powers invested in your position to do so today.

Your Constituent Voter and Taxpayer,

Milly Hall
14404 Dunstable Court
Bowie Maryland 20721
301-275-2490

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Awilda Hernandez

From: Awilda Hernandez
Sent: Monday, February 20, 2023 6:37 PM
To: Carolyn Fifer
Subject: Fwd: {EXTERNAL}: Retirement proposal for Judge Adams

Awilda Hernandez, MMC
City Clerk

Begin forwarded message:

From: Daniel Mears <dmears@cityofbowie.org>
Date: February 20, 2023 at 3:52:04 PM EST
To: Awilda Hernandez <ahernandez@cityofbowie.org>, Alfred Lott <alott@cityofbowie.org>
Subject: Fwd: {EXTERNAL}: Retirement proposal for Judge Adams

FYI

Daniel Mears - dmears@cityofbowie.org

Begin forwarded message:

From: Norman Hendrickson <norman1956@verizon.net>
Date: February 20, 2023 at 3:39:15 PM EST
To: Daniel Mears <dmears@cityofbowie.org>
Subject: {EXTERNAL}: Retirement proposal for Judge Adams
Reply-To: Norman Hendrickson <norman1956@verizon.net>

Sir,
When I read the agenda for this weeks City Council Meeting, I was disturbed to find that there is a proposal to spend city funds to celebrate the retirement of a District Court judge, whose only connection to Bowie, is being the wife of the mayor. Judge Shellia Adams has no other connections to our fair city other than being Mayor Adams wife.

Norman Hendrickson
Psalm 56:3-4

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PROCLAMATION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
PROCLAIMING APRIL 22, 2023, AS EARTH DAY
IN BOWIE

WHEREAS, the first Earth Day was celebrated fifty-three years ago and is now celebrated by communities across the globe; and,

WHEREAS, the City seeks to involve all residents in Earth Day activities to increase awareness of and participation in environmental protection;

WHEREAS, the City has held a number of events leading up to Earth Day to celebrate nature;

WHEREAS, the City Council, Green Team, Environmental Advisory Committee, and staff work diligently to provide residents with a healthy, sustainable environment improving tree canopy, energy efficiency, and water resources.

NOW, THEREFORE, BE IT PROCLAIMED that the Council of the City of Bowie, Maryland, hereby proclaims April 22, 2023, as Earth Day in the City of Bowie.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on the third day of April 2023.

Bowie City Council
Timothy J. Adams
Mayor

Attest:

Awilda Hernandez
City Clerk



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Contract Award for Retaining Wall Removal and Grading Services Project
Resolution R-22-23

DATE: 03/30/2023

On January 13, 2023, the Department of Community Services issued an Invitation for Bids for retaining wall removal and grading services at 12006 Towanda Lane, Bowie, Maryland to satisfy a court-ordered abatement.

On February 13, 2023, three (3) bids were received and opened. The results were as follows:

<u>Firm</u>	<u>Total</u>
Go Pro Construction, LLC	\$34,400.00
Mona Contracting, LLC	\$92,621.00
Rainbow Construction Corporation of Waldorf	\$169,000.00

Adequate funds are available in the FY23 Housing Inspection and Code Compliance Professional Services budget (01210-51125) to award this project.

When evaluating the proposals received, staff considered the expertise and experience of each firm and successful completion of similar projects. The low bid submitted by Go Pro Construction, LLC was determined to be both responsible and responsive.

Upon confirming the understanding of the scope of work, completion timeline, and verifying references for Go Pro Construction, LLC, the Department of Community Services recommends a contract be awarded to Go Pro Construction, LLC, located in Gaithersburg, Maryland in the amount of \$34,400.00 for the work specified in the Invitation for Bids.

I concur with the recommendation of the Department of Community Services and request your approval of R-22-23.

ATTACHMENTS: 1. 20230403 - Resolution R-22-23

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AWARDING A CONTRACT FOR RETAINING WALL REMOVAL AND GRADING
SERVICES AT 12006 TOWANDA LANE

WHEREAS, the City of Bowie has been granted a court order to perform an abatement at 12006 Towanda Lane in Bowie, Maryland; and

WHEREAS, the City intends to remove a failed retaining wall and grade the land to carry out the court ordered abatement; and

WHEREAS, an Invitation for Bids was issued for the work that had a closing date of February 13, 2023 at 11:00 a.m., at which time three bids were received that ranged from \$34,400 to \$169,000; and

WHEREAS, staff has reviewed the three bids received and determined the \$34,400.00 bid submitted by Go Pro Construction, LLC located in Gaithersburg, Maryland is the lowest most responsive and responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland that the City Manager is hereby authorized to enter into an Agreement with Go Pro Construction, LLC in the amount of \$35,400.00 to provide retaining wall removal and grading services at 12006 Towanda Lane.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on April 3, 2023.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, City Clerk

Timothy J. Adams, Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Bid Award for Drainage Swale Maintenance - Resolution R-24-23

DATE: 03/30/2023

On February 21, 2023, Council awarded the Maintenance of Roadside Drainage Swales Project to Bright Masonry, Inc. of Fairfax, VA (R-12-23).

After award, Bright Masonry, Inc. contacted the Public Works Department with concern that the award (\$100,000.00) was for more than the bid total amount (\$58,000).

The bids were based on estimated quantities of work listed in the City's bid document for the purpose of bid evaluation only. The maintenance of drainage swales contract is a unit price contract. Unit prices are established in the contract, and the quantity of work is directed by the Public Works Department to maximize work completed within the available budget.

After discussion with staff and the City Attorney, it was recommended that the City reduce the award amount to \$58,000.00 and any additional work will be done through the City's change order process.

The Public Works Department recommends awarding this bid to Bright Masonry, Inc. in the amount of \$58,000. This is within the budgeted amount in the FY23 Public Works Streets Repair/Maintenance Budget.

I concur with the above recommendation and request your approval of R-24-23.

ATTACHMENTS: 1. 20230403 - Resolution R-24-23

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
ACCEPTING BID PROPOSAL FOR
MAINTENANCE OF ROADSIDE DRAINAGE SWALES

WHEREAS, on February 21, 2023, Council awarded the Maintenance of Roadside Drainage Swales Project to Bright Masonry, Inc. of Fairfax, VA (R-12-23); and

WHEREAS, after award, Bright Masonry, Inc. contacted the Public Works Department with concern that the award (\$100,000.00) was for more than the bid total amount (\$58,000.00); and

WHEREAS, after discussion with staff and the City Attorney, it was recommended that the City reduce the award amount to \$58,000.00 and any additional work will be done through the City's change order process; and

WHEREAS, based on the City's Fiscal Year 2023 Public Works Streets Repair/Maintenance Budget for maintenance of drainage swales, the Public Works Department recommends awarding this bid to Bright Masonry, Inc. of Fairfax, VA in the amount of \$58,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Council hereby accepts the bid proposal of \$58,000.00 and authorizes the City Manager to sign a Contract with Bright Masonry, Inc. of Fairfax, VA in the amount of \$58,000.00.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on April 3, 2023.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez
City Clerk

Timothy J. Adams
Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Environmental Advisory Committee Priorities

DATE: 03/30/2023

Each year the Environmental Advisory Committee develops priorities and presents them to Council. The Committee unanimously voted to set as its highest priority to make recommendations for improved landscaping at City-owned stormwater ponds. At this meeting, Committee Chair Abby Snyder will present the results of a small workgroup of EAC members and staff from the Department of Planning and Sustainability. Additional priorities will be presented at a future meeting.

ATTACHMENTS: 1. 20230403 - EAC Presentation



An Environmental Advisory
Committee & Staff partnership

Rethinking Landscaping at City Stormwater Facilities: Sustainable Solutions

Objectives

1

Identify improvements to landscaping at stormwater ponds and why these changes are needed

2

Propose a plan for a pilot area
(Midwood Lane stormwater pond)

3

Recommend updated landscaping specifications and maintenance tasks



Part 1:

Background



Current Practices

- Decrease the City's canopy of mature trees
- Provide little to no focus on native plants and shrubs despite their proven benefits
- Minimize the importance of a robust landscaping plan



Climate Action Plan

- City Government Section: Carbon Sequestration
 - Update DPW Specifications to address native species use in stormwater projects
- Reduce community-wide greenhouse gas by 50 % by the year 2030





Part 2:

Action

What's Next?

1

Establish a pilot planting area, using donated native plants, based on successful regional models.

2

Update internal specifications so that, when possible, DPW will use native plants, and protect the landscaping budget even when unexpected costs arise.

Pilot Area: Midwood Pond

Engineer's Plan



20 22 Aerial



Pilot Area: Midwood Pond

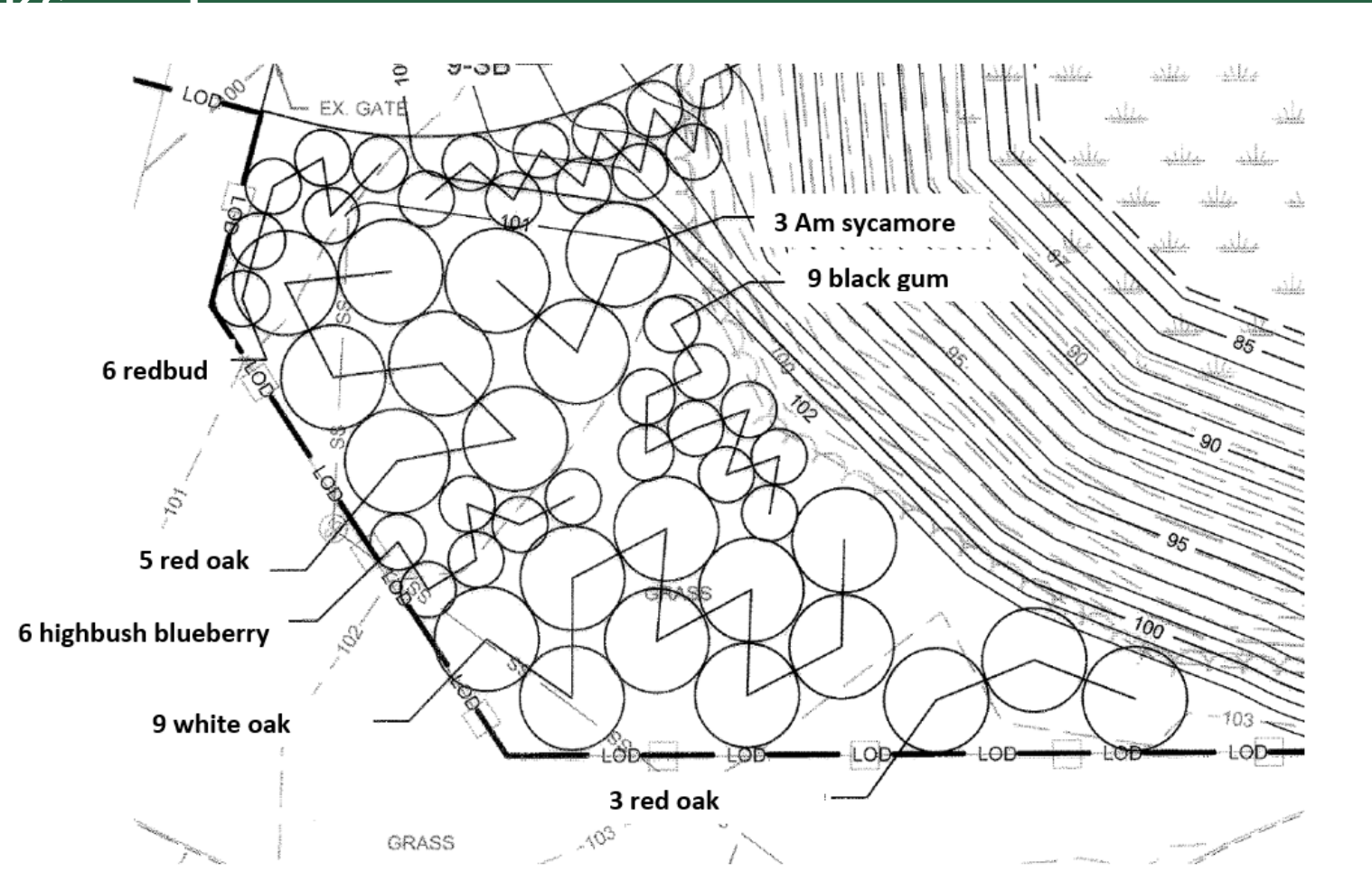


Planned Landscaping

- 6 Redbuds
- 8 Red Oaks
- 9 White Oaks
- 3 Am Sycamore
- 9 Black gum
- 10 Staghorn Sumac
- 6 Highbush blueberry

Landscaping Installed

- 2 Southern magnolias



Pilot Area: Goal and Process

Goal: Improve landscaping in the pilot area of this stormwater pond

Step 1

Native plants are being grown free of charge at the USGS Native Bee Lab at Patuxent Wildlife Refuge.

Step 2

A volunteer base will be assembled through the Green Team, EAC, school Green Teams, scout troops, and more.

Step 3

Free woodchips will be provided by a local tree removal company and spread by volunteers.

Step 4

Perennial native wildflowers will be planted in September.

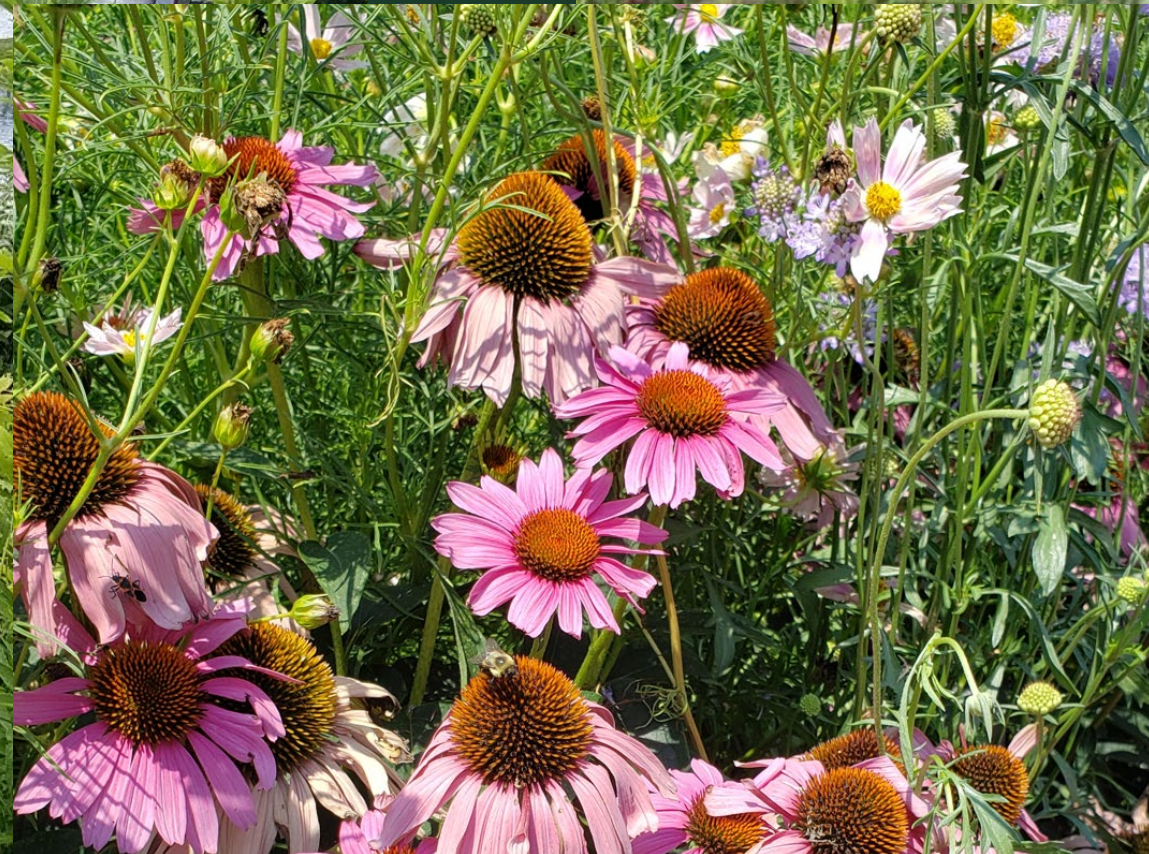
Step 5

These native plants will require two growing seasons of continued care, provided by volunteers.

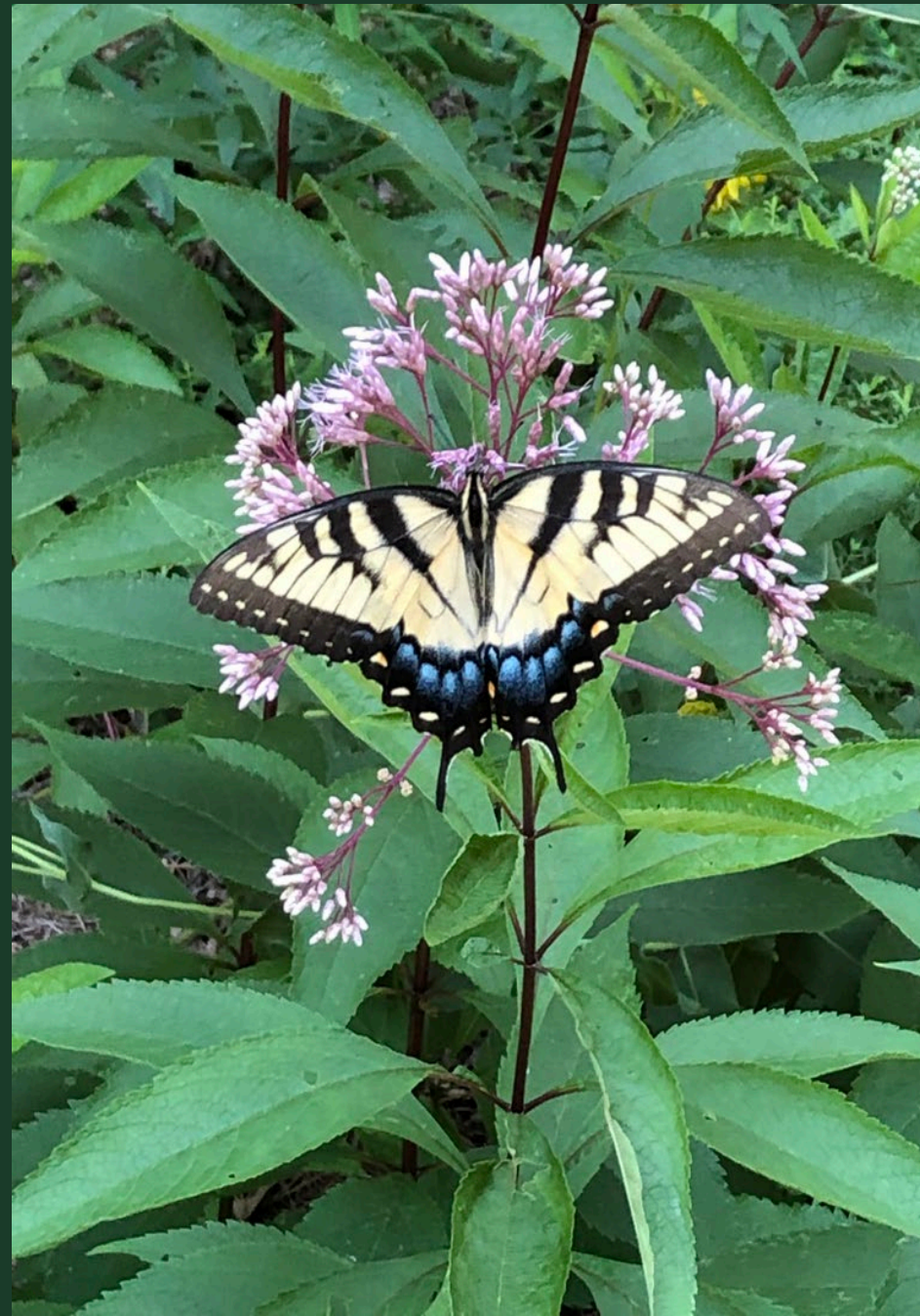
Step 6

Additional areas may be added, and shrubs & canopy trees will be planted in appropriate areas.

Our Goal



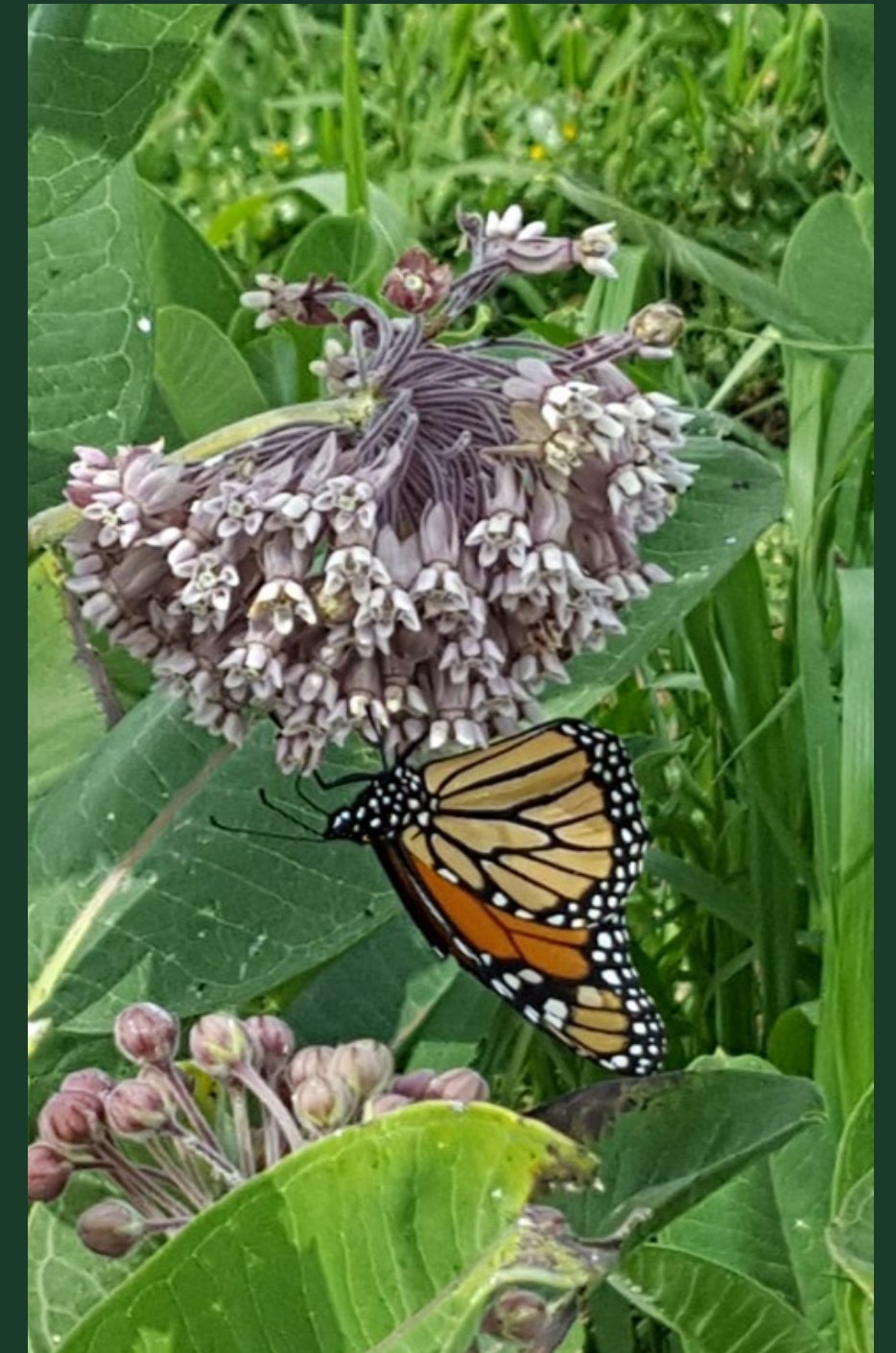
Our Plants



Hollow stem Joe Pye



Cutleaf Coneflower



Common Milkweed

Next Steps

Pilot Area Approval

Once City Council approves this plan, volunteers will begin work.

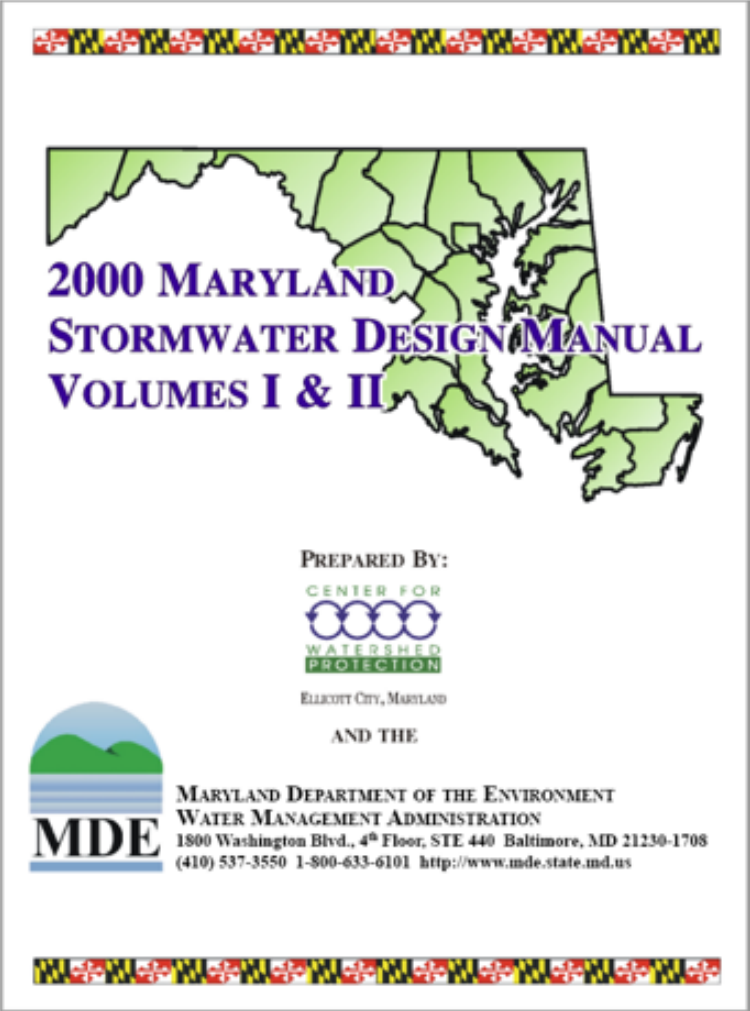
Maintenance

- No City resources are expected to be used during the pilot phase.
- A list of limited tasks will be provided to DPW – primarily annual mowing.

Future Projects

- City Council and staff will assess the final product of the pilot area and determine feasibility of additional projects.
- Shrubs and trees will be planted after the first or second growing season.

Landscape Specifications



Appendix A

Landscaping Guidance for Stormwater BMPs

Native Species

This manual encourages the use of native plants in stormwater management facilities. Native plants are defined as those species which evolved naturally to live in this region. Practically speaking, this refers to those species which lived in Maryland before Europeans explored and settled in America. Many introduced species were weeds brought in by accident; others were intentionally introduced and cultivated for use as medicinal herbs, spices, dyes, fiber plants, and ornamentals.

VEGETATION IN STORMWATER BEST MANAGEMENT PRACTICES

November 2019



Maryland
Department of
the Environment

Adopt Updated Specs

The City should adopt updated specifications for how landscaping *should* be done

While the Design Manual outlines basic requirements and recommendations, it was created to serve as a starting point. In a series of seminars conducted by MDE in October 2013, the Department explained that the “use of innovative solutions to unique problems is encouraged on a case-by-case basis.” This statement summarizes the philosophy of the Design Manual, which was intended be tailored to each administrator’s needs beyond the general points listed.

Updated Landscape Specifications

Multi -disciplinary Consultations

Liz Humes, *City of Laurel*

Sam Droege, *USGS Bee Lab*

RJay Ugiansky, *USDA Plant Materials Center*

Lauren Toomey, *Pollinator Pathway*

Jeff Popp, *AA Co Watershed Stewards Academy*

Focus on pollinator habitat (Doug Tallamy)

MDE-approved native plants and
locations

Layered plant communities
(emergent herbaceous and
eventually shrubs and trees)

Native groundcover instead of
turf (helps reduce erosion)



Part 3:

Benefits

Long-Term Benefits



- By reducing the need for mowing, valuable staff time will be available for other priorities.



- Increase carbon storage
- Reduce heat island effect
- Provide wildlife habitat to pollinators and songbirds
- Reduce CO₂ and other greenhouse gases



- Set an example as a leader in climate action and sustainability
- Improved aesthetics and happier residents



Conclusion

- Execute a community - building effort using people power
- Set an example for future stormwater management projects
- Deliver better results for residents and meet their expectations



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Tanglewood Property Master Plan

DATE: 03/30/2023

At a City Council Meeting on March 21, 2022, the Friends of Tanglewood (FoT) shared their thoughts and concerns regarding the City owned Tanglewood property located on Zug Road in Old Town Bowie. The primary concerns were parking and property upkeep. After Council discussion, staff was directed to identify ways to address the FoT comments and concerns. To this end, in January 2023, consultants Human & Rhode were engaged to prepare a new Master Plan for the property. This plan would include not only improvements that would satisfy the FoT requests but also address the additional maintenance costs that would be incurred by the City. Two stakeholder meetings were held to gain resident input and review the preliminary Plan. The new Tanglewood Property Master Plan will be presented to Council in April.

The Tanglewood Property Master Plan sets a vision, goals, and identifies the appropriate designation for the property. In addition, the plan outlines a program for the property that includes a trails network and management approach, as well as a capital improvement plan with a cost estimate. A copy of the draft Tanglewood Property Master Plan will be shared with City Council and available on the City's website for public review by March 29th.

Staff recommends Council conduct a public hearing on the Tanglewood Property Master Plan during the April 3rd regular City Council Meeting where the draft master plan will be presented to City Council for comment. If additional revisions are deemed necessary by Council, staff will make those changes to the plan and include them in a Resolution prepared for the Consent Agenda during the May 1st Council Meeting.

ATTACHMENTS:

1. 20230403 - Tanglewood PowerPoint Presentation
2. 20230403 - Tanglewood Draft Master Plan Report



Tanglewood Natural Area Master Plan Presentation & Public Hearing

April 3, 2023

City of Bowie, Maryland
Department of Community Services

Sally Cannon Hein, Director
Nick Spurgeon, Assistant Director
Matthew Reno, Project Manager

How We Got Here-

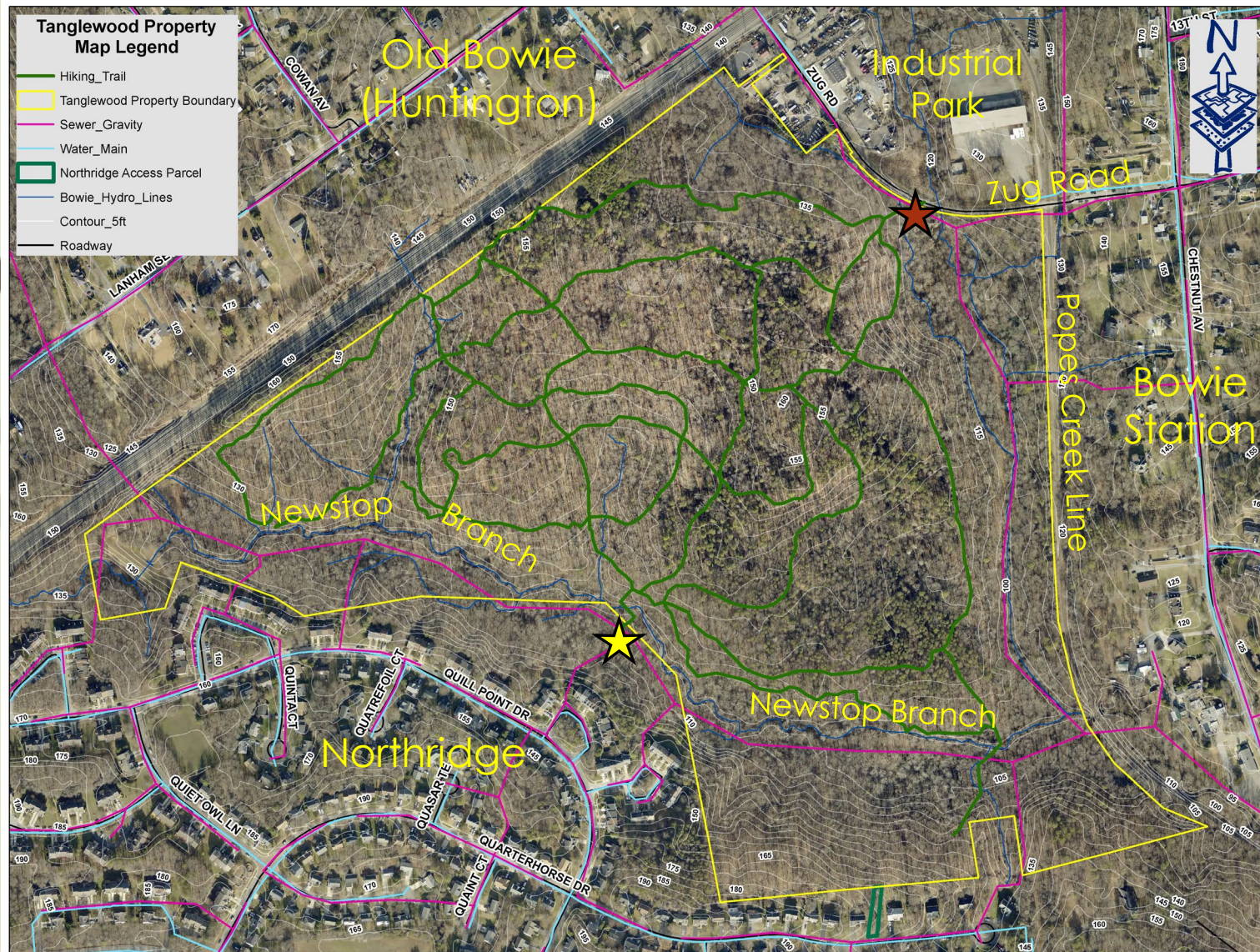
- March 21, 2022, Friends of Tanglewood (FoT) presentation to City Council
 - Redesignation and preservation of property as a park/natural area
 - Addition of Parking, Signage & Information Kiosk
 - Increased awareness via City website and other City media
 - Enhanced City maintenance & trash/recycle receptacles
- Council Comments
 - Would like to see accessible trails within the property
 - Would like staff to research grants available to offset improvement expenses
 - Would like to see property redesignated as a City Park
- Actions Taken
 - Retained Human & Rohde, Inc. to revise the 1990 Tanglewood Park Master Plan
 - Gathered Community input
 - First Stakeholders Meeting January 24, 2023
 - Second Stakeholders Meeting March 16, 2023
 - Prepared Draft Master Plan
 - Presentation to the City Council



Overview of the Master Plan Process:

- ✓ Prepare a Base Map of existing conditions
- ✓ Visit the site to investigate existing conditions and gather information about the history and use of the property
- ✓ Prepare a Site Analysis Plan
- ✓ Obtain Stakeholder and City Staff Input on how the site is to be used (“programming”) and determine preference for trailhead and parking location and layout
- ✓ Prepare a Draft Master Plan drawing showing recommendations for the site that meet the expectations of the City and Stakeholders, taking into consideration site conditions, restrictions and programming
- **Submit the Draft Master Plan to the City Council and Public for comment**
 - Prepare a final cost estimate for operational and maintenance practices needed for the City to implement the Master Plan
 - Prepare a Master Plan Report that provides a record of the planning process and contains the Site Analysis, Master Plan and Cost Estimate
 - Submit the Final Master Plan and Report to the City Council for adoption

Tanglewood Property



128 wooded acres bounded by

- Zug Road
- Popes Creek Line
- Northridge Neighborhood
- Amtrak

Newstop Branch runs west to east along the south of the property and a minor stream runs along the east side.

- Primary property entrance on Zug Road
- Northridge access point

Tanglewood Property Access



- Zug Road entrance is blocked off to prevent perpetual illegal dumping.
- Shoulder parking on Zug Road.



- Northridge entrance is restrictive due to terrain and stream.

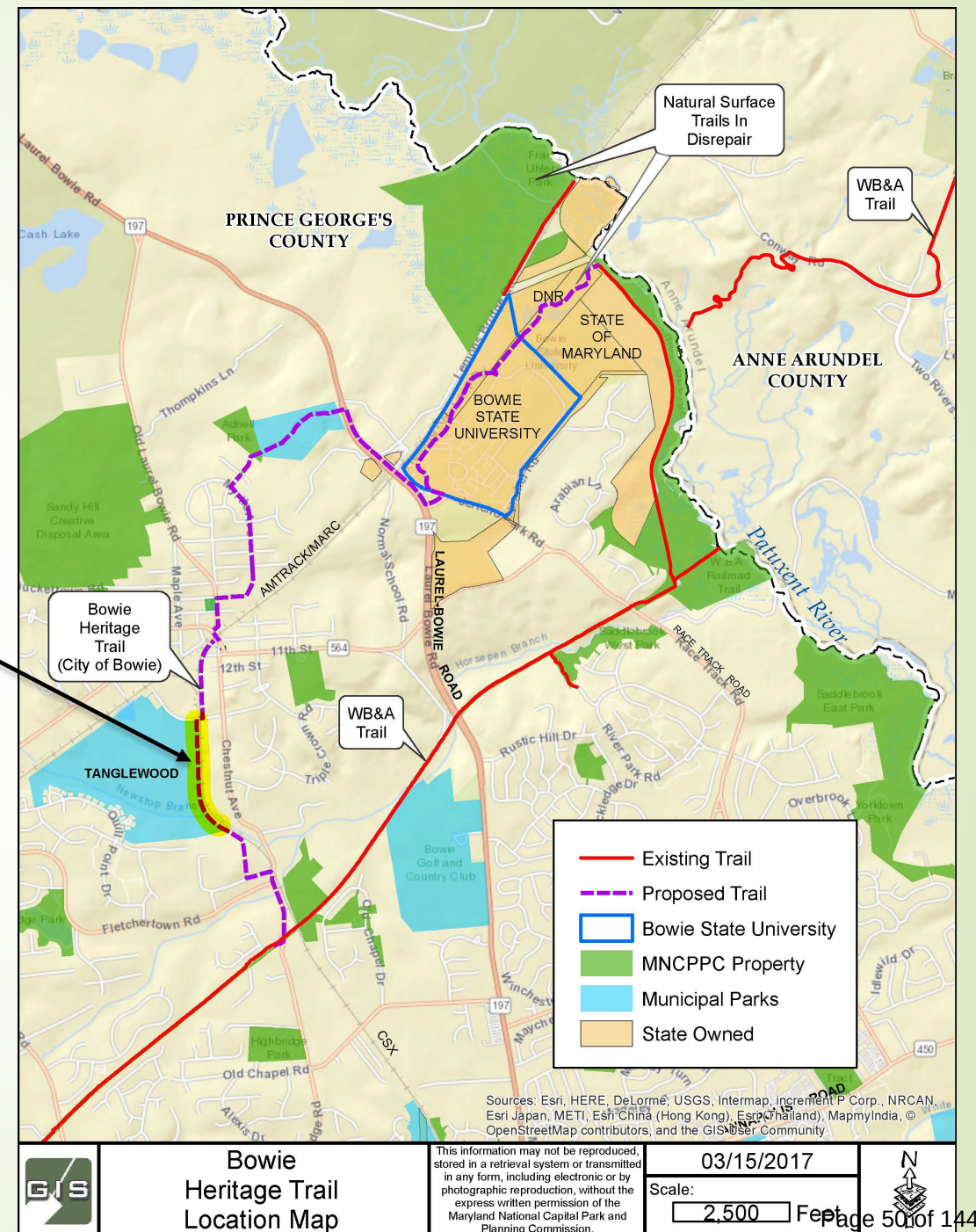


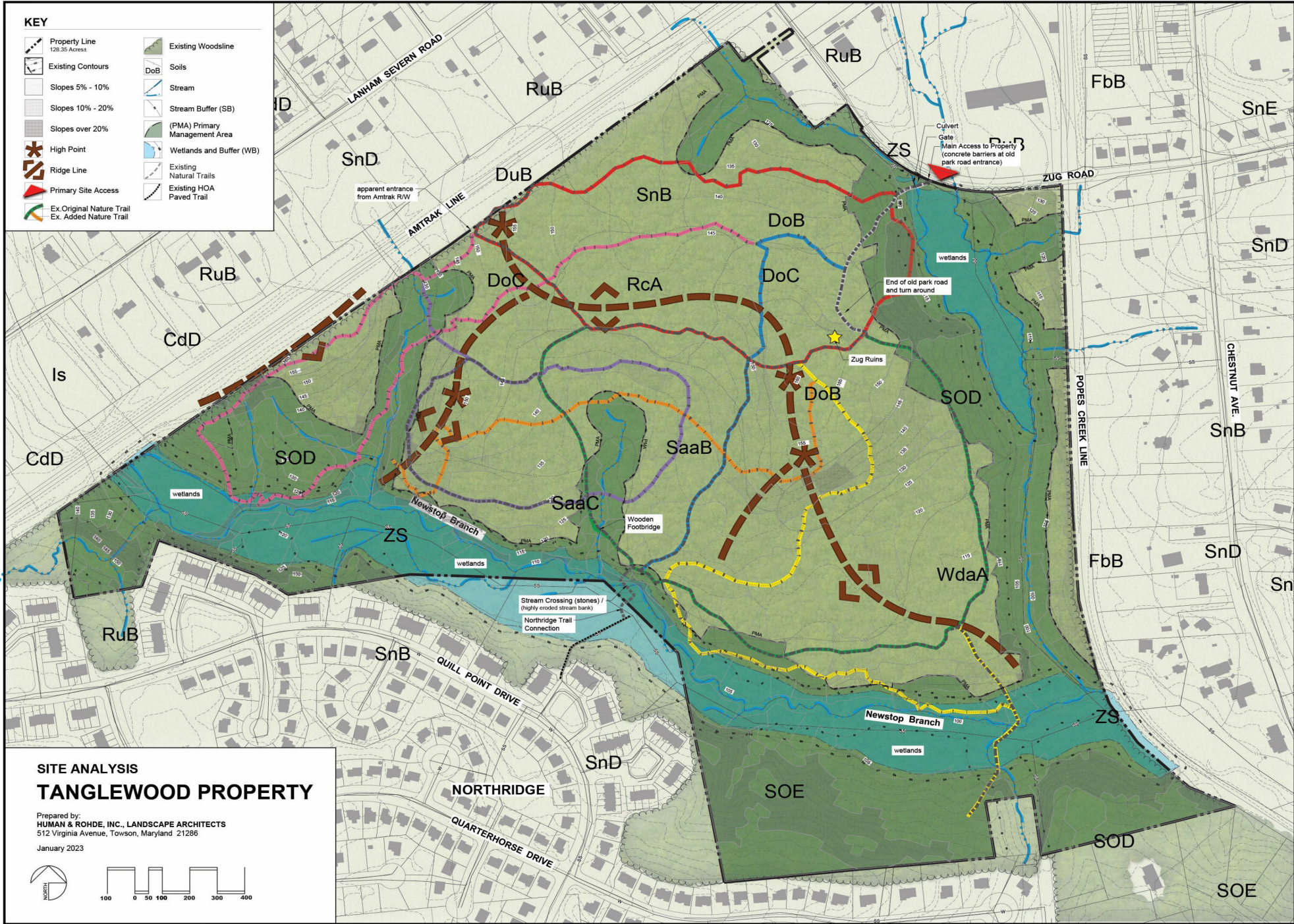
Bowie Heritage Trail

The vision is for a segment of the Bowie Heritage Trail to traverse through the property.

The tentative alignment runs along the Popes Creek Line.

Environmental conditions will make it challenging to provide ADA compliance on this section of the proposed trail.





Site Analysis

A graphic illustration of the existing natural and manmade conditions and features of a property.

It is a tool for understanding the site and planning appropriate development.

- Soils – Slopes – Streams & Swales
- Floodplain – Wetlands & Buffers
- Stream Crossings – Existing Structures
- Existing Vegetation
- Site Access – Roads & Trails

Primary Management Area (PMA)

(dark green areas)

The **PMA** is a Prince George's County requirement for the delineation of a vegetated buffer to protect the site's natural resources.

The PMA includes several environmental factors:

- Stream Buffers
- 100-Year Floodplain
- Wetland Buffers
- Steep Slopes (15% and greater)
- Adjacent Critical Habitat Areas



Program Development (from Stakeholders Input)

- Retain Zug Road entrance as primary entrance to site
- Provide minimal / limited gravel parking
- Prohibit motorized vehicles, dirt bikes and ATVs
- Add property identification sign / kiosk on Zug Road
- Provide trash can and pet waste station at entrance(s)
- Provide additional cleanup and maintenance for the trails



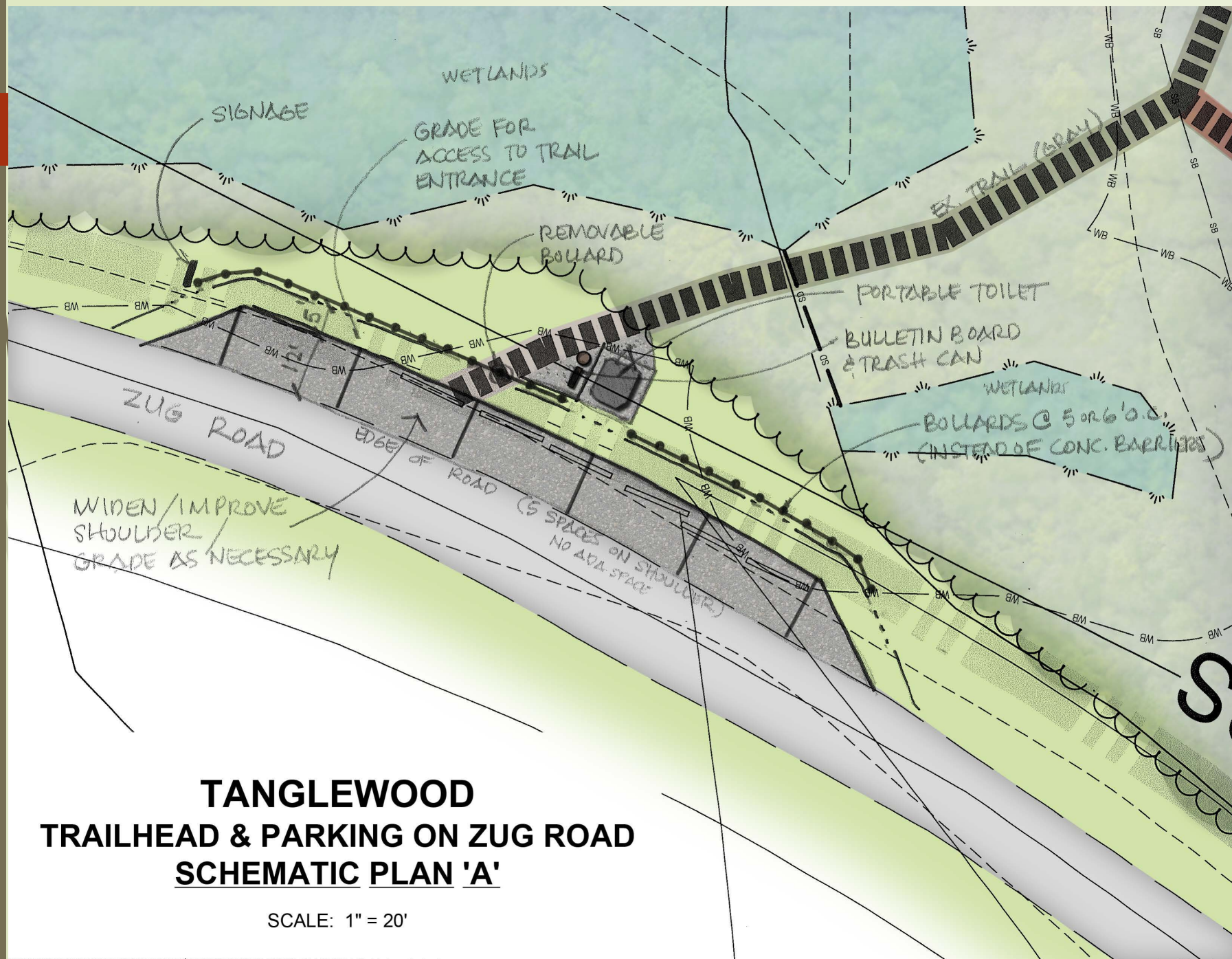
Program Development (Staff Input)

- Minimize environment Impacts
- Consider ADA access and parking
- Consider wider trails for emergency and maintenance access
- Reduce number of trails
- Develop a Maintenance & Monitoring Partnership



Parking and Trailhead Amenities

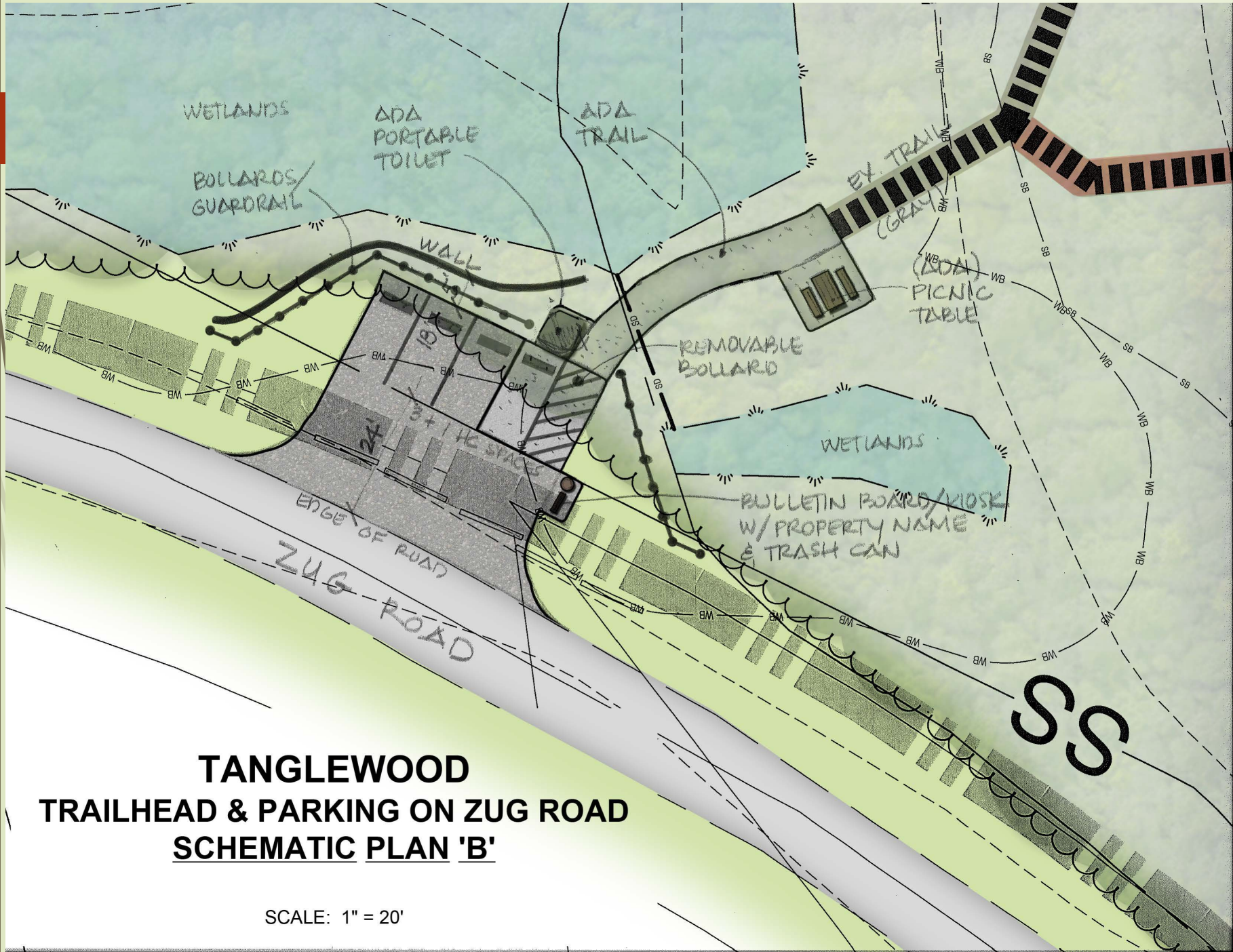
- Three (3) options for parking and trailhead amenities were prepared.
- Options (A, B and C) were presented to the Stakeholders at a public meeting (virtual).
- More Stakeholders selected Option A, although Option B was a strong contender.



SCHEMATIC PLAN 'A'

- Provides 5 standard parallel parking spaces along Zug Road shoulder
- Satisfies most of the Stakeholders and City Staff requests
- Fewest environmental impacts (wetland buffer)
- ❖ No ADA parking possible
- ❖ Requires traffic calming signage.

Approximate Cost: \$65,000 ±



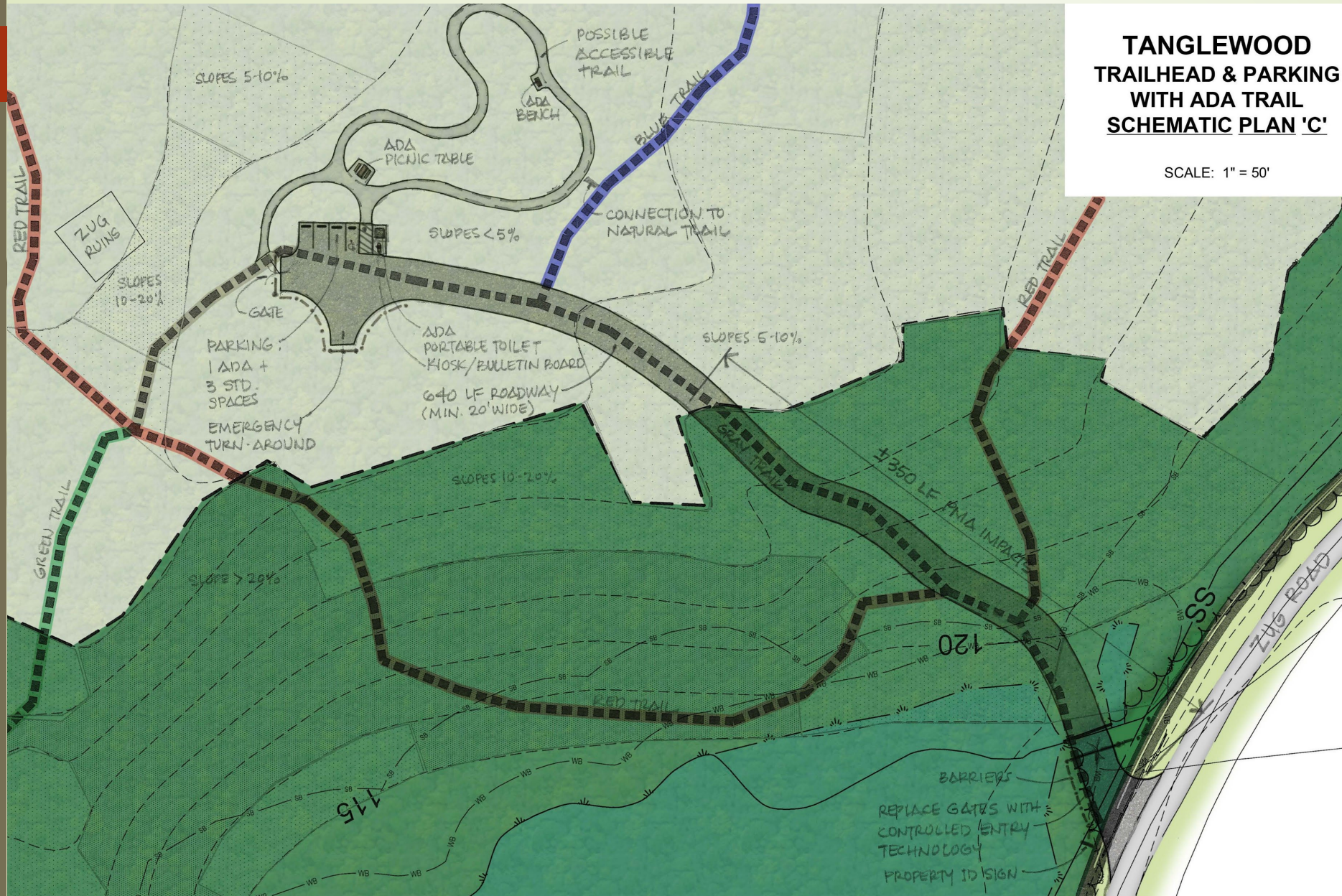
**TANGLEWOOD
TRAILHEAD & PARKING ON ZUG ROAD
SCHEMATIC PLAN 'B'**

SCALE: 1" = 20'

SCHEMATIC PLAN 'B'

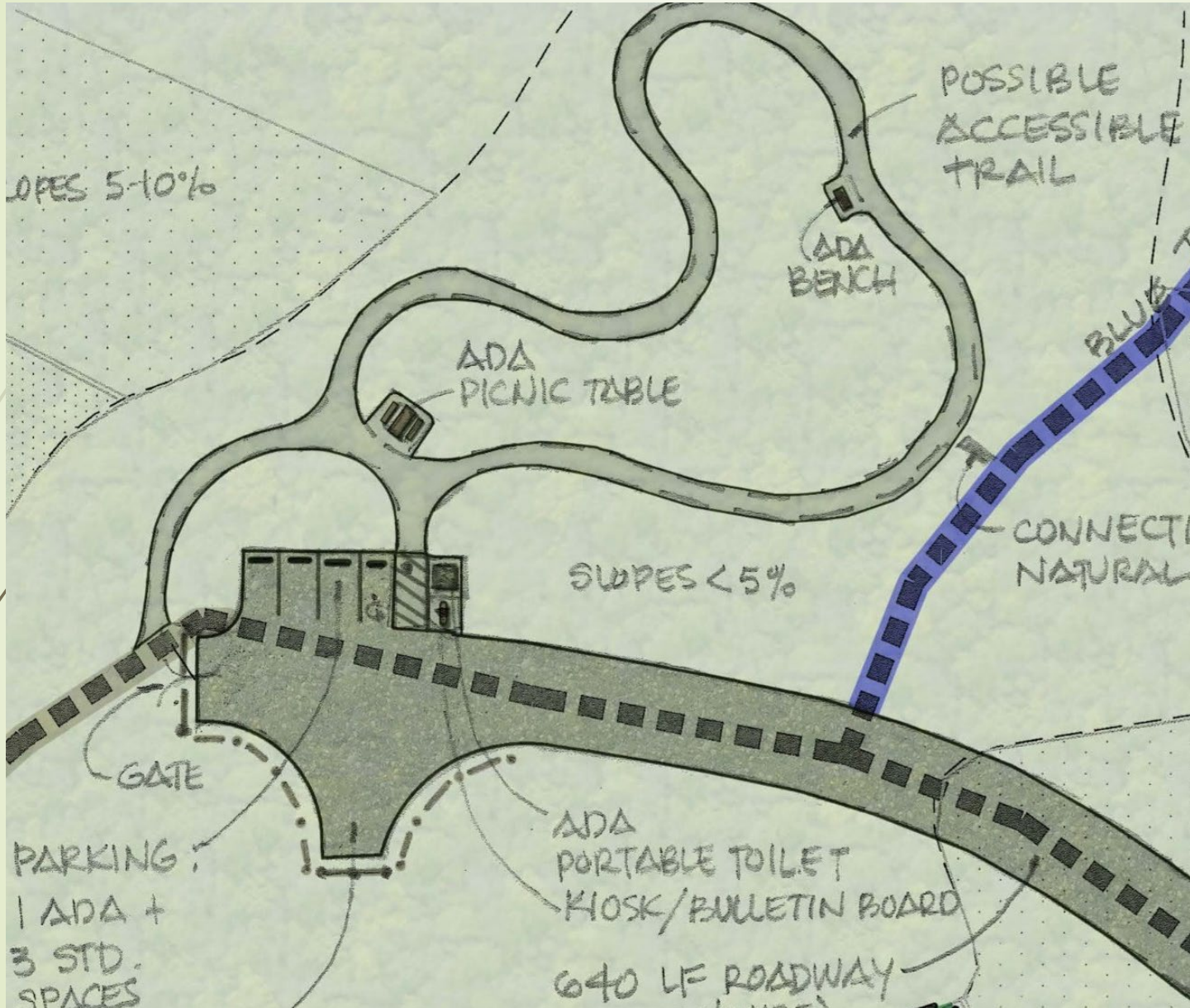
- Provides 3 standard parking spaces and 1 ADA parking space, all set back from the road
- Satisfies all Stakeholders and City Staff requests for trailhead and parking
- Requires a retaining wall to provide level area for parking
- Short ADA trail leading to a picnic table or bench
- Minimizes potential conflict with roadway traffic
- ❖ More environmental impacts than Plan 'A' (wetland buffer)
- ❖ Potential for increased dumping and loitering

Approximate Cost: \$90,000 ±



SCHEMATIC PLAN 'C'

- Follows Gray Trail from the existing entry point on Zug Road and utilizes the existing stream crossing.
- Provides 3 standard parking spaces and 1 ADA parking space
- Satisfies most of the Stakeholders and City Staff requests
- Minimal tree removal by following the existing roadbed.
- Provides opportunity to develop ADA trail through the woods where slopes are the flattest (less than 5%).

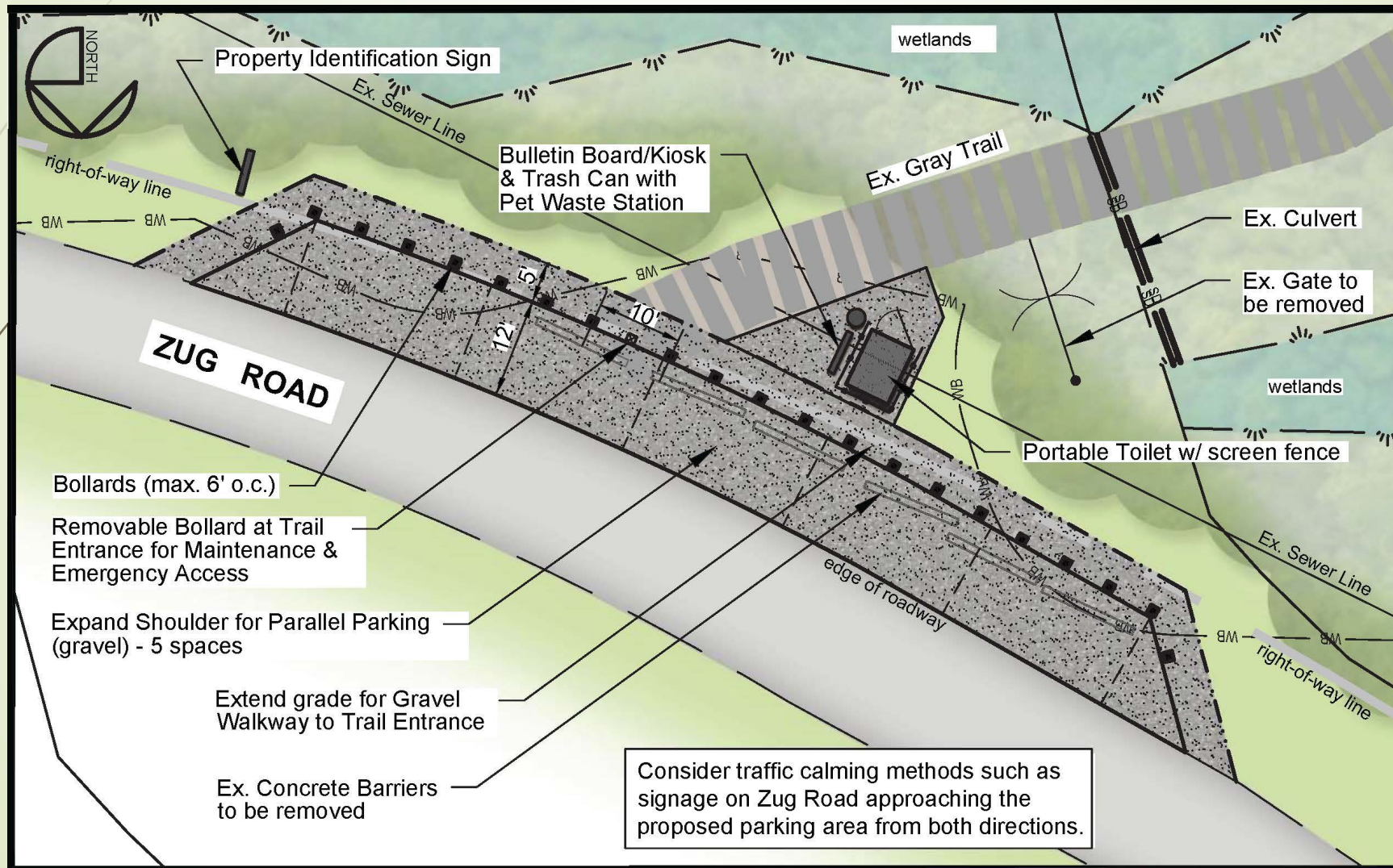


SCHEMATIC PLAN 'C'

- ❖ **Significant environmental impacts** to wetland & stream buffers and Primary Management Area (PMA)
- ❖ **Security is a major issue.**
 - ☐ Possibly provide controlled gate technology at the entrance, with code required for entry.
 - ☐ Provide barriers flanking the new gate to prevent unauthorized access.
 - ☐ Install cameras at entrance and parking area.
- ❖ **Greater cost:** \$230,000±

The results were 10 in favor of Schematic Plan 'A' and 7 in favor of Schematic Plan 'B'. There were no votes for Plan 'C'.
(The figures include emailed votes from 4 interested community members who could not attend.)

Since the majority of Stakeholders selected Plan 'A', this option was identified for inclusion in the Draft Master Plan.



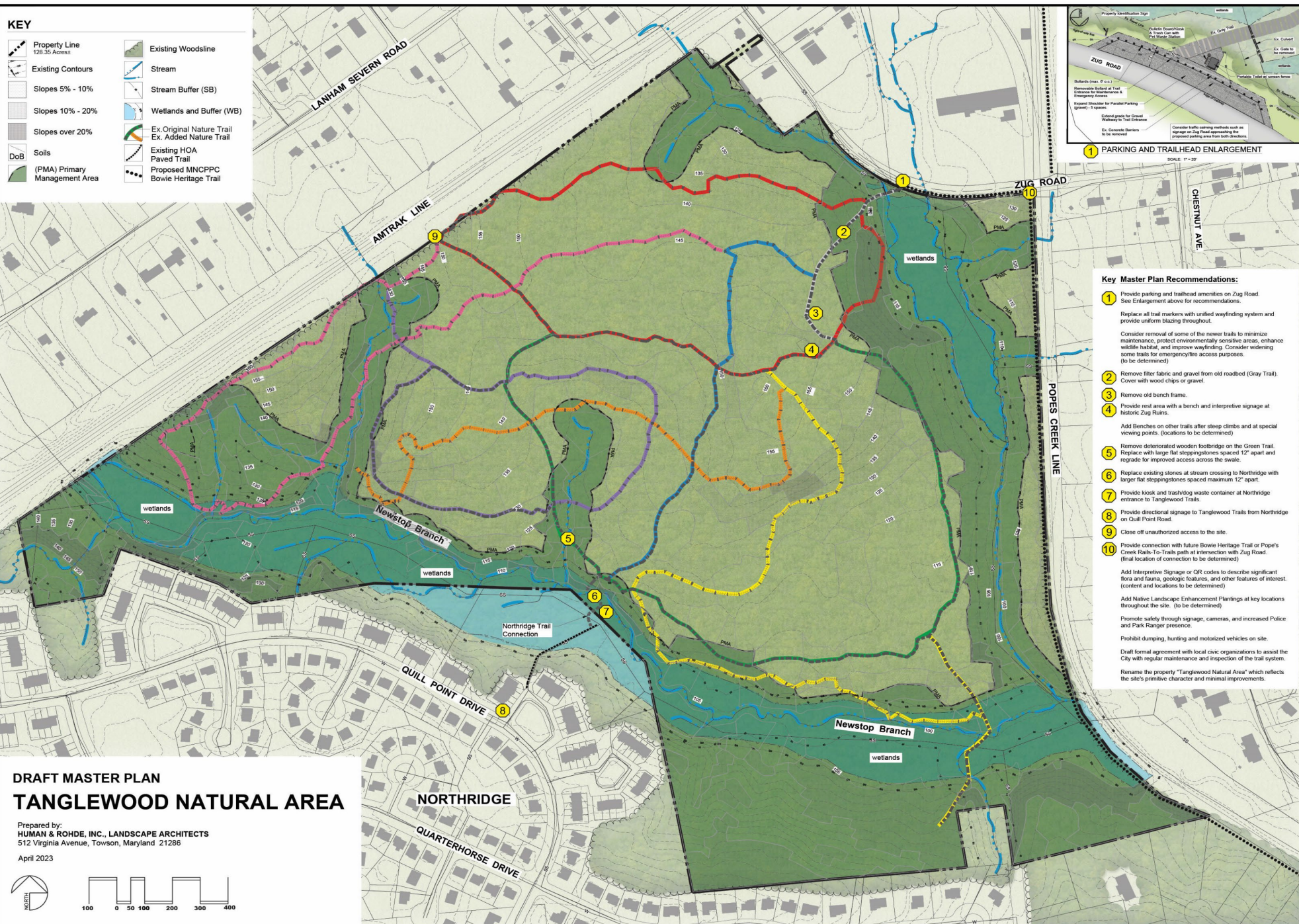
Master Plan Recommendations

Based on comments provided by the Stakeholders and City Staff.

- Rename property “Tanglewood Natural Area” which reflects the site’s primitive nature and minimal improvements.
- Increase Police and Park Ranger presence.
- Install appropriate onsite signage.
- Provide parking and trailhead amenities on Zug Road.
- Remove existing deteriorated wooden footbridge and replace with large flat steppingstones.
- Replace existing stones at Northridge stream crossing with larger flat steppingstones.
- Widen some trails for emergency/fire access purposes.
- Remove some trails to minimize maintenance, protect environmentally sensitive areas, enhance wildlife habitat, and improve wayfinding.
- Draft formal agreement with local civic organizations to assist the City with regular maintenance and inspection of the trail system.

KEY

	Property Line 120.35 Acres		Existing Woodline
	Existing Contours		Stream
	Slopes 5% - 10%		Stream Buffer (SB)
	Slopes 10% - 20%		Wetlands and Buffer (WB)
	Slopes over 20%		Ex Original Nature Trail
	DoB		Ex Added Nature Trail
	Soils		Existing HOA
	(PMA) Primary Management Area		Paved Trail
			Proposed MNCPPC
			Bowie Heritage Trail



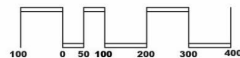
Key Master Plan Recommendations:

- 1 Provide parking and trailhead amenities on Zug Road. See Enlargement above for recommendations. Replace all trail markers with unified wayfinding system and provide uniform blazing throughout. Consider removal of some of the newer trails to minimize maintenance, protect environmentally sensitive areas, enhance wildlife habitat, and improve wayfinding. Consider widening some trails for emergency/fire access purposes. (to be determined)
 - 2 Remove filter fabric and gravel from old roadbed (Gray Trail). Cover with wood chips or gravel.
 - 3 Remove old bench frame.
 - 4 Provide rest area with a bench and interpretive signage at historic Zug Ruins. Add Benches on other trails after steep climbs and at special viewing points. (locations to be determined)
 - 5 Remove deteriorated wooden footbridge on the Green Trail. Replace with large flat steppingstones spaced 12" apart and regrade for improved access across the swale.
 - 6 Replace existing stones at stream crossing to Northridge with larger flat steppingstones spaced maximum 12" apart.
 - 7 Provide kiosk and trash/dog waste container at Northridge entrance to Tanglewood Trails.
 - 8 Provide directional signage to Tanglewood Trails from Northridge on Quill Point Road.
 - 9 Close off unauthorized access to the site.
 - 10 Provide connection with future Bowie Heritage Trail or Pope's Creek Rails-To-Trails path at intersection with Zug Road. (final location of connection to be determined)
- Add Interpretive Signage or QR codes to describe significant flora and fauna, geologic features, and other features of interest. (content and locations to be determined)
- Add Native Landscape Enhancement Plantings at key locations throughout the site. (to be determined)
- Promote safety through signage, cameras, and increased Police and Park Ranger presence.
- Prohibit dumping, hunting and motorized vehicles on site.
- Draft formal agreement with local civic organizations to assist the City with regular maintenance and inspection of the trail system.
- Rename the property "Tanglewood Natural Area" which reflects the site's primitive character and minimal improvements.

DRAFT MASTER PLAN TANGLEWOOD NATURAL AREA

Prepared by:
HUMAN & ROHDE, INC., LANDSCAPE ARCHITECTS
512 Virginia Avenue, Towson, Maryland 21286

April 2023



Estimated Annual Operational Budget

- Monthly Inspections \$ 5,000
- Police \$ 8,000
- Tree/Limb Removal up to \$ 60,000 (contractual)

Total Annual Budget \$ 73,000

Estimated Improvement Costs / Phase 1

FY24

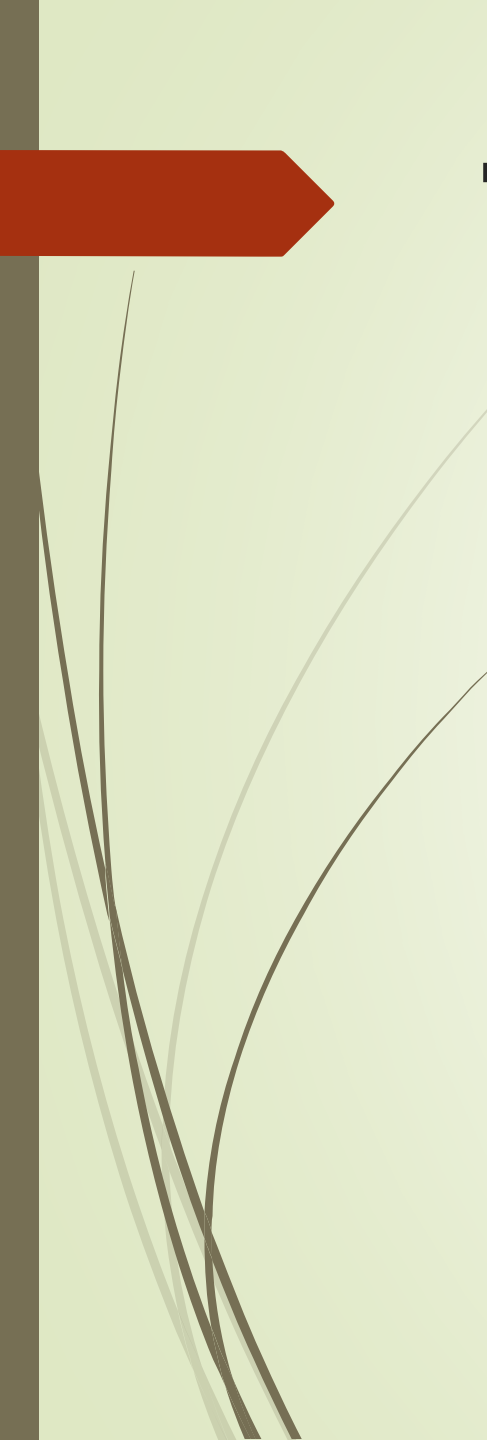
Budget: \$ 30,000

- Design & Engineering (Parking & Trailhead) \$ 6,500
 - Bridge Removal & Install Stone Crossing \$ 5,000
 - Newstop Crossing Stone Replacement \$ 2,500
- \$ 14,000
- + 15% Contingencies = **Estimated Total: \$ 16,100**

Estimated Improvement Costs / Phase 2 FY25 and beyond Budget: \$ 30,000

➤ Parking & Trailhead Construction (FY25)	\$ 65,000
➤ Security Camera System	\$ 3,000
➤ Gray Trail Renovation	\$ 11,500
➤ New Trail Markers (35) / Tree Blazing	\$ 6,500
➤ Benches on Trails (assume 9)	\$ 16,000
➤ Interpretive Signage (assume 5)	\$ 15,000
➤ Landscape Enhancement Plantings	<u>\$ 5,000</u>
	\$122,000

+ 15% Contingencies = **Estimated Total: \$140,300**



Tanglewood Natural Area Master Plan Presentation & Public Hearing

Discussion & Comments



DRAFT MASTER PLAN REPORT TANGLEWOOD NATURAL AREA

April 2023

DRAFT

Prepared For:
The City of Bowie
Department of Community Services

Prepared By:
Human & Rohde, Inc.
Landscape Architects

DRAFT

Human & Rohde Inc.
Landscape architects/land planners

JOHN C. ROHDE, RLA
SALLY MALENA, RLA
LYNETTE PINHEY, RLA
DEVIN LEARY, RLA
512 VIRGINIA AVENUE
TOWSON, MD 21286
TEL: (410) 825-3885
FAX: (410) 825-3887

_____, 2023

Ms. Sally Hein, Director, Department of Community Services
City of Bowie
15901 Fred Robinson Way
Bowie, Maryland 21716

RE: Tanglewood Property Master Plan

Dear Ms. Hein:

We are pleased to submit the Master Plan Report for the Tanglewood Natural Area. This Report summarizes the planning process that you, City Staff and the Community went through to develop these recommendations for the future of site.

Thank you for selecting Human & Rohde, Inc. to assist you with the planning. We enjoyed working with the Community and your Staff in the development of the Master Plan.

Sincerely,

HUMAN & ROHDE, INC.

John C. Rohde

Lynette B. Pinhey

ACKNOWLEDGEMENTS

The Master Plan for the Tanglewood Natural Area was prepared with the direction of the City of Bowie and interested parties from the Community. We would like to acknowledge and thank those individuals who contributed their time and energy to this project. They brought knowledge to the table regarding the history of the site while sharing information readily with those they were representing in the greater community. The residents of the City of Bowie will continue to enjoy hiking through the wooded site while preserving the natural environment because of their efforts.

Community Representatives

Friends of Tanglewood
MAPS

Staff Support

Sally Cannon Hein	Director of Community Services, City of Bowie
Nick Spurgeon	Assistant Director of Community Services, City of Bowie
Matthew Reno	Project Manager

Consultants

John C. Rohde	Human & Rohde, Inc. Landscape Architects
Lynette B. Pinhey	Human & Rohde, Inc. Landscape Architects
Devin M. Leary	Human & Rohde, Inc. Landscape Architects

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ESTIMATED COST OF TRAIL MAINTENANCE	23

APPENDICES

- A. MINUTES FROM STAKEHOLDERS MEETING #1
January 24, 2023
- B. MINUTES FROM STAKEHOLDERS MEETING #2
March 16, 2023
- C. TANGLEWOOD PROPERTY HISTORY
Compiled by Susan Hansen
- D. USDA CUSTOM SOIL RESOURCE REPORT
generated January 2023

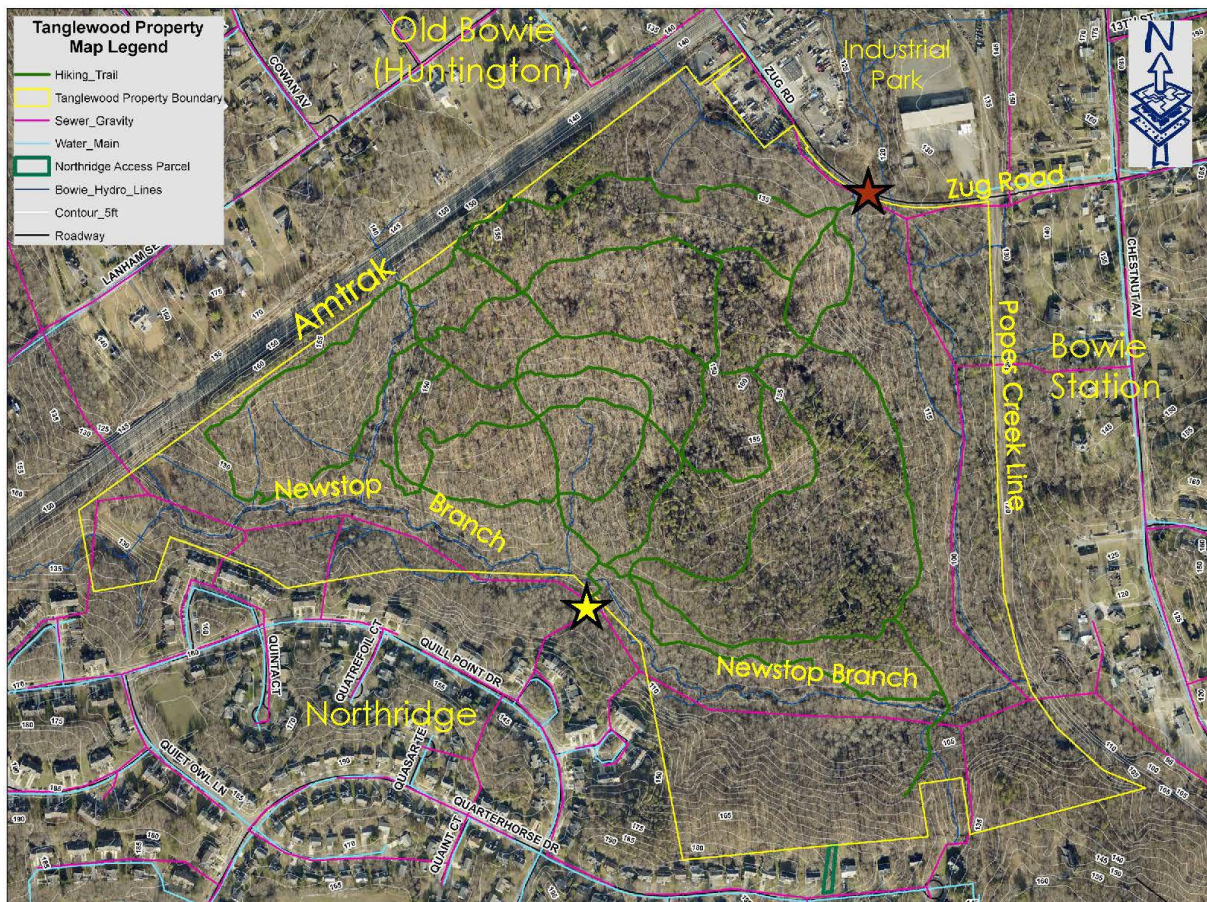
INTRODUCTION

The City of Bowie engaged Human & Rohde, Inc. in January 2023 to prepare a new Master Plan for a 128-acre parcel referred to as the Tanglewood Property. The task included reviewing the 1990 Tanglewood Park Master Plan, with emphasis given to the recent limited request to retain and maintain the parcel as a passive recreation area. The resulting document is intended to provide the City with a “roadmap” for future improvements and management of the property, as well as establish an official designation for the site. A Budget Impact Statement includes projected costs for operations, maintenance, and capital improvements.

This report is a summary of the planning process and the Master Plan.

LOCATION AND CONTEXT

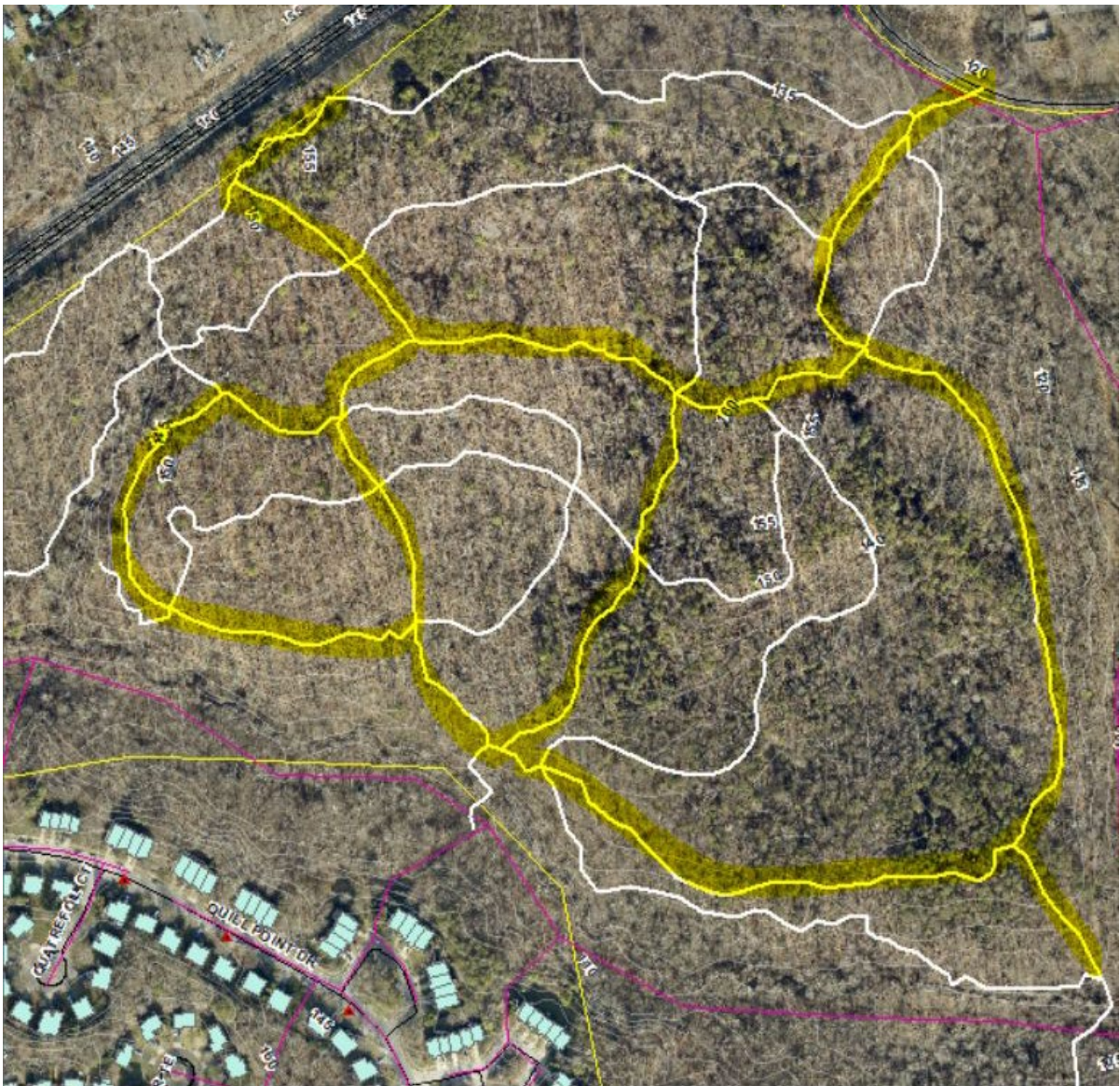
The Tanglewood Property is bounded by an industrial park and Zug Road to the North, a minor stream and the Popes Creek Line railway to the East, the Northridge community and the Newstop Branch to the South, and the Amtrak railway on the West. The Old Bowie (Huntington) neighborhood lies on the west side of the Amtrak line and Bowie Station is to the east of Popes Creek Line. The red star in the map below designates the main entrance on Zug Road. The yellow star is the secondary entrance from the Northridge neighborhood.



HISTORY

The property was farmed by the Zug family in the 1800's and there is a rich history of contributions to Bowie made by family members. Ruins of at least one structure are evident on site. Over time the land changed ownership, farming waned, and in the 1950's and 60's there was a ballfield in the northern corner which has since been abandoned. Over the decades, a mid-successional forest developed over the majority of the site and the old ballfield has been completely overgrown. (Refer to Appendix C for additional historical information.)

The property was eventually acquired by the City of Bowie in the early 1970's and a natural trail system was established throughout the woods. The original trails are highlighted in yellow in the image below. The white trails were added in recent years.



There was a gated entrance on Zug road identified in the 1990 Master Plan where a gravel road led to a small gravel parking area at the top of the hill. Unfortunately, illegal dumping became a problem so concrete barriers were placed along Zug Road in front of the existing gate to prevent vehicular access to the site and the City removed the property from its active park list in 2016.



Existing property entrance on Zug Road

In the last several years, the original unimproved hiking trails have been enhanced and are generally maintained by volunteers from the Friends of Tanglewood and the Bowie Multi-modal Access & Public Spaces (MAPS) groups. The trails are used by local residents. At this time, there is no designated parking area and visitors access the site from Zug Road at the abandoned gated entrance area or enter the property from Northridge by crossing the stream on the south side.

SITE ANALYSIS DISCUSSION

A site analysis was prepared to graphically depict existing natural and manmade conditions for the purpose of understanding the site and planning appropriate park development.

The major natural constraints of the site are steep slopes, wet soils, wetlands and wetland buffers, streams and stream buffers, and 100-year flood plain. Slopes on site range from 0 to over 20%. The steepest slopes form a stream corridor for the Newstop Branch along the south of the property and border extensive wetlands in the northern part of the property at the current access point on Zug Road.

Prince George's County requires protection of the site's natural resources by the establishment of a Primary Management Area (PMA) which encompasses stream buffers, flood plain, wetland buffers, steep slopes 15% and greater, and any adjacent critical habitat areas. The PMA covers nearly half the site and should be taken into consideration for any further development of the site.

The soil lines, designations and interpretations depicted on the Site Analysis and described in this Report are based on the USDA Custom Soil Resource Report generated January 3, 2023. Refer to Appendix D.

DoC: Downer-Hammonton complex, 2 to 5 percent slopes

DuB: Downer-Hammonton-Urban land complex, 0 to 5 percent slopes

FbB: Fallsington-Urban land complex, 0 to 5 percent slopes

RuB: Russet-Christiana-Urban land complex, 0 to 5 percent slopes

SaaB: Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain

SaaC: Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain

SnB: Sassafras-Urban land complex, 0 to 5 percent slopes

SOD: Sassafras and Croom soils, 10 to 15 percent slopes

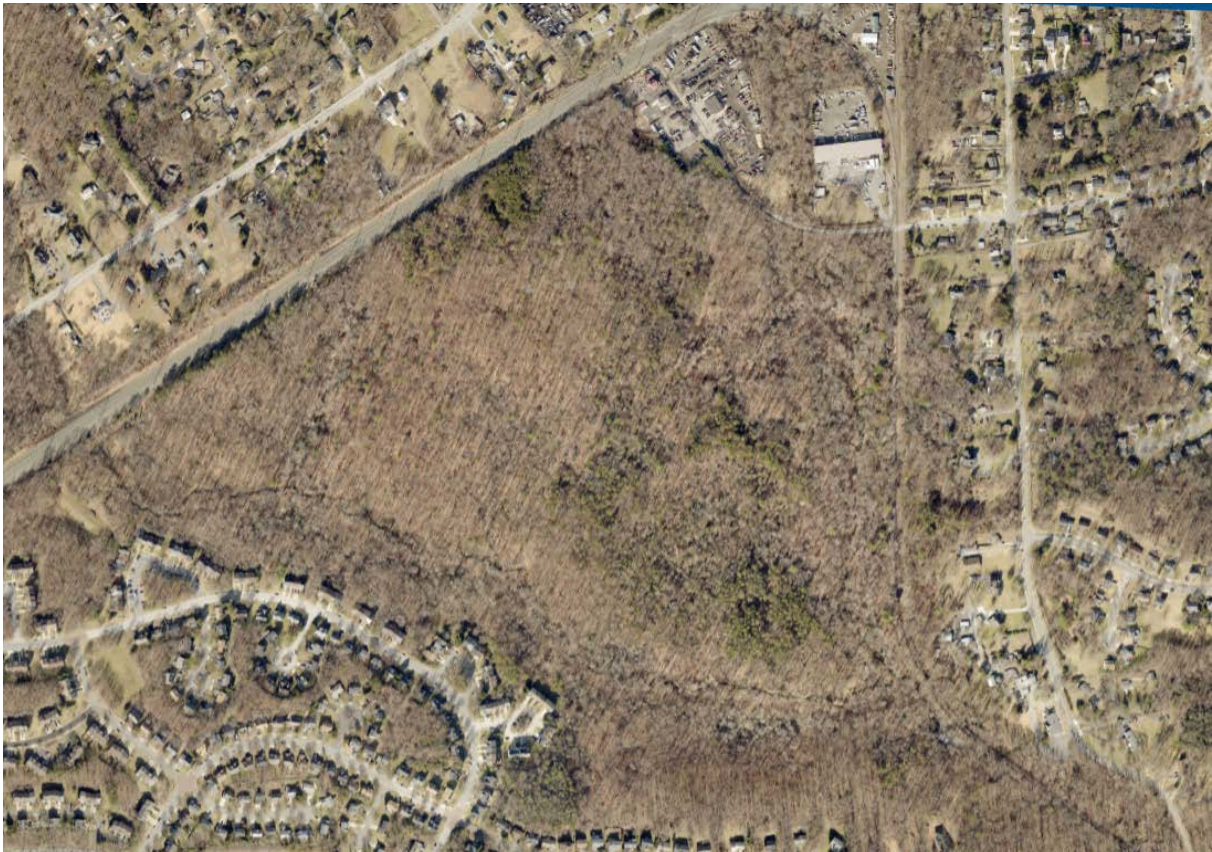
SOE: Sassafras and Croom soils, 15 to 25 percent slopes

WdaA: Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain

ZS: Zekiah and issue soils, frequently flooded

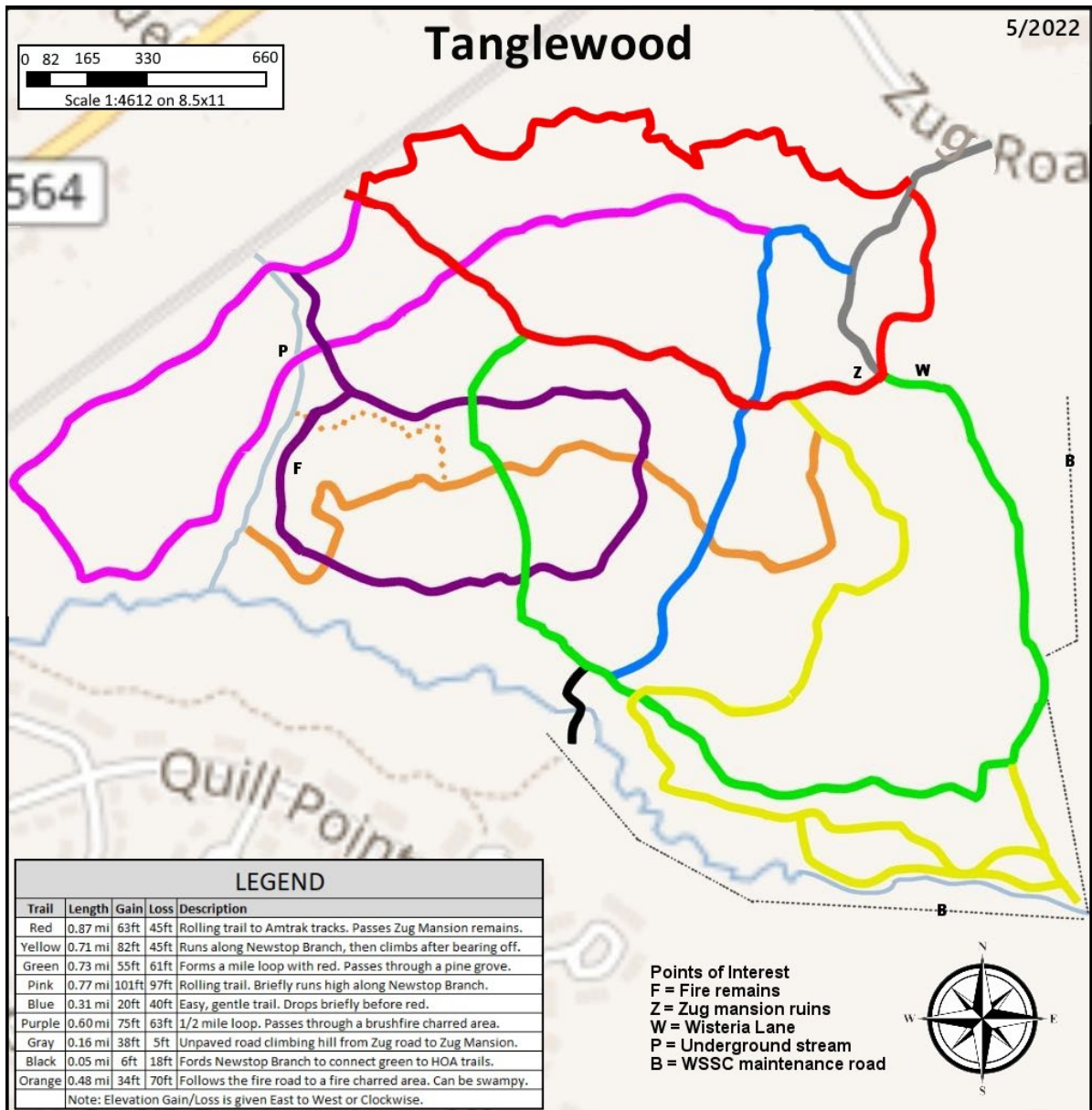
A mid-successional forest covers nearly the entire site. Remnants of a stone foundation and road grading are indications of prior agricultural and park uses. The forest structure provides additional evidence of prior agricultural uses of the property. Overall, the forest structure is an even-age stand of oak and pines. Scattered amongst the forest stand are larger oaks and pines suggesting they were established within an open farm field. As farming ceased on the property and forest was allowed to regenerate, the oak trees were surrounded by pioneer tree species.

The canopy is dominated by a mixed oak forest: white (*Quercus alba*), northern red (*Quercus rubra*), southern red (*Quercus falcata*) and Virginia pine (*Pinus virginiana*). The understory is open and consists of saplings of the canopy along with red maple (*Acer rubrum*), black locust (*Robinia pseudoacacia*), tulip poplar (*Liriodendron tulipifera*), sweetgum (*Liquidambar styraciflua*) and American holly (*Ilex opaca*). The shrub coverage consists of blackberry (*Rubus occidentalis*), viburnum (*Viburnum* sp.), highbush blueberry (*Vaccinium corymbosum*), and mountain laurel (*Kalmia latifolia*). The winter forest floor contains large patches of ground pine (*Lycopodium* spp).



2022 Aerial of the site

Currently nine (9) color-coded trails that loop around the site are identified on a trail map prepared by the Friends of Tanglewood and MAPS (see map on page 6). The trail map is posted at several locations and lists the length and condition of each trail. The trail system is well marked but with irregularly painted blazes and trail markers of various types. As previously noted, the trails are unimproved and traverse some of the steepest areas. Consequently, none of the trails may be considered ADA compliant. Furthermore, the trails often cross drainage ways with intermittent flows which cause occasional wet conditions, making some of the trails more difficult to navigate. The existing wooden footbridge as constructed by local scouts on the Green Trail was determined by the City to be unsound and has been taken out of service.



The Gray Trail begins at the existing property entrance on Zug Road where the concrete barriers are located (refer to photo on page 2) and follows the old roadbed (5-10% slopes) up to where there was once a gravel parking area and turn around with a bench. There are remnants of the original gravel surfacing with filter fabric exposed along the route which poses a hazard to walkers. The natural footpath trails take off through the woods from this point, winding their way through the areas of fallen trees, ground pine, previous fire damage, and drainage swales.



Wooden footbridge on Green Trail



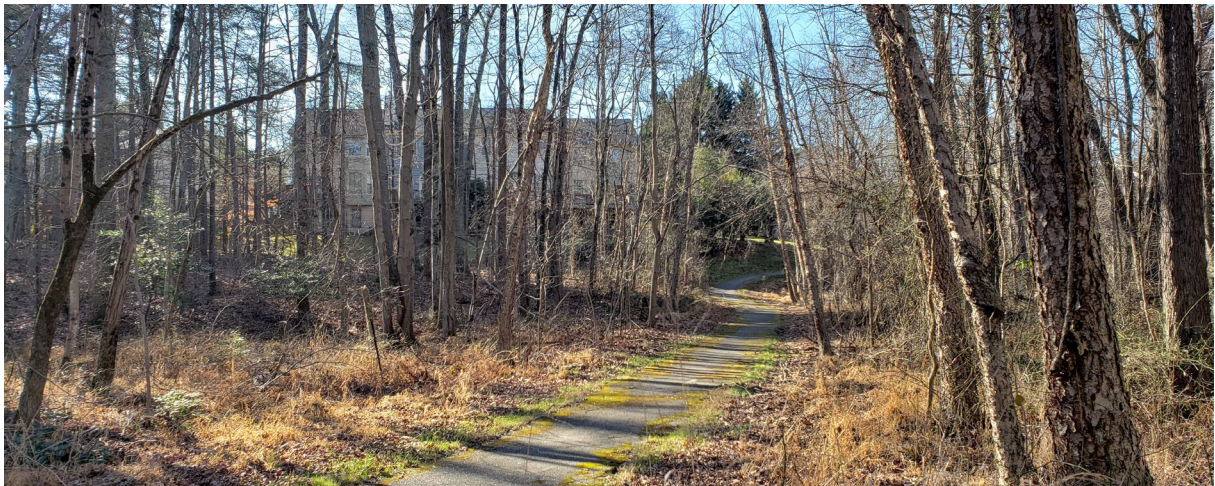
Zug barn ruins

The Red Trail passes by the ruins of the Zug barn not far from the intersection with the Gray and Green Trails. At the southern side of the property, the Black Trail winds down a very steep slope along the eroded stream bank to the crossing of the Newstop Branch which consists of flat stones across the stream.



Newstop Branch trail crossing

The trail continues southward to intercept the paved walking trail coming from the cul-de-sac in the Northridge community.



Northridge Trail

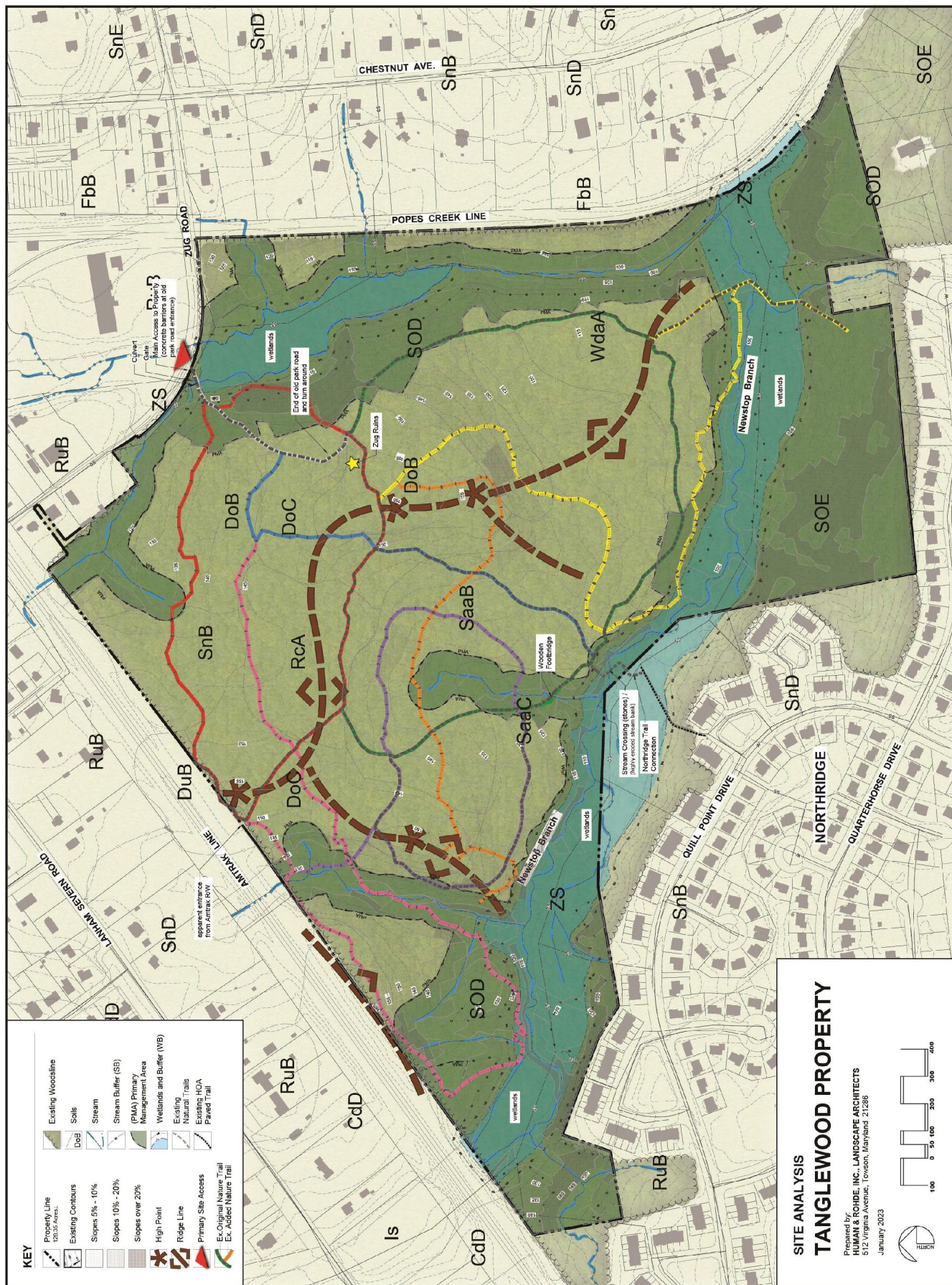
Other than “Tanglewood Park” stenciled on one of the concrete barriers at the current property access point on Zug Road, there is nothing to identify the property.



Zug Road dead ends to the west at the Amtrak right-of-way in an industrial park area. Large trucks and heavy equipment travel Zug Road daily which pose safety concerns at any entry points along the property frontage.



Industrial Park north and west of the site on Zug Road



PROGRAM DEVELOPMENT

The community was invited to participate in a Stakeholders Meeting on January 24, 2023 at Bowie City Hall and virtually via Microsoft Teams. Minutes of the meeting are found in Appendix A. Additional comments were requested to be submitted via email through January 30, 2023.

Once the community input process was completed, Human & Rohde, Inc. tallied the comments to arrive at a prioritized list of how to address management and any development of the property.

The following is a summary of the public's input, followed by how many participants expressed the same or similar comments.

<u>Comment</u>	<u>Quantity</u>
Retain primitive nature of the site with modifications for parking and access only.	7
Retain Zug Road entrance as primary site entrance and provide minimal / limited gravel parking	14
Expand Zug Road shoulder for parking	3
Consider safety issues on Zug Road due to heavy equipment and trucks	4
Retain all natural trails	3
Reduce the number of trails to benefit wildlife	2
No paved trails	1
Provide consistent color-coded trail markers	4
Allow for mountain bike use of the trails	2
Prohibit motorized vehicles, dirt bikes and ATVs	10
Retain existing Northridge entrance point	3
Consider utilizing visitor parking at Northridge community pool	1
Consider on-street parking near Northridge access point	2
Replace stones for stream crossing at Northridge entrance	2
Build a bridge over Newstop Branch at the Northridge entrance	2
Repair / replace wood footbridge on green trail	4
Add property identification sign / kiosk on Zug Road	7
Add directional signage at Zug /Chestnut Road intersection and at Quill Point Drive in Northridge	1
Provide restroom facilities at trailhead	4
Provide trash can and pet waste station at entrance(s)	5

Provide benches on trails	1
Provide additional cleanup and maintenance for the trails	6
Minimize costs of any development and maintenance of the property	2
Develop formal agreement between citizen team and City for trail maintenance and trash removal	3
Integrate existing trail system with future Bowie Heritage Trail and/or Future Pope's Creek rail-trail.	4
Post "No Hunting" / "No Dumping" signs	3
ADA accessibility is impractical / not feasible	1
Install and monitor security cameras	1
Consider informational signs (Zug history, wildlife, flora, geology)	1
Consider trail art and other promotional opportunities	1
Introduce geocaching	2
Re-list the property on the City park website	1
Rename the property in keeping with its primitive nature (vs active recreation park)	3

Program development also takes into consideration City staff input:

- Any development must minimize environmental impacts and resulting permitting.
- Agree with prohibition of dirt bikes and ATVs, noting that there could be other sites more suitable for this use.
- Provide ADA access and parking somewhere on site.
- Consider road extension into the site from the existing entrance on Zug Road in order to provide ADA parking and trail opportunities on the flatter part of the site more to the north.
- Incorporate wider trails designated for City maintenance and emergency access. Trails to be selected by City staff.
- Reduce the number of existing trails within the Primary Management Area. Trails to be selected by City staff.
- Any unimproved access points and any trail segments leading to them are to be closed.

MASTER PLAN DISCUSSION

Development of Schematic Plans for Property Access, Parking and ADA

In response to the Stakeholders' and City staff input, Human & Rohde then prepared several schematic plans to address access to the site with parking, trailhead amenities, and trail improvements including options for accessible ADA-compliant trails. Refer to Schematic Plans A through C.

Proposed amenities include property identification signage, bulletin board/kiosk, trash can and pet waste station, accessible portable toilet, and accessible bench or picnic table. Retaining walls with guardrails will be required to provide a level area for parking and pedestrian access in some of the options. Barriers and/or bollards are proposed to prevent unauthorized vehicular access. Rough construction costs were also prepared for each option, including mobilization, site preparation, earthwork, stormwater management, surfacing, and the cost of amenities. (Estimated costs do not include fees for design or permits.)

The following is a list of major points of consideration for each option.

Options for Trailhead and Parking on Zug Road at existing entry point:

Schematic Plan 'A': Parallel parking along an improved shoulder on Zug Road. Provides maximum 5 parallel parking spaces.

- Satisfies majority of Stakeholder and City staff comments for trailhead and parking (all except ADA)
- Fewest environmental impacts (wetland buffer)
- No ADA-compliant parking (*note: parallel parking cannot be ADA-compliant*)
- Additional traffic calming methods should be investigated
- Least cost: approximately \$65,000

Schematic Plan 'B': Head-in parking on Zug Road set back from edge of roadway. Provides 3 standard parking spaces and 1 ADA space.

- Satisfies all of the Stakeholder and City staff comments for trailhead and parking
- More environmental impacts (wetland buffer)
- Requires a retaining wall to provide level area for parking
- Short ADA trail leading to a picnic table
- Minimizes potential conflict with roadway traffic
- Slightly greater cost than B: approximately \$90,000

Schematic Plan 'C':

Provides 3 standard parking spaces and 1 ADA space with ADA trail via park road.

- Satisfies some of the Stakeholders and City Staff requests.
- Accesses the site at the existing entry point on Zug Road and utilizes the existing stream crossing.
- Proposed road follows existing Gray Trail along the old roadbed up to flattest area near the top of the hill in the vicinity of the previous parking area.
- Little tree removal required because of following the old roadbed.
- Provides opportunity to develop ADA trail through the woods on lesser slopes with connection to existing natural trails.
- Provides emergency and maintenance access to approximate central point of the site.
- **Significant environmental impacts** to wetland and stream buffers and Primary Management Area (350 linear feet of disturbance)
- **Security is a major issue.**
 - *Possibly provide controlled gate technology at the entrance, with code required for entry.*
 - *Provide barriers flanking new gate to prevent unauthorized vehicular access.*
 - *Provide cameras at entrance and parking area.*
- **Greater cost** than A and B (640 feet of gravel roadway): approximately \$230,000

The three (3) Schematic Plans were presented to the community at the second Stakeholders Meeting on March 16, 2023 via Microsoft Teams (refer to the meeting minutes in Appendix B). Following the presentation, the participants were asked to vote for their preference. Including emailed votes from participating stakeholders who could not attend, the results were (10) for Plan 'A', (7) for Plan 'B', and (0) for Plan 'C'. With the majority selecting Plan 'A', City Staff directed Human & Rohde to include Schematic Plan 'A' in the Draft Master Plan drawing.

Property Identification Signage

Stakeholders requested identification signage be added at the trailhead. This could be a stand alone sign or the property identification could be incorporated into the requested kiosk/bulletin board (refer to discussion on page 16), depending on how much room is available. The signage could be placed at the Zug Road trailhead as well as at the end of the paved Northridge trail to inform users where the Tanglewood trail starts.

As suggested by a Stakeholder, directional signage could also be installed in Northridge on the corner of Quill Point Drive at the cul-de-sac where the paved trail is located.

Trails

Considerations for Trail reductions and for maintenance and emergency use

The Stakeholder comments were fairly evenly divided between those who wished to keep all of the trails as they are and those who felt that reducing the number of trails would be easier to maintain, less confusing, and more beneficial to wildlife.

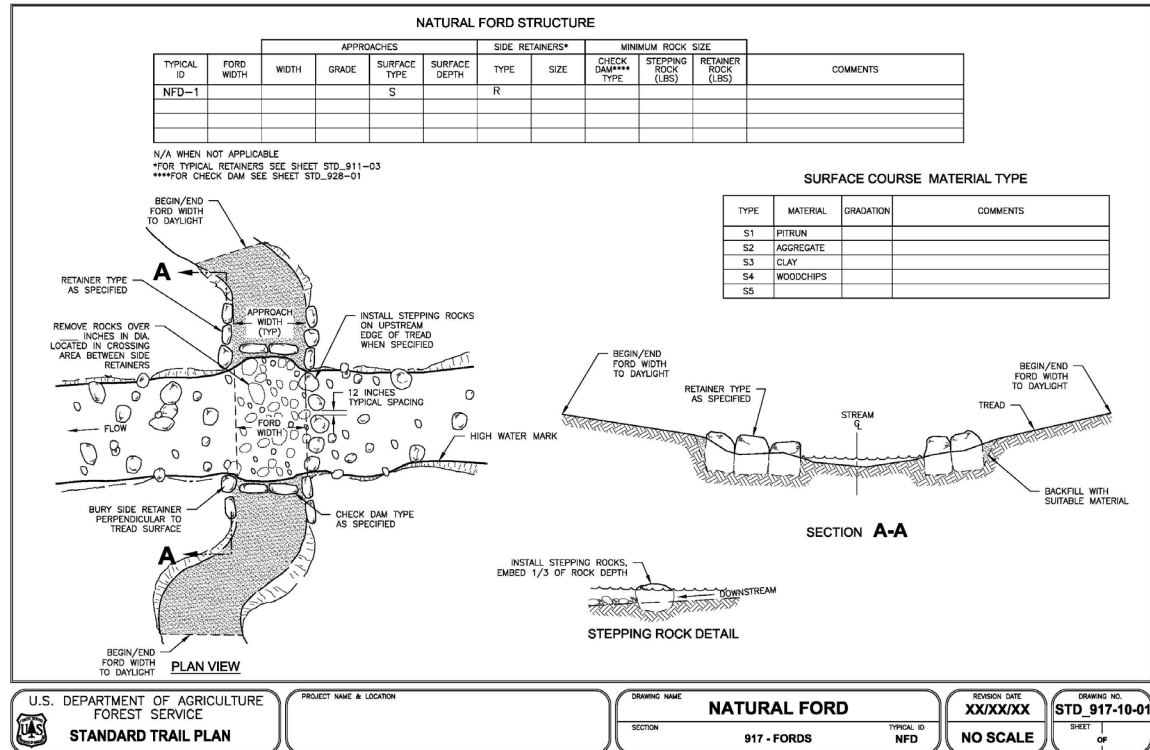
When making these decisions, consideration should be given where possible to removing or re-routing segments of trails currently located within the PMA to minimize foot traffic through these most environmentally sensitive areas. Consideration should also be given to widening some trails to provide fire and emergency access to the interior of the site. These considerations should be part of the future discussions between the City and local civic volunteer groups when developing the trail maintenance agreement (refer to discussion on page 18).

The gravel and filter fabric remnants along the Gray Trail are recommended to be removed to improve conditions for walking. The trail could then be resurfaced with wood chips or crushed stone if the City prefers. The rusted metal bench frame at the top of the hill should also be removed to eliminate this as a potential hazard and eyesore.

Waterway/Stream Crossings

The primary stream crossing is at Newstop Branch at the southern entrance to the property from Northridge. There were a few requests for a bridge at this location. The fact that this is an actual stream crossing within a floodplain, plus the severe topography and eroded (possibly unstable) nature of the stream bank, make this option not feasible. The construction of a bridge over a stream requires a flood plain study and extensive engineering, and the resulting structure would be very expensive coupled with potential damage to the environment. Therefore, a stone crossing is recommended for this location.

The National Park Service (NPS) offers a detail for a Natural Ford in which the stones are placed across the stream approximately 12" apart and are embedded at least 1/3 the depth of the rock. (Refer to detail below.) This should help solve the issue of the existing stones being dislodged when the flow is above normal. Flat topped rocks are recommended to improve footing for the crossing.



In regards to the wooden footbridge on the Green Trail, it should be removed to prevent accidents. It is recommended that the swale crossing be done in a similar manner with stones installed at a shallower crossing point and the trail adjusted accordingly. A stone crossing will ultimately be more durable and easier to maintain.

This type of crossing should be implemented at any other areas where seasonally wet conditions make trail access problematic. At grade boardwalks are another option for these areas, but these structures are costly and require additional maintenance, and therefore are not recommended.

Wayfinding

There are several different types of trail identification systems currently found on the trails: painted blazes on trees, fiberglass markers, and wood posts.



Painted Blaze



Fiberglass Marker



Wood Post

It is recommended that a single type of trail signage be selected to be used throughout the site for consistency and durability. The City staff has adopted the narrow fiberglass style with boot and arrow stickers as used in other parks. Per NPS recommendations, the lowest symbol should not be lower than 36" from the ground.

The existing painted colored blazes are irregularly and inconsistently applied and should be replaced with uniformly painted blazes. Standardized 2" x 6" rectangles set more or less at eye level are recommended.

Signs and blazes should be located at each intersection with another trail and spaced at regular intervals every tenth of a mile (but no more than a quarter of a mile). Posting the color-coded trail map at the property entrances and at key locations along the trail will also improve visitor orientation.

Bowie Heritage Trail / Pope's Creek Line Rail/Trail

The current MNCPP plan is for the Bowie Heritage Trail to be routed through the Tanglewood property and the City and Community are interested in this future connection with the site. There are significant environmental issues to be considered in order to satisfy ADA compliance if this is to happen. The Heritage Trail would traverse the Primary Management Area including wetlands, streams and buffers, as well as slopes in excess of 5%. The conversion of the Pope's Creek Line to a rails-to-trails facility would better facilitate connectivity with Tanglewood. Since either option is yet to be determined, the Master Plan suggests that a walkway from the Tanglewood trailhead east along Zug Road provide the connection with the Heritage Trail at the intersection with Zug Road.

Unimproved Access Points

The current trail map indicates an entrance to the northern part of the site at the Amtrak right of way. It is the City's opinion that such access is dangerous and is considered trespassing. It is therefore recommended that this trail segment be closed off and left to naturally regenerate.

Trailhead and Trail Amenities

Kiosk/Bulletin Board

While possibly incorporating property identification at the trailhead, the kiosk/bulletin board would include an updated color-coded trail map and a compartment for loose maps. (The supply of loose maps would need to be replenished periodically.) A bulletin board could be included for posting clean up dates or events. The sign should include site rules, hours, and phone numbers to call to report illegal activities and for emergencies. In addition, the use of QR codes could be established to allow trail users to use their personal devices to access trail maps as well as other information available on the City of Bowie's website.

Benches

There is one existing bench at the intersection of the Green and Black trails. Additional benches may be provided on the trails for respite and viewing. Placement should consider the lengths and steepness of the trails to provide a resting spot following an arduous hike.



It is recommended that benches be made with recycled materials. All benches should be installed with concrete footers for stability and resistance to removal.

Trash Can / Pet Waste Station

There were several requests for a trash can and pet waste station at the trail head. As with the benches, recycled materials are recommended for durability and less maintenance.

Portable Toilet

Many Stakeholders indicated a need for a restroom facility. An ADA compliant portable toilet is recommended to be placed at the trailhead on Zug Road. Proximity to parking is necessary for periodic servicing of the unit, but it needs to be set far enough back from the road to avoid it being hit by a vehicle. An ADA unit should be heavy enough to deter vandals from tipping it over or trying to remove it. A three-sided enclosure, like ones at other City properties, will shield the unit from view and enhance its appearance.

Interpretive Signage

Vandalism may be an issue for interpretive signage at any location on the property. If the City is inclined to provide interpretive signage, subject matter could include the history of the Zug Farm (at the ruins and/or at the trailhead), wetlands, streams and floodplain, trees and other flora, resident wildlife, and any geologic formations. As with the trailhead sign, the use of QR codes would make access to electronic information via personal mobile devices an easy option for obtaining property information.

Safety / Monitoring

Safety and monitoring for undesirable activities, such as hunting, dumping, vandalism, and dirt bike riding, will be challenging since the site is remote and there will be no daily park staff presence. Per community input, post “No Hunting” and “No Dumping” signs at the entrances and throughout the property. It is recommended that City-monitored cameras be mounted at the trail head, at the Northridge trail connection, and throughout the property. Visitors should be encouraged through signage to report any observations of this behavior. It is also advisable to have the police department add Zug Road to its patrol route at least twice a month, and to have City staff walk the site periodically to monitor conditions.

Landscape Enhancement

There was one request for the addition of native plantings for habitat and viewing enhancement. This type of landscaping could be a cooperative effort between

the City and civic groups to determine the best locations and composition of plantings as improvements progress.

Agreement with Civic Organizations & Groups

The City is in favor of a formal agreement with local civic organizations including the Friends of Tanglewood and the MAPS group for maintenance of trails that are not to be maintained by the City. This agreement will be developed after acceptance of the master plan and specific duties have been established for all parties.

Property Designation

With the overwhelming opinion to retain the property in its natural state and the minimal level of proposed improvements, it is appropriate to select a name that distinguishes this site from active park sites with features such as ballfields, shelters and playgrounds. In keeping with other similar sites, several naming options were proposed for consideration by City Staff and “Tanglewood Natural Area” was Staff’s preference.

MASTER PLAN RECOMMENDATIONS

Summarizing these discussion points, the following recommendations are identified on the Draft Master Plan:

- Provide parking and trailhead amenities on Zug Road.
- Replace all trail markers with unified wayfinding system and provide uniform blazing throughout.
- Consider removal of some of the newer trails to minimize maintenance, protect environmentally sensitive areas, enhance wildlife habitat, and improve wayfinding. Consider widening some trails for emergency/fire access purposes. (to be determined)
- Remove filter fabric and gravel from old roadbed (Gray Trail). Cover with wood chips or gravel.
- Remove old bench frame.
- Provide rest area with a bench and interpretive signage at historic Zug Ruins.
- Add Benches on other trails after steep climbs and at special viewing points. (locations to be determined)

- Remove deteriorated wooden footbridge on the Green Trail. Replace with large flat steppingstones spaced 12" apart and regrade for improved access across the swale.
- Replace existing stones at stream crossing to Northridge with larger flat steppingstones spaced maximum 12" apart.
- Provide kiosk and trash/dog waste container at Northridge entrance to Tanglewood Trails.
- Provide directional signage to Tanglewood Trails from Northridge on Quill Point Road.
- Close off unauthorized access to the site.
- Provide connection with future Bowie Heritage Trail or Pope's Creek Rails-To-Trails path at intersection with Zug Road. (final location of connection to be determined)
- Add Interpretive Signage or QR codes to describe significant flora and fauna, geologic features, and other features of interest. (content and locations to be determined)
- Add Native Landscape Enhancement Plantings at key locations throughout the site. (to be determined)
- Promote safety through signage, cameras, and increased Police and Park Ranger presence.
- Prohibit dumping, hunting and motorized vehicles on site.
- Draft formal agreement with local civic organizations to assist the City with regular maintenance and inspection of the trail system.
- Rename the property "Tanglewood Natural Area" which reflects the site's primitive character and minimal improvements.

BOWIE CITY COUNCIL COMMENTS ON MASTER PLAN

The Draft Master Plan was presented to the City Council at a Public Meeting on April 3, 2023. Comments generated by the City Council and the public were then incorporated into the Final Master Plan.

(This section reserved for City Council comments)

**INSERT
FINAL MASTER PLAN DRAWING**

(pending City Council comments)

ESTIMATED COST OF MASTER PLAN IMPLEMENTATION

Phasing will be an important aspect of the implementation of the master plan recommendations. The following estimated costs for phasing in the next fiscal years and beyond are proposed:

FY24 (budget \$30,000)

○ Design & Engineering (Parking & Trailhead):	\$ 6,500
○ Bridge Removal & Install Stone Crossing:	\$ 5,000
○ Newstop Crossing Stone Replacement:	<u>\$ 2,500</u>
Subtotal	\$ 14,000
+ 15% Contingencies	<u>\$ 2,100</u>

Total FY24 \$ 16,100

FY25 and beyond (budget \$30,000)

○ Parking & Trailhead Construction (FY25)	\$ 65,000
○ Security Camera System	\$ 3,000
○ Gray Trail Renovation	\$ 11,500
○ New Trail Markers (35) / Tree Blazing	\$ 6,500
○ Benches on Trails (assume 9)	\$ 16,000
○ Interpretive Signage (assume 5)	\$ 15,000
○ Landscape Enhancement Plantings	<u>\$ 5,000</u>
Subtotal	\$122,000
+ 15% Contingencies	<u>\$ 18,300</u>

Total FY25 and beyond \$140,300

ESTIMATED COST OF TRAIL MAINTENANCE

Time required to inspect and correct erosion and remove downed limbs and trees is difficult to determine but needs to be taken into account to establish a reasonable budget. We could not find any written and accepted checklist of items and inspection frequency.

Frederick County was helpful, but Anne Arundel County was more in tune with our issues for a natural trail. Ranger Karen Jarboe says, "We don't remove dead trees just because they are near a trail, but we will remove them if they are considered a hazard tree, which means overhanging a bench or spot where people sit or congregate for a length of time. We do weekly patrols of trails and those hazards are generally spotted then."

Based on this conversation and conversations with Frederick County, we feel that a monthly inspection of the trail to identify hazards would be a reasonable frequency.

As previously mentioned, it is recommended that there be a phone number on the signage to direct people to call with safety concerns and observations of vandalism, hunting, and dumping.

City Staff worked up the following breakdown of maintenance costs based on:

- Employing one (1) Park Ranger for 4 hours per week
- Scheduling one (1) Police patrol visit per day (15 minutes)
- Contracting with a 3-person crew for eight (8) hours once per month for trail maintenance.

Monthly inspections	\$ 5,000 annual
Police	\$ 8,000 annual
Tree/limb removal	up to <u>\$60,000</u> per year (contractual)
Total Annual Budget:	\$73,000

APPENDIX A

MINUTES OF STAKEHOLDERS MEETING January 24, 2023

Human & Rohde, Inc.
landscape architects/land planners

JOHN C. ROHDE, RLA
SALLY MALENA, RLA
LYNETTE PINHEY, RLA

512 VIRGINIA AVENUE
TOWSON, MD 21286
TEL: (410) 825-3885
FAX: (410) 825-3887

February 2, 2023

MINUTES
TANGLEWOOD PROPERTY STAKEHOLDERS MEETING

Date of Meeting: January 24, 2023
Location: City of Bowie City Hall
15901 Fred Robinson Way
Bowie, MD 20716

ATTENDEES:

In-Person Community Attendees:

Richard and Fran Smith	Bob and Mary Rapczynski
Richard Strafella	Ryan and Allison Lambert
John and Verna Teasdale	Joseph Mead
Dave Morgan	Alexandra Calloway

Virtual Attendees:

John Papagni	Laura Downey
Ken McCaughey	Stan Lilinski
Wanda Rogers	Latoya Phillip
Carl Hanse	Ondjelle Hemby
Doris Robinson	Cornelia Randolph
Susan Dyer	Robert Day

City of Bowie:

Sally Hein, Director, Department of Community Services
Matthew Reno, Project Manager, Department of Community Services
Ashley Gibbs, IT Services
Matthew Rosenbloom-Jones, Planning Department

Consultants:

John Rohde, Human & Rohde, Inc.
Lynette Pinhey, Human & Rohde, Inc.

PURPOSE

The purpose of this meeting was to acquaint the community with the Tanglewood Property and to obtain input from attendees about the future use of the site. The meeting was opened at 7 p.m. by Mr. Reno with introductions and the start of the PowerPoint presentation.

(Note: The PowerPoint presentation is available for download from the City's website.)

1. Mr. Reno introduced the project's history, including the March 21, 2022 presentation by the Friends of Tanglewood to the City Council and the Council's comments. He then briefly described the next steps in the process and introduced the consultants for the Master Plan, Human & Rohde, Inc., citing their qualifications and experience in the preparation of park master plans. Lynette Pinhey of Human & Rohde described two (2) of their previous master planning projects which shared the passive nature and environmental sensitivity of the Tanglewood property.
2. Ms. Pinhey presented the general master planning process to inform the attendees about the anticipated progression of the project.
3. Ms. Pinhey presented an aerial view of the site to orient everyone to the site's location and community context.
4. Historical aerials of the site (1938, 1977, 2000 and 2022) were presented to show the changes in the general area and property over the decades.
5. Photographs of the site were presented to further familiarize the audience with the site's conditions. The site entrances, trails, trail markers, stream crossings, and Zug ruins were shown.
6. The Site Analysis map was presented to illustrate the existing natural and manmade conditions and features of the property. The County-required Primary Management Area (PMA) was discussed in detail to make the audience aware of the extensive nature of the environmental restrictions on the property which will need to be taken into consideration for any future improvements to the site.
7. The inclusion of a segment of the Bowie Heritage Trail through the property was presented and its significance to the site was briefly discussed.
8. The floor was opened for public discussion. The following is a summary of the discussion and comments: *(note: comments received on-line during the meeting are attached at the end of the minutes)*:
 - The general consensus was to leave the property as a primitive nature area with modifications for safety and access only. The preference was to retain the natural trails and the Zug Road entrance as the primary entrance, along with the existing entrance from Northridge.

- The property will be redesignated depending on the final agreed-upon use of the property. If not “Tanglewood Park”, then possibly something along the lines of “natural area” or “forest”, if left in the current primitive condition without any formal recreation.
- Vandalism and inappropriate use of the property, such as dumping, hunting, or dirt bikes, was discussed and needs to be addressed. The concrete barriers were installed at the Zug Road entrance to deter dumping on the property. *(It was noted that anyone observing this type of behavior should report it to the City.)*
- Use by mountain bikes was desired by one of the attendees. It was agreed that motorized dirt bikes and ATV’s should continue to be prohibited due to noise and potential conflicts with hikers. It was noted that there are other facilities available for this use.
- Parking is essential if the property is to be used by the public. A small parking lot at or near the Zug Road entrance or expansion of the shoulder of Zug Road was suggested. Consideration of environmental restrictions will be important in the placement of a parking area.
- Residents of Northridge suggested that trail users could possibly use the visitor parking at the pool and then take the existing bike trail to connect with the Tanglewood trails. On-street parking is limited anywhere near the paved trail that connects with the stream crossing to the property and could conflict with residential parking.
- Take into consideration the heavy equipment and trucks that use Zug Road in regards to safety of park visitors.
- Consider the reduction in the number of trails for the benefit of wildlife.
- Requests to add various amenities, such as a sign at the Zug Road entrance area and some form of restroom facilities.
- Repair/modify bridges and stream crossings.
- Provide additional cleanup for the trails and removal of fallen trees.
- Development of a formal agreement for a citizen team to cooperate with City staff for maintenance of the trails and trash removal around the property.
- Integration of the existing trail system with the future Bowie Heritage Trail and/or future Pope’s Creek rail-trail.

At the end of the meeting, it was requested that any further comments be submitted in writing via email to Lynette Pinhey and Matt Reno by end of business January 31, 2023. It was requested that stakeholder groups, such as the Northridge Homeowner’s Association, MAPS and Friends of Tanglewood, submit further comments as a group, rather than as individuals.

Note: All emailed comments, as well as written comments received during the meeting, are attached to these minutes.

The meeting was concluded around 8:30 p.m.

Submitted by:

Lynette B. Pinhey, RLA
Human & Rohde, Inc.

Attachments

TANGLEWOOD STAKEHOLDERS MEETING JANUARY 24, 2023

The following comments were received via the Chat feature during the presentation:



Latoya P (Guest) 1/24 7:36 PM
Is there a budget set aside for any development?



Ken M. (Guest) 1/24 7:48 PM
Gravel parking might be best and limited in size, at least to start. Have a plan to grow it is use dictates and funding permits.

In order to open up this property some City funding will be required. To have any chance of getting funding to make that happen will require a very cost conscious plan. At least initially focus on bare bones. Have a road map for additional features can be added if desired and if funding permits in the future. If the costs are too high nothing will happen.



Laura (Guest) was invited to the meeting.



Ken M. (Guest) 1/24 7:51 PM
A plan to accommodate the Heritage Trail to the WB&A should be factored in. I realize the current planned route might not be compatible with the environmental rules.



Susan (Guest) 1/24 7:53 PM
You could park on the street near the Northridge access,

I agree with Ken about starting with a small lot on Zug Road. If it's heavily used then in the future it could grow.

There are also larger trees around the ruins of the Zug House. They are quite noticable.



Ken M. (Guest) 1/24 7:55 PM
Maybe Zug Road's shoulder could be expanded to facilitate some of the parking. Likely more users on the weekend when commercial use is lower.



Susan (Guest) 1/24 7:55 PM
The animals use the trails, they are not scared of them, at least with current usage of the park.

Maybe for the Northridge acess try larger stepping stones? The ones we used get pushed around after a heavy rain. Bigger stones might resist that. And be much cheaper than a bridge.

CH

Carl Hansen (Guest) 1/24 7:57 PM

I do like that the trails extend to more of the park now. Years ago lightning started a brushfire and the firemen had to blaze a trail which took a whole night and it spread to an acre in size. Having this sort of access can help keep fires under control.

S

Susan (Guest) 1/24 7:58 PM

Dirt bikes are a terrible idea. I live close to the park and they used to keep me awake at night. I also feel like it's a safety concern for hikers and bikers. I have shared trails with motorized vehicles before. Not fun when they come flying around the corner in your face.

JP

John Papagni (Guest) 1/24 8:00 PM

My view is that any parking should be very limited and pervious, consistent with the character of this wooded area and to limit environmental impacts.

KM

Ken M. (Guest) 1/24 8:00 PM

I don't think dirt bikes are a good fit with this property. The noise and impact on wildlife will be unwelcome. I will not use the property if that is permitted.

S

Susan (Guest) 1/24 8:01 PM

Agreed, I could see just pushing the jersey barriers and have people park right on the side of the road. This assumes the culvert can support the weight of parked cars. But keep folks on the side of the road to keep them out of mischief. The trucking company is running through there from 4am to 8pm.



Doris Robinson (Guest) no longer has access to the chat.

CR

Cornelia Randolph (Guest) 1/24 8:03 PM

Perfect As is!

S

Susan (Guest) 1/24 8:03 PM

I love the idea of accessible parks in Bowie. But I suspect there are better candidates than Tanglewood. Both entrances are steep. Try Allan's Pond.

Love it as is.

JP

John Papagni (Guest) 1/24 8:04 PM

Dirt bikes and ATV's area already a serious nuisance on nearby City streets and in my view should not be encouraged.

LP

Latoya P (Guest) 1/24 8:04 PM

Dirt Bikes aren't going away so we should find a way to balance that out

KM

Ken M. (Guest) 1/24 8:05 PM

A natural area will help distinguish this property from other City properties. Being different will help the funding cause, in my opinion.

1/24 8:05 PM

Latoya P (Guest)

Is there a budget set aside for any development?

There is a limited budget of \$30,000 at this time.

LP

Latoya P (Guest) 1/24 8:05 PM

There are enough parks in Bowie...they need to stop building houses and save the green space in those areas

1/24 8:05 PM

Ken M. (Guest)

A natural area will help distinguish this property from other City properties. Being different will help the funding cause, in my opinion.

Thank you.

LP

Latoya P (Guest) 1/24 8:05 PM

Thank you Matt!!

S

Susan (Guest) 1/24 8:06 PM

We need dirt bike parks and hiker/bicycling parks. As a nearby homeowner I am 100% against dirt bikes. They kept me awake 20 years, thank goodness they are gone.



Laura (Guest) 1/24 8:06 PM

I like the idea of City of Bowie posting trail markers like in Whitmarsh . I think it is important to be able to communicate location in the park in the event you need assistance.



John Papagni (Guest) no longer has access to the chat.



Susan (Guest) 1/24 8:07 PM

You can use a gps app on your phone to post location. Or use the map and say "I'm on western green". I would know where you are.

1/24 8:07 PM

Ken M. (Guest)

In order to open up this property some City funding will be required. To have any chance of getting funding to make that happen will require a very cost conscious plan. At least initially focus on bare bones. Have a road map for additional features can be added if desired and if funding permits in ...

Thanks Ken. We will take this under consideration as well.



Laura (Guest) no longer has access to the chat.



Cornelia Randolph (Guest) no longer has access to the chat.



Ashley Gibbs 1/24 8:08 PM

At this time, the recording will be stopped. However, Mr. Reno will continue answering questions.



Latoya P (Guest) no longer has access to the chat.

S

Susan (Guest) 1/24 8:07 PM

You can use a gps app on your phone to post location. Or use the map and say "I'm on western green". I would know where you are.

1/24 8:07 PM

Ken M. (Guest)

In order to open up this property some City funding will be required. To have any chance of getting funding to make that happen will require a very cost conscious plan. At least initially focus on bare bones. Have a road map for additional features can be added if desired and if funding permits in ...

Thanks Ken. We will take this under consideration as well.



Laura (Guest) no longer has access to the chat.



Cornelia Randolph (Guest) no longer has access to the chat.



Ashley Gibbs 1/24 8:08 PM

At this time, the recording will be stopped. However, Mr. Reno will continue answering questions.



Latoya P (Guest) no longer has access to the chat.

S

Susan (Guest) 1/24 8:09 PM

Agreed there should be a place for dirt bikers. It should NOT be close to so many people's homes. Too Loud. Find something remote.

1/24 8:10 PM

Laura (Guest)

I like the idea of City of Bowie posting trail markers like in Whitmarsh . I think it is important to be able to communicate location in the park in the event you need assistance.

Hi Laura, there are existing trail markers for all of the trails. Thanks for your comment.

KM

Ken M. (Guest) 1/24 8:10 PM

Will any funding for this property be in the upcoming budget? If so, can you comment on the scope?

1/24 8:11 PM

Ken M. (Guest)

Will any funding for this property be in the upcoming budget? If so, can you comment on the scope?

There is \$30,000 in the current year budget; however how it could be used has not been identified at this time. The Master Plan should help us to identify how to spend the funds.

John Papagni (Guest)

Dirt bikes and ATV's area already a serious nuisance on nearby City streets and in my view should not be encouraged.

Thank you for your comment.

Susan (Guest)

I love the idea of accessible parks in Bowie. But I suspect there are better candidates than Tanglewood. Both entrances are steep. Try Allan's Pond.

Thanks for you comments.

KM

Ken M. (Guest) 1/24 8:13 PM

Thank you Matt Reno, City Staff, and the consultant for hosting this. BTW, the TEAMS portal worked quite well. Good job.

1/24 8:14 PM

Ken M. (Guest)

Thank you Matt Reno, City Staff, and the consultant for hosting this. BTW, the TEAMS portal worked quite well. Good job.

Glad to hear.

S Susan (Guest) 1/24 8:14 PM
Thank you Matt and Lynette for holding this, and especially virtually. Loved the historical overhead photos.

CH Carl Hansen (Guest) 1/24 8:15 PM
Agreed, to add on this was excellent.

 Carl Hansen (Guest) no longer has access to the chat.

1/24 8:16 PM
Thank you for attending this meeting. Have a good night.

 Ken M. (Guest) no longer has access to the chat.

 Susan (Guest) no longer has access to the chat.

 Meeting ended 1h 27m 1/24 8:18 PM

Meeting ...
Recording has stopped. Saving recording...

**Meeting** ...
Recorded by: Matt Reno
1h 9m
This recording is set to expire. View or change the expiration date [here](#). [Learn more](#)

From: [Paul Thompson](#)
To: [Lynette Pinhey](#)
Subject: comments about Tanglewood
Date: Friday, January 20, 2023 7:25:38 AM

In case no one has noticed, Zug Road next to Tanglewood has BIG problems. In place are properties full of LARGE dump trucks, Grade alls, cement mixers, ETC, HEAVY equipment.

It is NOT safe for any additional traffic; the road is controlled by the people with the monster trucks .

To try and develop Tanglewood is nothing more than a sick joke! Yes it is a big time safety problem.

Paul Thompson
8303 Zug Road
Bowie, Maryland 20715



Virus-free www.avg.com

From: rstrafella@verizon.net <rstrafella@verizon.net>
Sent: Wednesday, January 25, 2023 11:02 AM
To: Matt Reno <mreno@cityofbowie.org>
Subject: {EXTERNAL}: Tanglewood Property Comments

Matt,

Thank you for last night's presentation. I have a few comments/desires that I'd like to provide and they are:

I'd like the property to be as it currently is (e.g. natural trails, no paved trails).

I'd like the 2 current entrances to remain with Zug Road as the primary entrance.

There should be a small parking area for 4-6 cars at or near the Zug Road entrance.

There should be a large sign with the trails color coded and legends (i.e., Red trail is 0.8 miles, etc.) at the entrance area.

Also at the entrance area there should be a trash can, a Pet Station, and a holder with individual maps for people to use.

I'd like to see periodic markers along each trail color coded (so people would know which trail they are currently on).

I'd like a couple of 2-3 person benches along the trails so people could rest or just sit and enjoy the nature.

I'd like to see some repair/modification to bridges over the streams.

I'd like to also see some more cleanup for the trails.

Regards,
Richard Strafella
8266 Quill Point Drive
Bowie

(301) 352-3524

rstrafella@verizon.net

From: [Susan Hansen](#)
To: mreno@cityofbowie.org; [Lynette Pinhey](#)
Subject: Tanglewood Stakeholders Comments
Date: Monday, January 30, 2023 2:07:43 PM

Hi Lynette and Matt,

I was not able to attend the last meeting, the Stakeholders meeting. Below are my comments regarding the most important items that need to be addressed in Tanglewood:

1. Periodic trail maintenance for felled trees
2. Trash receptacle
3. Keeping the bridge, reconsider eagle scout projects; these projects were August 2022:

<https://www.communityadvocate.com/2022/08/17/marlborough-scout-builds-bridges-for-eagle-scout-project/>

<https://www.salisburypost.com/2022/08/13/eagle-project-completes-bridge-at-community-park/>

FYI one of my sons eagle projects was a bridge. He had to finance it, get people with experience involved in approving the design, find the workers, get skilled workers, buy and haul the materials to the site. The bridge was sound. The bridge in Tanglewood has lasted a long time. Was that an eagle project?

4. Allow existing trails to remain open, even if the City will only declare 2 officially for maintenance. This is important as access to the fire in Tanglewood several years ago was extremely difficult. The fire burned for several days before the firemen could get to it. It did not spread much due to days of misty rain, however, in other years it could ignite a tinderbox which could effect residents, Amtrak, businesses and habitats.

5. Park entrance curb appeal (moving barriers back, adding a sign, adding a trash can, allowing City to cut grass at entrance in season, two parking spaces).

Thank you for providing the opportunity to share and thank you for considering the comments.

Susan Hansen

To: City of Bowie, Department of Community Services; Human & Rohde, Inc.

From: Multi-modal Access & Public Spaces (MAPS)
Bowie Green Team Sub-committee

Date: January 30, 2022



Subject: Stakeholder Comments for the Tanglewood Master Plan

As the City considers options for developing the Tanglewood Park property, the MAPS committee wishes to highlight some points we made a year ago when bringing this to the attention of the City Council.

First, and foremost, we advised that the City “retain the primitive nature of the park by making only necessary improvements for safety and access.” We feel that a natural area will help distinguish this property from other City parks and create a space where residents can experience peaceful walks in a pleasant wooded environment. As such, we discourage allowing motorized vehicles, hunting, and other such activities in the park. We agree that a name change from “park” to “natural area” or “forest” would facilitate this usage of the property.

Second, we specified in our earlier memo that the City “activate Tanglewood Park ... in a cost-effective manner.” Maintaining the park as a natural area should be highly compatible with minimizing the costs involved in developing this property. With tight City budgets in the foreseeable future, this will be imperative if this property is to be made available to residents in a timely manner. Gravel parking of limited size might be best or expansion of Zug Road's shoulder if environmental constraints do not allow use of land along the east side of the park. Developing an agreement for a citizen team to cooperate with City staff could facilitate and reduce costs for maintenance of trails and trash cleanup around the park. Minimizing the capital costs of re-establishing this park should increase the chances of this expenditure being approved by the City, and also of maintaining the primitive nature of the property.

Third, trail connectivity has been a priority of MAPS from its inception. Accordingly, we see Tanglewood as an important potential destination place within the Bowie trail network. The eastern edge of the Tanglewood property aligns with the proposed Heritage Trail that would connect Old Bowie with the existing WBA Trail. In addition, there is the potential for the CSX (Pope's Creek) Railroad tracks, that also run near this eastern border of Tanglewood, to be developed into a major north-south county rail trail in the future. We advocate that development of Tanglewood Park allow for integration with the future development of the Bowie Heritage Trail and/or a Pope's Creek rail trail. MAPS members thank the City for initiating a Master Plan for Tanglewood Park. We look forward to working with City staff on the eventual implementation and establishment of this unique natural area in the City of Bowie.

From: [Susan Dyer](#)
To: [Lynette Pinhey](#); [Matt Reno](#); [Bill Lussier](#); [Susan Hansen](#); [Carl Hansen](#); [Cornelia Randolph](#); [Merlinozzie](#); [Joshua wooten2](#); [Eric Johnson](#)
Subject: Comments for Tanglewood Stakeholder"s meeting
Date: Tuesday, January 31, 2023 1:25:11 AM
Attachments: [20230130_175341.jpg](#)
[20230130_175424.jpg](#)

Hi Lynette and Matt,

Thank you for the great presentation. We especially liked the aerial photographs over the last 85 years. It was interesting seeing nature reclaim the areas of human incursion.

The current users of the park that I've spoken to like the park as it is.

My priorities, in order, are

1. Trail maintenance. Obviously without this anything else is irrelevant. One good storm can cause many hours of work. Unfortunately this is also impossible to predict. At this time FOT is taking care of this on our own.
2. NO motorized vehicles. Aside from the obvious safety concerns they would be a noise concern for nearby communities. The people from these communities would quickly consider Tanglewood a nuisance. I know this because I would be one of them.
3. Please post "No Hunting" signs. It's not safe out there. I will forward any videos of armed/camouflaged people to the city, and if I encounter a hunter I will forward pictures of license plates of cars parked on Zug Road. However, if there are no "No Hunting" signs posted my understanding is that this is useless.
4. ADA accessibility at this site is impractical. Existing Bowie city parks such as Allan's Pond, Whitemarsh, Acorn Hill and the 10th Street Park already have some ADA accessibility/bathrooms/trails. These are much more practical and inexpensive than Tanglewood to add additional ADA accessible trails.. The two access points to Tanglewood would require significant bulldozing to achieve a 5% grade. The existing paved trails in Northridge to reach Tanglewood are non ADA compliant (they are quite steep). I've attached a couple of pictures showing this, unfortunately they were taken when it was quite dark and may be useless. If you'd like better / lighter ones let me know. As a taxpayer I believe Tanglewood is not the spot for this, though I agree it's a great idea elsewhere in the city.
5. Place a portable toilet at Zug Road (with or without this it IS a bathroom). A trashcan and a kiosk would be a good idea too.
6. A small parking area at Zug Road would encourage users from outside the immediate area. It should be right on Zug Road to avoid shenanigans when the lot is hidden in the woods. Possibly push the barriers back to the locked gate and put the lot right by Zug Road? The nearby trucking company is running trucks by there from 4AM to 9PM, I imagine this would be a deterrent to many mischief makers.
7. A bridge to Northridge would encourage use from that community. In a

heavy rain the stepping stones get washed down stream. This is repairable when it's warm but not as easy during the winter due to the freezing cold water. Or maybe just using larger stones that can't be budged when the creek rises? I imagine that would much less expensive than a bridge. Possibly the Boy/Eagle Scouts could get involved. They built the bridge in Tanglewood in the mid 1990s. I have no idea who payed for the materials. The Hansens would know.

8. FOT has volunteered to repair the lone bridge in the park. I think most users would prefer to have this bridge rather than fording the boggy mess during rainy periods.

9. Potentially we could have geocaching at Tanglewood, I know the former president of the Maryland Geocaching group so I could facilitate this.

From: [Joe Anne MW](#)
To: [Lynette Pinhey](#); [Matt Reno](#)
Subject: Comments on Tanglewood
Date: Tuesday, January 31, 2023 2:44:27 PM

Hello,

I'm writing to submit this comment in response to the request for comment at the Tanglewood Property Stakeholders Meeting. My wife and I live in Old Town Bowie and frequently walk through the Tanglewood property. We appreciate having such a delightful property nearby, and support the idea of keeping it primitive, as its primitive nature is a key part of its value. There are an abundance of more lawn- and recreation-based parks in the area, and having one in a natural setting is really nice. We also support the idea of making it easier for other people to enjoy the park, through signage, perhaps limited parking, etc.

One specific suggestion we have is to have fewer trails, as the current number of trails can be problematic for wildlife, especially birds. Fewer trails will be easier to maintain, and will help avoid confusion (there are often times with several trails converge, which can cause people to become lost).

Best,
Joe Mead (and Anne Wiley)

Date: 31 Jan 2022

From: Friends of Tanglewood (FoT)

To: City of Bowie, Department of Community Services

Subj: Recommendations for the Tanglewood Master Plan

The Friends of Tanglewood strongly recommends that, whatever plans are put forward in the Tanglewood Master Plan, the foremost considerations should be to: (a) maintain its primitive nature and natural beauty; (b) to promote safe public access, regular maintenance, and cleanliness; (c) to increase awareness and the number of visitors; and most of all (d) to preserve Tanglewood as an enjoyable natural resource for generations to come. With these general considerations in mind, our group respectfully submits the following specific recommendations for inclusion:

Awareness & Branding:

- While “Tanglewood” is already unique in the list of city properties, the name “Tanglewood Forest” would make the property stand out even more; and not just in Bowie, but in surrounding areas as well. A host of clever marketing and promotion opportunities could be associated with the name to help raise awareness and patronage of the property.
- To improve awareness Tanglewood needs a welcome sign at its entrance as well as a directional sign at the corner of Zug Road and Chestnut Ave. Another should be placed near the Northridge entrance on Quill Point Dr.
- Tanglewood should be re-listed on the city’s website
- Add Tanglewood to Google Maps’ list of locations: [How to Add a Location or Missing Place in Google Maps \(businessinsider.com\)](https://www.businessinsider.com/google-maps-how-to-add-a-location-or-missing-place)
- Work to create a unique experience for visitors. Ideas include: partner with the city’s arts committee to solicit appropriate “trail art” to decorate Tanglewood. For example, sponsor a Bird and Bat house contest. Call on local artists to design a unique set of trail markers for one or more of the trails. Decorate a prominent tree with unique and artful ornaments. Perhaps set up some Geocaches to attract and engage some younger visitors.
- Create a more attractive natural area. While lovely as it is, Tanglewood could benefit from a modicum of curated plantings. The idea would be to slowly add pockets of plantings that would add year-round interest. e.g., A few small groves of flowering trees and shrubs, a glade of flowering bulbs, an allee of mushrooms, a stand of rare trees not often found in the suburbs of Washington. There are many possibilities and the FoT stands ready to assist!

Access:

- The property badly needs a proper trailhead with at least a few parking spots. Preferably a NON-paved surface that is as close to Zug Rd as possible.
- The Northridge entrance dead-ends at the Newstop Branch stream. A bridge will be required across the stream to connect this entrance to the trail network.
- The current footbridge over the gully on the Green trail should be repaired.

- In preparation for a possible future trail along the Popes Creek rail line, we recommend that a notional trail route be penciled into the plan that will connect it to the Green trail.
- There are no nearby public restrooms so a port-o-potty should be placed at the trailhead and be regularly maintained.

Safety and Security

- Security camera(s) should be placed to monitor the future trailhead at Zug Rd. This will not only provide a modicum of security, but would help deter any instances of trash dumping, vandalism or illicit activity.
- The fallen trees along the Amtrak RR line should be cleared from the existing chain link fence so that it can be propped back up to serve as a proper barrier to dumping along the property's edge.
- Funding should be allocated for periodic trail maintenance. This is the best way to ensure safety in on the property. Occasionally dead or sick trees will overhang a trail and should be taken down before they fall and damage park features.
- The city should partner with the FoT to help monitor Tanglewood and report any undesirable activities.

Cleanliness

- To encourage the responsible disposal of trash, an animal resistant trash bin should be placed at the Zug Rd Trailhead and emptied at least weekly.
- A trash bin at the Northridge entrance might also be helpful but we encourage the city to open a discussion with the Northridge HOA first to see if it can be properly maintained at this location.
- The city should partner with the FoT and interested local residents to conduct periodic park cleanup events.

Signage

- Install a covered information "kiosk" at each entrance so that information signs, flyers, and trail maps can be posted.
- Install consistent trail markers at all trail entrances and crossing points
- Install warning signs (e.g., No Hunting, No Dumping, etc.) along the perimeter of the park or at least near any likely points of entrance.
- Consider a historical marker/sign or two (e.g., a description of the history of the property or one that describes the history of the Popes Creek RR.)
- Consider some information markers/placards to point out the flora. fauna, geologic features, etc. of Tanglewood.

We also strongly discourage including any of the following in the master plan:

- Any permitting of motorized vehicles in the park. Allowing motorbikes and ATVs would attract many riders from the area and drive the walking patrons away. The noise would be very disturbing to surrounding communities as well as wildlife. Lastly, many off-road enthusiasts haul their bikes on trailers. Unless extra-large parking spaces are installed, they will just park along the side of Zug road.

- The building of any new permanent structures except for a bridge over the Newstop Branch creek.
- The building of any paved trails/paths through Tanglewood (Except for the proposed heritage trail). A few low-lying muddy trail sections might benefit from the addition of gravel or mulch, but hard surface trails are not in keeping with the primitive character of the park.

Thank you for the opportunity to provide input to this master plan. The FoT look forward to collaborating further on its development and stands ready to help support its implementation.

Sincerely,

Friends of Tanglewood

APPENDIX B

MINUTES OF STAKEHOLDERS MEETING #2
March 16, 2023

Human & Rohde, Inc.
landscape architects/land planners

JOHN C. ROHDE, RLA
SALLY MALENA, RLA
LYNETTE PINHEY, RLA

512 VIRGINIA AVENUE
TOWSON, MD 21286
TEL: (410) 825-3885
FAX: (410) 825-3887

March 22, 2023

MINUTES
TANGLEWOOD PROPERTY STAKEHOLDERS MEETING #2

Date of Meeting: March 16, 2023
Location: Virtual via Microsoft Teams

ATTENDEES:

Community:

Keyonta Douglas	Ken and Patty McCaughey
Laura Downey	Latoya Phillip
Susan Dyer	Mike Quinlan
Carl Hansen	Cornelia Randolph
Stan Hilinski	Mary and Bob Rapczynski
Bill Lussier	

City of Bowie:

Matthew Reno, Project Manager, Department of Community Services

Consultants:

John Rohde, Human & Rohde, Inc.
Lynette Pinhey, Human & Rohde, Inc.

PURPOSE

The purpose of this meeting was to obtain input from the community on preferences regarding three (3) schematic plans for parking and trailhead improvements.

1. Mr. Reno opened the meeting at 7:00 p.m. and explained the purpose of the meeting. Participants would be asked to provide their preference for one of the three schematic plans being presented. Any questions about the master plan process from this point on would be discussed.
2. Ms. Pinhey began the PowerPoint presentation with a summary of the general master plan process to bring participants up to date. The list of comments generated from the first Stakeholders Meeting on January 24, 2023 was briefly discussed as forming the basis for the parking and trailhead concept plans to be presented.

3. Schematic Plan A proposed 5 parallel gravel parking spaces along the shoulder of Zug Road with property signage, bulletin board/kiosk, trash/pet waste container, and portable toilet. Satisfies most of the Stakeholder and City Staff requests. Considerations were no ADA parking possible, no ADA trail or facilities, minimal wetland buffer impacts, road traffic, and least cost (\$65,000±).
4. Schematic Plan B proposed head-in parking set back from Zug Road consisting of 3 gravel parking spaces and 1 ADA parking space with access aisle, bulletin board/kiosk with property identification, trash/pet waste container, portable toilet, and ADA trail to rest area. Satisfies all Stakeholder and City Staff requests. Considerations were safer relationship of parking to roadway, provides some ADA facilities, requires retaining wall to level the grade for parking area and prevent intrusion into the wetlands, more wetland buffer impacts than A, and more cost (\$90,000±).
5. Schematic Plan C proposed 640 feet of gravel roadway following the Gray Trail (old roadbed) from the existing entry point on Zug Road and utilizing the existing stream crossing. Provides 3 standard gravel parking spaces and 1 ADA parking space where the slopes are less than 5%, approximately in the vicinity of the old parking area. Provides opportunities for an ADA trail and amenities in the woods on the flattest slopes. Proposes a property identification sign and controlled gate system at the entrance and a bulletin board/kiosk, trash/pet waste container and portable toilet at the parking area. Satisfies most of the Stakeholder and City Staff requests. Considerations were significant environmental impacts, major security issues, and greatest cost (\$230,000±).
6. Participants were asked to vote via the Chat feature for which Schematic Plan was preferred.
*The results were 10 in favor of Schematic Plan A and 7 in favor of Schematic Plan B. Zero votes for Plan C. (A transcript of public participation is attached to the minutes.)
*The results include votes cast via email by participating stakeholders not in attendance.
7. Mr. Reno informed the participants that these results would be taken into consideration by City Staff. A final recommendation would then be provided to Human & Rohde so that one parking and trailhead layout could be incorporated into the Draft Master Plan drawing, which will also depict other recommendations for the property based on all comments received.
8. The Draft Master Plan will be presented to the City Council at their April 3, 2023 meeting to obtain their comments and final recommendations. This is a public meeting and the community is welcome to attend and offer their comments. (Note: The presentation will be available on the City website prior to the Council meeting for all to review.) City Council comments will then be incorporated into the plan to produce the Final Master Plan which will be included on the May 1, 2023 Consent Agenda for the Council's adoption.
9. When the process is complete, the accompanying Master Plan Report will include a thorough explanation of the entire master planning process and be a record of all findings and recommendations. The Site Analysis, Final Master Plan drawing, and cost estimates for potential improvements and maintenance will be included.

10. Mr. Reno explained that the City has \$25,000 appropriated in the current FY23 Capital Improvement Program budget, with an additional \$30,000 in FY24 and FY25. Depending on final recommendations and potential phasing, additional funds could be requested in fiscal year 2025 budget later this year when the budget is prepared.

The meeting was concluded around 7:40 p.m.

Submitted by:

Lynette B. Pinhey, RLA
Human & Rohde, Inc.

Attachments

Note: The PowerPoint presentation for this meeting is available for download from the City's website. The transcript from the presentation is attached with these minutes.

* The following participating stakeholders were not in attendance, but their emailed votes were counted in the results:

Susan and John Hansen
John Teasedale
Richard Strafella

CHAT COMMENTS - STAKEHOLDERS MEETING #2

Tanglewood Property Stakeholders Meeting #2

ChatDetailsScheduling AssistantAttendanceMeeting Whiteboard

Matt Reno joined the conversation.

Matt Reno named the meeting Tanglewood Property Stakeholders Meeting #2.

March 2

Sally Hein and Nick Spurgeon were invited to the meeting.

March 9

Wednesday

Thursday

Thursday 6:53 PM Meeting started

Lynette Pinhey (External) was invited to the meeting.

John Rohde (External) was invited to the meeting.

Mary & Bob Rapczynski (Guest) was invited to the meeting.

Mary & Bob Rapczynski (Guest) was invited to the meeting.

Ken McCaughey (Guest) was invited to the meeting.

Carl Hansen (Guest) was invited to the meeting.

Laura D (Guest) was invited to the meeting.

LD

Laura D (Guest) Thursday 7:00 PM
Laura

Keyonta Douglas (Guest) was invited to the meeting.

Mike Quinlan (Guest) was invited to the meeting.

Thursday 7:03 PM Recording has started

Bill Lussier (Guest) was invited to the meeting.

stan hilinski.net (Guest) was invited to the meeting.

Tanglewood Property Stakeholders Meeting #2

ChatDetailsScheduling AssistantAttendanceMeeting WhiteboardRecordings & Transcri...Breakout roomsQ&A+

Thursday 7:11 PM
Attendees, please be advised this meeting is being recorded. Thank you.

KM

Ken McCaughey (Guest) Thursday 7:20 PM
Will the draft plan be available prior to April 3?

BL

Bill Lussier (Guest) Thursday 7:21 PM
Will other aspects of the park be addressed in this plan or will they be added at a future date? e.g., bridge, signage, entrance at Northridge?

SH

stan hilinski.net (Guest) Thursday 7:21 PM
Stan Hilinski, susan Hansen and Susan Dyer prefer Option A. I fear that Option B and C with tables in the woods could attract undesirables, hanging out,= and drinking and whatever else.

CH

Carl Hansen (Guest) Thursday 7:21 PM
Me (Carl Hansen) vote option A. My mother (Susan Hansen) and father (John Hansen) also vote option A.

KM

Ken McCaughey (Guest) Thursday 7:22 PM
Ken McCaughey - Plan A
Patty McCaughey - Plan B
In both cases, don't see the need for the toilet.

BL

Bill Lussier (Guest) Thursday 7:22 PM
OK Thanks

SH

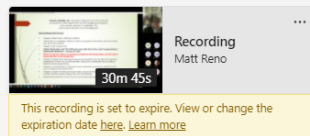
stan hilinski.net (Guest) Thursday 7:23 PM
Can we email Council Members in lieu of attending City Council meeting?

- BL Bill Lussier (Guest) Thursday 7:23 PM
Bill Lussier votes for Plan A
- MO Mike Quinlan (Guest) Thursday 7:23 PM
Mike Quinlan - Plan B
- KD Keyonta Douglas (Guest) Thursday 7:23 PM
Does voting need to be placed today?
- SH stan hilinski.net (Guest) Thursday 7:23 PM
Options B and C pose a danger to female walkers I fear.
- KM Ken McCaughey (Guest) Thursday 7:23 PM
I really don't like plan C. This is the most expensive option. It would also require the most development within Tanglewood. Permitting might be an issue an a significant cost threat due to proximity to the wetlands. I think this could enable both dumping and nefarious activities since the parking is out of sight from the road. Recurring maintenance cost will be much higher than the other plans. I am not aware of the technology they proposed being used elsewhere in the City. I am concerned that it's effectiveness will be limited and costs high.
- KD Keyonta Douglas (Guest) Thursday 7:24 PM
Would like a chance to be more thoughtful.
- M Mary & Bob Rapczynski (Guest) Thursday 7:24 PM
Mary & Bob Rapczynski plan B
- SH stan hilinski.net (Guest) Thursday 7:24 PM
Cornelia RaNDOLPH IS TRAVELING RIGHT OW BUT SHE HAS always prefered "a less is more" approach to the property.

- BL Bill Lussier (Guest) Thursday 7:25 PM
Is the surface for Option B gravel as well?
- LD Laura D (Guest) Thursday 7:25 PM
Like Plan B.to get off of Zug Road. Option c seems like it brings up too many security risks. Option A would be fine - certainly an improvement over current condition
- KD Keyonta Douglas (Guest) Thursday 7:26 PM
Option B
- SH stan hilinski.net (Guest) Thursday 7:26 PM
I don't see Plan A parking as a problem. There isn't that much traffic. You just need to pay attention. Those big trucks are hard to miss. I park on the side of the occasionally now.
- KM Ken McCaughey (Guest) Thursday 7:27 PM
Patty - I like the idea of bare bones approaches but I like the configuration of the parking in B. If Plan A had B's parking I would vote for this.
- SH stan hilinski.net (Guest) Thursday 7:27 PM
I would also like to see "No Hunting" signs posted.
- KD Keyonta Douglas (Guest) Thursday 7:28 PM
Plan B also minimize damage to cars from construction vehicles
- CH Carl Hansen (Guest) Thursday 7:28 PM
I support that this process has been open
- KM Ken McCaughey (Guest) Thursday 7:28 PM
The process has been good.

- stan hilinski.net (Guest) Thursday 7:29 PM  1
It's been pretty transparent. Let's see what the outcome is. Very opposed to tables in the woods for people to party and leave trash.
- Mike Quinlan (Guest) Thursday 7:29 PM
Yes, a logical and open process.
- Keyonta Douglas (Guest) Thursday 7:29 PM
yes . Thank you.
- Bill Lussier (Guest) Thursday 7:29 PM
Do you think we should advocate of this at the Apr 3rd Counsel meeting?
- Keyonta Douglas (Guest) Thursday 7:30 PM
I think as residents it could not hurt to show up.
- Ken McCaughey (Guest) Thursday 7:30 PM
Will the plan have cost estimates?
- Carl Hansen (Guest) Thursday 7:31 PM
Thank you!
- Ken McCaughey (Guest) Thursday 7:31 PM
Thanks Matt and Lynette.
- Bill Lussier (Guest) Thursday 7:32 PM
Thanks for the presentation

- stan hilinski.net (Guest) Thursday 7:32 PM
Thanks.
- Mike Quinlan (Guest) Thursday 7:32 PM
Thanks.
- Mike Quinlan (Guest) left the chat.
- Ken McCaughey (Guest) left the chat.
- Bill Lussier (Guest) left the chat.
- Carl Hansen (Guest) left the chat.
- Keyonta Douglas (Guest) left the chat.
- Laura D (Guest) left the chat.
- Mary & Bob Rapczynski (Guest) left the chat.
- Thursday 7:33 PM Recording has stopped. Saving recording...



Thursday 7:42 PM Meeting ended: 49m 39s

 Transcript

 Attendance

TRANSCRIPT OF RECORDING OF STAKEHOLDERS MEETING #2 - MARCH 16, 2023

I started the recording a bit late, so my intro is not included.

0:0:22.90 --> 0:0:51.500

Lynette Pinhey

The General Master plan process for those who may not have been part of the first stakeholders meeting, and so you know, we were human and Rodie was hired by the City of Bowie to essentially revise the old master plan for the Tanglewood property. And you know what we come up, we will be used as a one to call it a road map for future improvements and management of the property. So just to review.

0:0:52.60 --> 0:1:23.700

Lynette Pinhey

Where we where we've been and where we're going. So what we did was we prepared a base map of all the existing conditions. We we visited the site, we walked the site and on the trails and so we observed all the existing conditions and we gathered information about the history and use of the property, got some base maps information from the city and so on to so we could prepare a plan. And after evaluating all the site conditions, that's like the slopes.

0:1:23.780 --> 0:1:42.250

Lynette Pinhey

And the vegetation existing trails where the streams are wetlands and so on. We prepared a site analysis plan. That's the Third Point here. And then after that is when we had our first stakeholder meeting January 24th as as Matt was you know saying earlier.

0:1:43.30 --> 0:1:47.890

Lynette Pinhey

So at that point we, you know, got your the communities input.

0:1:49.210 --> 0:2:18.520

Lynette Pinhey

And at that meeting, and that was either the people who were there in person or by the teams chat, meet me or, you know, teams meeting business and then we had open comment period until January 30th for additional comments to come in by e-mail and at that point we put together a list. I'm gonna pull up a different different file here, a list put together, you know, summarized everything that everyone had said.

0:2:18.670 --> 0:2:49.780

Lynette Pinhey

And came up with a list of about 33 comments and points that the community wanted to address in the master plan process. We won't go through all of them, but I did just want to point out that the the one that that got the most response was to have a the entrance on Zug Road as it is now. Leave it as the primary side entrance and to have a minimal limited gravel parking alongside Rd. So we did take into consideration the comments and that when being the primary one.

0:2:49.940 --> 0:2:51.310

Lynette Pinhey

As we went forward.

0:2:52.520 --> 0:2:57.940

Lynette Pinhey

Umm, so we are here today to, as Matt said, discuss.

0:2:59.300 --> 0:3:28.810

Lynette Pinhey

The concepts that were developed as a result of putting together that information and that is what we call programming, and so that's what we're going to look at here shortly after we do that, we're going to, you know, take all this, the new information, the new input and consult with city staff and prepare the master plan, a drawing that actually shows the recommendations for the site and that will hopefully depict the expectations of the city.

0:3:28.890 --> 0:3:30.330

Lynette Pinhey

And you are stakeholders.

0:3:30.730 --> 0:4:0.120

Lynette Pinhey

Umm. For what to do with the property and we're going to take into consideration. Like I said, all the programming desires and all the site conditions and restrictions that decide itself imposes upon those those things. At that point, after that point, once we know sort of what direction we're going to take, we'll prepare a cost estimate for the operational and maintenance practices that the city will use in order to implement those recommendations of the master plan.

0:4:1.80 --> 0:4:31.370

Lynette Pinhey

So at that point, then we'll prepare a master plan report, and that is a record essentially the of the entire planning process. All the things that you know are in this list here and it will also contain that the site analysis plan, the master plan itself and the cost estimate. So it will memorialize everything that's gone into this process. And finally, eventually everything will be presented to the City Council for final approval. So that's what's ahead of us, Matt.

0:4:31.440 --> 0:4:41.280

Lynette Pinhey

We'll go into some dates at the end towards that end, but right now we're here. We're the red is. We're gonna review schematic options for that, for your consideration.

0:4:43.270 --> 0:4:43.820

Lynette Pinhey

So.

0:4:44.490 --> 0:4:45.220

Lynette Pinhey

Here we are.

0:4:46.80 --> 0:4:54.730

Lynette Pinhey

Again, the main consensus was to keep this general entrance on Zug road and have minimal parking.

0:4:56.220 --> 0:5:9.350

Lynette Pinhey

As as we can develop, so the first schematic plan A is providing 5 standard parking spaces, parallel parking adjacent to Zag Rd.

0:5:10.340 --> 0:5:39.670

Lynette Pinhey

And it's actually be expanding the shoulder of the road to accommodate parking. Just simple gravel parking and some bollards or other barricades to prevent access into the site from that point. Now this option satisfies the majority of the stakeholders and city staff requests, with the exception of a DA, accessibility and or features.

0:5:40.270 --> 0:5:43.540

Lynette Pinhey

So the plus for this is that.

0:5:44.270 --> 0:6:14.480

Lynette Pinhey

It has the the the fewest environmental impacts, which are just to the wetland buffer. I'll just point out here for those who you know may not understand this blue Aries. These blue areas are wetlands and then there needs to be a buffer, Jason, to those wetland areas. And that is this line. And I'm sort of pulling the arrow along here. So our impacts would generally be in this area and and over here to actually.

0:6:14.650 --> 0:6:18.700

Lynette Pinhey

Create the the park the parallel parking spaces now.

0:6:20.240 --> 0:6:25.190

Lynette Pinhey

The trail head improvements that were desired was was.

0:6:26.330 --> 0:6:29.110

Lynette Pinhey

A sign of some sort to identify the property.

0:6:29.910 --> 0:6:32.150

Lynette Pinhey

A bulletin board.

0:6:33.720 --> 0:6:37.70

Lynette Pinhey

And a trash can and pet waste station.

0:6:37.970 --> 0:7:8.840

Lynette Pinhey

And and and a portable toilet. So I'm showing one that would be a DA accessible. It's large enough and comfortable enough for, for, for people here. And basically we're just intercepting the existing Gray trail that goes up into the site. And so this would just be a connection point at this at this area here now again. So the downside is is that there's no accessible parking. It's not possible with parallel parking spaces that just you just can't do it.

0:7:9.360 --> 0:7:14.400

Lynette Pinhey

So again, no, no, ADA components to this design.

0:7:15.660 --> 0:7:38.970

Lynette Pinhey

And the other sort of downside is that the parking is adjacent to ZOG Road and we have, you know, acknowledged the comments by several people about the traffic that's on SOG Rd from the industrial area. That's down the way the dump trucks and and so on. So that is its perhaps least but at least.

0:7:40.660 --> 0:7:59.670

Lynette Pinhey

Good thing about it is that it's your right adjacent to the roadway. So as we say here, perhaps you know that could be mitigated by some traffic calming methods, perhaps speed bumps, some signage, whatever to try to again mitigate some of those issues and.

0:8:0.440 --> 0:8:5.690

Lynette Pinhey

The approximate cost for these improvements would be about around \$65,000.

0:8:8.10 --> 0:8:37.860

Lynette Pinhey

It's thematic Plan B is also minimal parking alongside Rd, but we have head in parking that's set back from the edge of the road as provides a 24 foot backup space so that you're not backing or exiting the parking area directly onto the road without being able to see what's coming at you. So this has them minimizes potential conflict with the traffic on the road as best as we.

0:8:38.0 --> 0:9:7.840

Lynette Pinhey

We can can get in the situation, so this shows 4 total parking spaces, 3 standard parking spaces in an accessible space with an accessible aisle. It needs to be next to the handicap space here so in and it also provides a short ADA trail to an A sitting area with maybe a picnic table or a bench that you know allows a view of at least some of the.

0:9:8.50 --> 0:9:37.680

Lynette Pinhey

Things to natural elements that are at the entrance to the at the the property, such as the wetlands and looking at the forest, that's all around. So it would also would need to have a retaining wall constructed

so that we could level out this area away from the the road so that we can get the parking spaces in here and that would so that we would not be encroaching on the actual wetlands.

0:9:38.20 --> 0:9:51.10

Lynette Pinhey

Yeah. And this blue area, we want to stay out of the wetlands itself. Wetland buffer impacts would be greater than planet A, but again, that's that's permissible. And it's easy enough to permit.

0:9:52.110 --> 0:10:13.490

Lynette Pinhey

The trail had improvements again, as requested. We have bulletin board and perhaps in this instance we could incorporate the property name onto the bulletin board and then again trash receptacle and pet waste and a portable toilet of some sort. And again, this would be intercepting the beginning of the great trail here.

0:10:15.70 --> 0:10:21.80

Lynette Pinhey

Umm. And the approximate cost would be somewhere around \$90,000 for this option.

0:10:22.830 --> 0:10:30.500

Lynette Pinhey

The third, the third option is one that would allow greater development for ADA facilities.

0:10:31.220 --> 0:10:33.150

Lynette Pinhey

An accessible trail.

0:10:34.150 --> 0:10:41.300

Lynette Pinhey

In this case, we would, you know, create a gravel Rd that follows the Gray trail up the hill.

0:10:41.990 --> 0:11:11.920

Lynette Pinhey

Up to the flattest slopes where more or less the exit, the old old parking area was. Yeah, many, you know, several decades ago, but that's because it's flat up here and this allows us to have our accessible parking and develop some sort of accessible trail through the woods in the area that is less than 5% slope, which is what's critical for an accessible trail this.

0:11:12.90 --> 0:11:18.640

Lynette Pinhey

Less than 65% slope will allow us to put a bench, picnic table and so on, but that would that would have the greatest.

0:11:19.740 --> 0:11:24.570

Lynette Pinhey

ADA component then any of the other options.

0:11:26.370 --> 0:11:38.530

Lynette Pinhey

It's sad. As I said, it satisfies most of the stakeholders and city staff requests in that again it provides access to the site and in ADA components with the same amount of parking spaces.

0:11:39.10 --> 0:11:44.630

Lynette Pinhey

And following the Gray trail means that there will be very little tree removal, so that's a plus.

0:11:45.910 --> 0:12:1.450

Lynette Pinhey

As far as this particular scheme goes and the amenities would be there, you know, a sign, a property sign out by the road, we would gate off the entrance and have some barricades to prevent access.

0:12:2.400 --> 0:12:33.210

Lynette Pinhey

So however, let's look at the downside. There would be significant environmental impacts both to the the wetland and stream buffers, as well as that primary management area we talked about at the January 24th meeting when we were looking at the site analysis. That is this all this green area here, which is the Prince Georges County requirement for providing an Environmental Protection to sensitive areas on a site.

0:12:33.310 --> 0:12:53.60

Lynette Pinhey

Includes not only vegetation, not only wetlands and streams and buffers and so on, but also steep slopes. So that's why the line is up where it is. So it in this case we have about 350 feet of impacts to the primary management area.

0:12:54.190 --> 0:13:24.280

Lynette Pinhey

So that's something to be considered, but also I think we even more importantly to everyone is that security would be a a major issue to this particular design. So you know we could consider a controlled gate technology at the entrance that might be fitted with a code required for entry or some other method of controlling the access. Again, we provide the barriers along the the.

0:13:24.480 --> 0:13:48.90

Lynette Pinhey

Sides of the entrance to prevent unauthorized access. And thirdly, we could install and should install cameras at the entrance as well as up at the parking area and 88 area. And because of all this additional gravel, roadway and other improvements that this would have a far greater cost of around \$230,000.

0:13:49.950 --> 0:14:5.460

Lynette Pinhey

So here we are. We're looking at the three options again just for review A has the parallel parking has the least amount of environmental impacts, but we do have that potential for some conflicts with the traffic on Sug road.

0:14:6.490 --> 0:14:16.480

Lynette Pinhey

Plan B has less fewer conflicts with the traffic on Zug Road, but perhaps a little bit more environmental impacts.

0:14:17.0 --> 0:14:26.160

Lynette Pinhey

Umm due to, you know, pushing the parking back a little further and then the third option of course has the greatest environmental impacts and the greatest cost.

0:14:27.140 --> 0:14:43.80

Lynette Pinhey

So that's those are the three options that are essentially based on all of the the comments that were garnered from the first meeting and from city staff input as well. And at this point, I'll turn it back over to Matt.

0:14:45.220 --> 0:15:15.290

Matt Reno

Great. Thank you, Lynette. Appreciate that presentation. I guess I I first would like to apologize. I don't know that I actually introduced myself at the beginning of this and the meeting and I know that many of the attendees know who I am. But I'm a project manager for the Department of Community Services and the Tanglewood property was a property that was assigned to me to work on. It's been a fun project so far and I've known Tanglewood Park ever since I began, worked with the city in 1997. So I've,

0:15:15.410 --> 0:15:41.120

Matt Reno

walked those woods many a times, and it's nice to to kind of get to a point where we're we're determining what is the the best use of this property to meet everybody's expectations. So yeah, there's a lot of work that's gone into this. As Linda had said, the 24th January 24th stakeholders meeting was really allowed us to garner a lot of support for the project, but also more importantly.

0:15:41.840 --> 0:15:54.650

Matt Reno

You know the those users of the park, what it is they would like to see and I think what we've put together so far that human and rodus presented really captures a lot of those public comments.

0:15:55.50 --> 0:16:27.560

Matt Reno

Umm. And you know what you're seeing tonight is just the conceptual options for addressing the parking. There's a lot more that's going that's in the draft master plan at this point that addresses sort of the trails and usage and maintenance and everything and all of that will be available for everybody to review once we finalize and select one of these three options. Once we do that, the draft master plan will then become more of a formal document.

0:16:27.810 --> 0:16:59.170

Matt Reno

And the next step would then be to bring this to a public hearing at the April 3rd City Council meeting. So at that meeting, the final master plan, I shouldn't say final, I should say the draft master plan will be presented to Council for their input and it's at that meeting because it's a public hearing that we would

ask that those of you who would like to speak, you're welcome to sign up to speak at the meeting in support of the project in support of, you know, the master plan that's been prepared.

0:16:59.890 --> 0:17:16.220

Matt Reno

Or if there's, you know, individuals at her in opposition of it, you're welcome to speak as well. But that'll be on April 3rd. So so that we can move forward this evening. What we think the best course of action would be, as if everybody could use their chat.

0:17:17.30 --> 0:17:49.30

Matt Reno

And just reply back with you whether you're in favor of option AB or C, that'll be helpful to us to be able to get a handle on where the majority stands and then what staff will do is we're gonna take all of that public comment into consideration and then we'll we'll think it through. As far as if we decide that we, you know, wanna go with a, maybe a more developed option, a meaning if the majority wanted a, but staff felt B was more appropriate.

0:17:49.100 --> 0:18:15.890

Matt Reno

And we would wrestle with that and just make some decisions. But we do appreciate all of your participation. I know that many of you have really given us some good information that staff and the consultants, you know, we're not aware of because we're not up there in a regular basis. And you guys are. So thank you very much for all of your involvement and go ahead and start.

0:18:16.590 --> 0:18:19.280

Matt Reno

Umm, submitting your votes and?

0:18:19.990 --> 0:18:36.710

Matt Reno

If everybody after, Umm, we gather these the votes here, we can go ahead and open up a chat. If anybody has some comments with regards to sort of the next phase the April 3rd meeting, etcetera, we'd be happy to to feel some questions.

0:18:37.460 --> 0:18:38.650

Matt Reno

Regarding the process.

0:18:49.70 --> 0:18:50.780

Matt Reno

Yes. So I see, Ken.

0:18:51.940 --> 0:19:6.670

Matt Reno

Asked if there if the draft plan would be available to prior prior to April 3, yes, we will make that available prior to the April 3rd meeting for sure. Council always gets it before their meetings and that's when it becomes public. So we'll make sure we do get that out to you.

0:19:9.160 --> 0:19:33.530

Matt Reno

And then it looks like Bill brought up well, while other aspects of the park be addressed in the plan. Or will they be added in the future? So yeah, all of the the comments regarding the bridge, the signage, the entrance, all of that is addressed in the text portion of the master plan. The document, I think that we've reviewed drafts so far is upwards of 40 pages. Maybe Lynette, is that correct?

0:19:33.970 --> 0:19:35.0

Lynette Pinhey

That sounds about right.

0:19:35.250 --> 0:19:49.480

Matt Reno

Yeah. So it has a lot of context to it. This is purely just the visuals for the options to address how we would deal with the parking side of it. The the comments that we've received throughout this process were certainly all.

0:19:49.750 --> 0:19:57.800

Matt Reno

Umm, uh, you know, taken into consideration throughout the whole development, the entire development of the master plan process.

0:20:0.400 --> 0:20:2.910

Matt Reno

We see I'm going to go through a couple more comments here.

0:20:4.450 --> 0:20:8.650

Matt Reno

Stan and Susan option A. OK. Gotcha.

0:20:9.970 --> 0:20:11.0

Matt Reno

Very good.

0:20:11.810 --> 0:20:20.400

Matt Reno

Yep, it's great if you guys do include uh, you know, a little explanation as to why the other options or your option you didn't select was was not preferred. That's helpful.

0:20:22.850 --> 0:20:23.330

Matt Reno

Great.

0:20:24.740 --> 0:20:25.310

Matt Reno

Excellent.

0:20:30.190 --> 0:20:35.920

Matt Reno

Yeah. So, Stan, you had mentioned I see a comment here. Can we e-mail council members in lieu of attending the City Council meeting?

0:20:38.30 --> 0:20:58.0

Matt Reno

Yes, I believe yes, there is always an opportunity for you to reach out to the city's clerk and ask to have any type of a dialogue, whether it's usually an e-mail or something like that written into the record. And then they would usually read off those at the meeting, absolutely.

0:21:1.590 --> 0:21:3.130

Matt Reno

See where we're at?

0:21:7.600 --> 0:21:25.690

Matt Reno

Yeah, Kianté has stiff the voting has. It needs to be placed this evening. It does where we really do need to finalize this into what we think the majority would like, so that the consultant has time to prepare the final draft in time for us to be able to get it out to everybody before the April 3rd meeting.

0:21:31.120 --> 0:21:31.860

Matt Reno

OK.

0:21:50.100 --> 0:21:51.30

Matt Reno

Right. OK.

0:22:0.130 --> 0:22:7.20

Matt Reno

Alright, looks like a lot of the comments have coming in. There's a few more still and and I believe everybody can see the chat so.

0:22:8.360 --> 0:22:8.940

Lynette Pinhey

I can't.

0:22:9.730 --> 0:22:10.850

Matt Reno

You can't see the chat.

0:22:10.580 --> 0:22:11.520

Lynette Pinhey

No, no.

0:22:13.330 --> 0:22:16.640

Matt Reno

At the top of your screen. If you click chat there should be a chat option.

0:22:16.870 --> 0:22:22.870

Lynette Pinhey

I'll tell you what I'm going to if is everyone, I don't know how to ask this question, should I leave?

0:22:23.690 --> 0:22:28.930

Lynette Pinhey

The screen up with the three options at this point is everyone still wanna look at them?

0:22:29.670 --> 0:22:31.700

Lynette Pinhey

I'll come back to my screen otherwise.

0:22:33.160 --> 0:22:43.10

Matt Reno

Yeah, I think you can. I think you can still do you see the bar at the top where you can hit click on the thing that says chat. There should be a button. Do you see that at the top if you click it, it should bring up the chat on the right side of the screen.

0:22:45.740 --> 0:22:46.360

Matt Reno

Now OK.

0:22:47.370 --> 0:22:47.690

Matt Reno

OK.

0:22:43.660 --> 0:22:48.780

Lynette Pinhey

Not not not in this this mode here. No, I'll try that.

0:22:51.680 --> 0:22:52.310

Matt Reno

There we go.

0:22:49.730 --> 0:22:53.100

Lynette Pinhey

Now I've got it. I just had to maximize you. OK, got it.

0:23:4.710 --> 0:23:5.930

Lynette Pinhey

No, everything's gravel.

0:22:53.290 --> 0:23:7.460

Matt Reno

I see Bill asked. A question about is the surface for option B gravel as well? So now the surface for for BI believe, correct me if I'm wrong then that would be asphalt correct or concrete? Ohh it is, it's all gravel.

0:23:10.390 --> 0:23:10.780

Matt Reno

OK.

0:23:16.650 --> 0:23:16.200

Lynette Pinhey

We we are, we have, we have priced it out that everything is gravel because that was what the overwhelming majority wanted. If they were gonna, this is gonna be parking it would be gravel so.

0:23:19.790 --> 0:23:20.40

Lynette Pinhey

Yep.

0:23:16.410 --> 0:23:21.610

Matt Reno

OK. And we would we would just use curb stops to sort of identify the parking spaces, OK.

0:23:22.520 --> 0:23:22.780

Matt Reno

Yep.

0:23:23.450 --> 0:23:23.680

Matt Reno

But.

0:23:21.320 --> 0:23:26.670

Lynette Pinhey

Something like that. Yeah. Umm, yeah. The only thing that would be different is that there would be some sort of maybe.

0:23:27.380 --> 0:23:33.280

Lynette Pinhey

No solid permeable paving for the X. The handicap space and the adjacent aisle, and.

0:23:33.980 --> 0:23:37.190

Lynette Pinhey

It's just because you there's a requirement for it to be very stable.

0:23:38.580 --> 0:23:46.710

Lynette Pinhey

For the purposes of of accessibility, that the trail though the ADA Trail portion could be a compacted crushed stone.

0:23:48.640 --> 0:23:49.10

Matt Reno

Sure.

0:23:47.520 --> 0:23:53.520

Lynette Pinhey

So that's the only part that would be actually, if you want to call it paved would be the ADA space itself.

0:23:54.670 --> 0:23:55.640

Lynette Pinhey

Everything else gravel.

0:23:56.280 --> 0:23:56.680

Matt Reno

Gotcha.

0:23:59.90 --> 0:23:59.580

Matt Reno

OK.

0:24:0.390 --> 0:24:22.150

Matt Reno

So I believe we have, everybody has responded now, which is great. I I again, I appreciate this everybody giving your input and like I said to the staff will kind of look through this again along with the consultant and we'll look at not only your votes but also the context that you've put in with your voting. And that's gonna be very helpful to us.

0:24:24.440 --> 0:24:45.60

Matt Reno

And yeah, there's there's some comments in here about, you know, no hunting signs posted signs. Sure, all of that. I can. I can assure you, is is addressed and is included in the context in the textual portion of the master plan, not just the the schematic concepts, but in the actual document itself.

0:24:48.910 --> 0:24:49.470

Matt Reno

OK.

0:24:51.630 --> 0:24:52.640

Matt Reno

I believe.

0:24:53.340 --> 0:24:55.230

Matt Reno

We've gathered everybody's input.

0:24:59.90 --> 0:25:13.610

Matt Reno

Do do most of you feel as though this process has been as transparent as possible? That was our goal from the beginning was to try to make sure that we were able to reach out to as many of their stakeholders as possible.

0:25:14.860 --> 0:25:34.830

Matt Reno

Through various means and to make sure that you know everybody had an opportunity to speak, although you know as you're aware, this is such a remote location, there's not as many booeey residents that are aware of this. So we've had a limited amount of stakeholder input, but what we've had is been most valuable so.

0:25:36.360 --> 0:25:40.930

Matt Reno

Again, I want to thank everybody for participating in this process.

0:25:44.20 --> 0:25:53.170

Matt Reno

So if we don't have anymore comments, I think what stands got one last one, he's typing now. Great. Thank you, Ken. The process has been good.

0:25:54.60 --> 0:25:55.820

Matt Reno

Yep, Carl, same thing. Excellent.

0:26:0.730 --> 0:26:4.500

Matt Reno

OK. Well Super II looks like everybody's been UM.

0:26:5.490 --> 0:26:28.230

Matt Reno

Pleased with how we've proceeded throughout the the master planning development process. Again, the next step is gonna be the April 3rd meeting. So if you are available and you're able to attend great, you're also always welcome to reach out to any of your council members at any time. And you know, voice your support for projects such as this.

0:26:29.480 --> 0:26:59.230

Matt Reno

So with that being said, I'm after the April 3rd meeting the process going forward will be that on April 3rd, Council would review the draft master plan and they have an opportunity at that point to provide additional revisions, direction, comment, whatever that may be. Once that occurs, the consultants would make the final adjustments based on councils.

0:26:59.490 --> 0:27:7.120

Matt Reno

Recommendations or comments? And then what happens is we'll go ahead and finalize the master plan.

0:27:7.490 --> 0:27:39.550

Matt Reno

Umm, with those comments and that will then be included in the May 1st Consent Agenda for Council and at the consent agenda. Essentially they would just adopt or accept the master plan as it's developed and from that then we would move forward and we would start looking at how to appropriate funds to implement some of the the work and improvements that were identified. Currently we have \$30,000 in the current year budget to put towards.

0:27:39.800 --> 0:27:50.90

Matt Reno

Some improvements. So certainly there'll be some work that we can potentially move forward with before the end of the fiscal year, which is June 30th.

0:27:50.910 --> 0:28:19.160

Matt Reno

And then, of course, the next year we have an additional amount of money in the budget as well. So it is gonna be a probably a two year process because we just are are now finishing up with the FY24 budget. So any larger ticket items that may come as improvements that will have to wait until FY25 that would be developed this fall when we work on the FY25 budget, which occurs in November, December.

0:28:20.920 --> 0:28:49.870

Matt Reno

So that being said, UMI would like to again thank everybody for attending and I appreciate Lynette your hard work on this. And John Rody as well. And again everybody is a stakeholder. Thank you again and do share that April 3rd meeting with everyone and as soon as we get the draft master plan finalized in a fashion that's ready for council before the April 3rd meeting, we'll go ahead and make sure we get that on the city's website.

0:28:51.760 --> 0:29:5.100

Matt Reno

And will the plan have a caught one last question. Yep. Will the plan have a cost estimate? Absolutely. It will have a cost estimate and it'll actually have phasing broken out if it is that extensive where we believe that we have to break it into a phased approach.

0:29:9.50 --> 0:29:39.70

Matt Reno

OK. Do you think we have we have this third bill, you know Bill mentioned about should we advocate on on April 3rd as a resident you have the right to advocate for whatever you would choose in your community. And I do believe that it's an opportunity. Absolutely. It's an opportunity to go back to council and thank them for the direction they gave staff after the your initial meeting and to remind them that this is an important property.

0:29:39.460 --> 0:29:42.40

Matt Reno

And that you would like their support.

0:29:42.850 --> 0:29:49.720

Matt Reno

So excellent. Alright, thank you all very much. I appreciate your time this evening and have a good evening.

0:29:56.850 --> 0:29:58.70

Lynette Pinhey

Yep, Yep.

0:29:52.850 --> 0:29:58.850

Matt Reno

Lynette, if you don't mind just sticking around for a minute, I just want to go through some details on a few things. Thank you all very much.

0:30:21.840 --> 0:30:22.420

Matt Reno

OK.

0:30:23.30 --> 0:30:23.280

Lynette Pinhey

Right.

0:30:23.50 --> 0:30:23.840

Matt Reno

It's just us.

0:30:24.250 --> 0:30:25.20

Lynette Pinhey

OK.

0:30:25.150 --> 0:30:26.510

Matt Reno

Yeah, nice job.

0:30:26.940 --> 0:30:27.710

Lynette Pinhey

All right, well.

0:30:28.250 --> 0:30:35.780

Matt Reno

I'm going to go ahead and let me stop the recording real quick. Let me figure out how to do that real quick. Record and transcribes.

0:30:37.970 --> 0:30:39.60

Matt Reno

Stop the recording.

APPENDIX C

TANGLEWOOD PROPERTY HISTORY
Compiled by Susan Hansen

Tanglewood History

Compiled by Susan Hansen

January 2023

The Zug property has been referred to as an Estate (Tanglewood Estate, John Lupia draft of a book numismatic biographies) and a farm (University of MD Archives). There were 3 men, all related, named John Zug. I have not yet found the records of which John Zug is responsible for the property purchase and the buildings, as well as what the buildings are and where they are actually located:

John Zug 1818-1843 (lived mostly in PA & Baltimore; was an agent of the colonization society and a temperance speaker, University of MD Archives) His son is:

John Edgar Zug 1842-1915 (was a banker then became surveyor in Bowie (Tanglewood), his land was referred to as a farm (University of MD Archives). He and his son surveyed Bowie. His son is:

John Edgar Zug, Jr 1869-1949 was a stamp collector as a child. He graduated from Johns Hopkins University in Baltimore with a degree in civil engineering. He worked with his father surveying land in Bowie, then worked for the US Government as a civil and hydrographic engineer, then later he became a rare coin dealer and was a charter member, as well as VP, of the Washington Coin Club.

The John Zug Land Surveys are 2 notebooks which contain sketches, measurements, calculations and notes on the properties, boundaries and street layouts, and the land owners of Bowie, Maryland in the late 19th century. Those notebooks are at the University of Maryland.

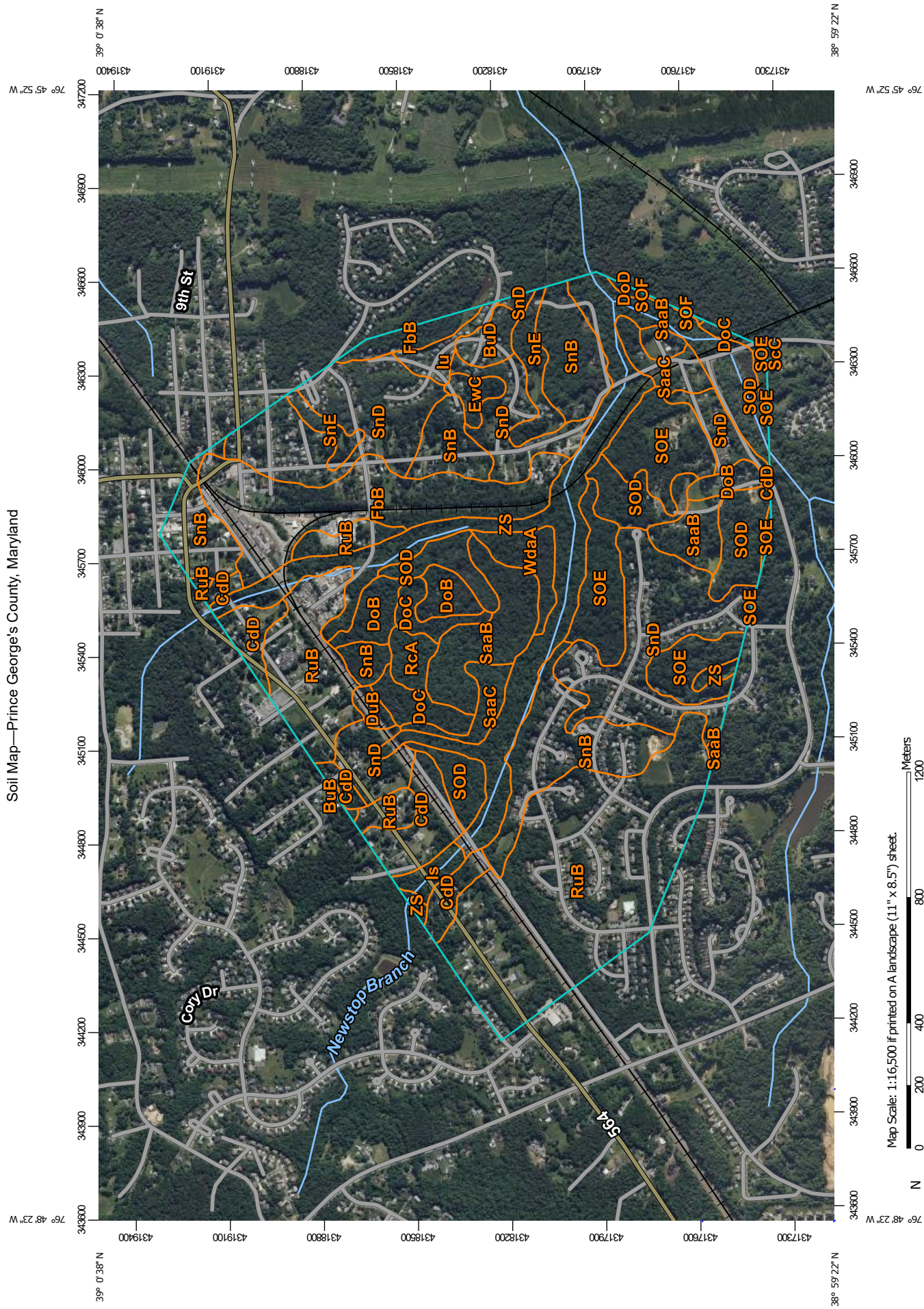
A LIDAR map reveals there are possibly 2 foundations on the property, 3 indents that look like they could have been small buildings, several roads, a driveway, a bridge and possibly a wall or terrace.

There was one ball field on the property and a road to another ballfield for people of color, which was across New Stop Branch, towards Fletchertown Rd. The Zug mansion (as the neighborhood seniors call it) was burned down in the 1950's or 60's by teens hanging out in it. This is anecdotal from senior citizens in the neighborhood.

APPENDIX D

USDA CUSTOM SOIL RESOURCE REPORT
generated January 2023

Soil Map—Prince George's County, Maryland



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Beltsville-Urban land complex, 0 to 5 percent slopes	0.6	0.1%
BuD	Beltsville-Urban land complex, 5 to 15 percent slopes	5.9	0.8%
CdD	Christiana-Downer-Urban land complex, 5 to 15 percent slopes	31.2	4.2%
DoB	Downer-Hammonton complex, 2 to 5 percent slopes	17.6	2.3%
DoC	Downer-Hammonton complex, 5 to 10 percent slopes	14.3	1.9%
DoD	Downer-Hammonton complex, 10 to 15 percent slopes	0.6	0.1%
DuB	Downer-Hammonton-Urban land complex, 0 to 5 percent slopes	2.7	0.4%
EwC	Evesboro-Downer complex, 5 to 10 percent slopes	4.3	0.6%
FbB	Fallsington-Urban land complex, 0 to 5 percent slopes	59.3	7.9%
Is	Issue silt loam, occasionally flooded	4.5	0.6%
Iu	Issue-Urban land complex, occasionally flooded	5.8	0.8%
RcA	Russett-Christiana complex, 0 to 2 percent slopes	5.6	0.7%
RuB	Russett-Christiana-Urban land complex, 0 to 5 percent slopes	150.1	20.0%
SaaB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	34.5	4.6%
SaaC	Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain	14.6	2.0%
ScC	Sassafras-Croom complex, 5 to 10 percent slopes	0.0	0.0%
SnB	Sassafras-Urban land complex, 0 to 5 percent slopes	77.0	10.3%
SnD	Sassafras-Urban land complex, 5 to 15 percent slopes	124.1	16.6%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
SnE	Sassafras-Urban land complex, 15 to 25 percent slopes	12.9	1.7%
SOD	Sassafras and Croom soils, 10 to 15 percent slopes	38.4	5.1%
SOE	Sassafras and Croom soils, 15 to 25 percent slopes	47.4	6.3%
SOF	Sassafras and Croom soils, 25 to 40 percent slopes	0.5	0.1%
WdaA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	8.7	1.2%
ZS	Zekiah and Issue soils, frequently flooded	88.7	11.8%
Totals for Area of Interest		749.2	100.0%