



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

VOICE 301-699-2582

TTY 301-699-2544

FAX 301-864-6941

May 4, 2016

Ms. Allison E. Grooms
Team Leader, NEPA Compliance Section
MD State Highway Administration
707 N. Calvert Street
Mailstop C-301

Dear Ms. Grooms:

As requested in your letter of March 17, 2016, we have determined that the activities, features, or attributes at the Hollywood Community Park would not be impacted by the proposed upgrade to a full interchange on I-95/495 at the Greenbelt Metro Station. The signed 4(f) de minimis concurrence letter is attached.

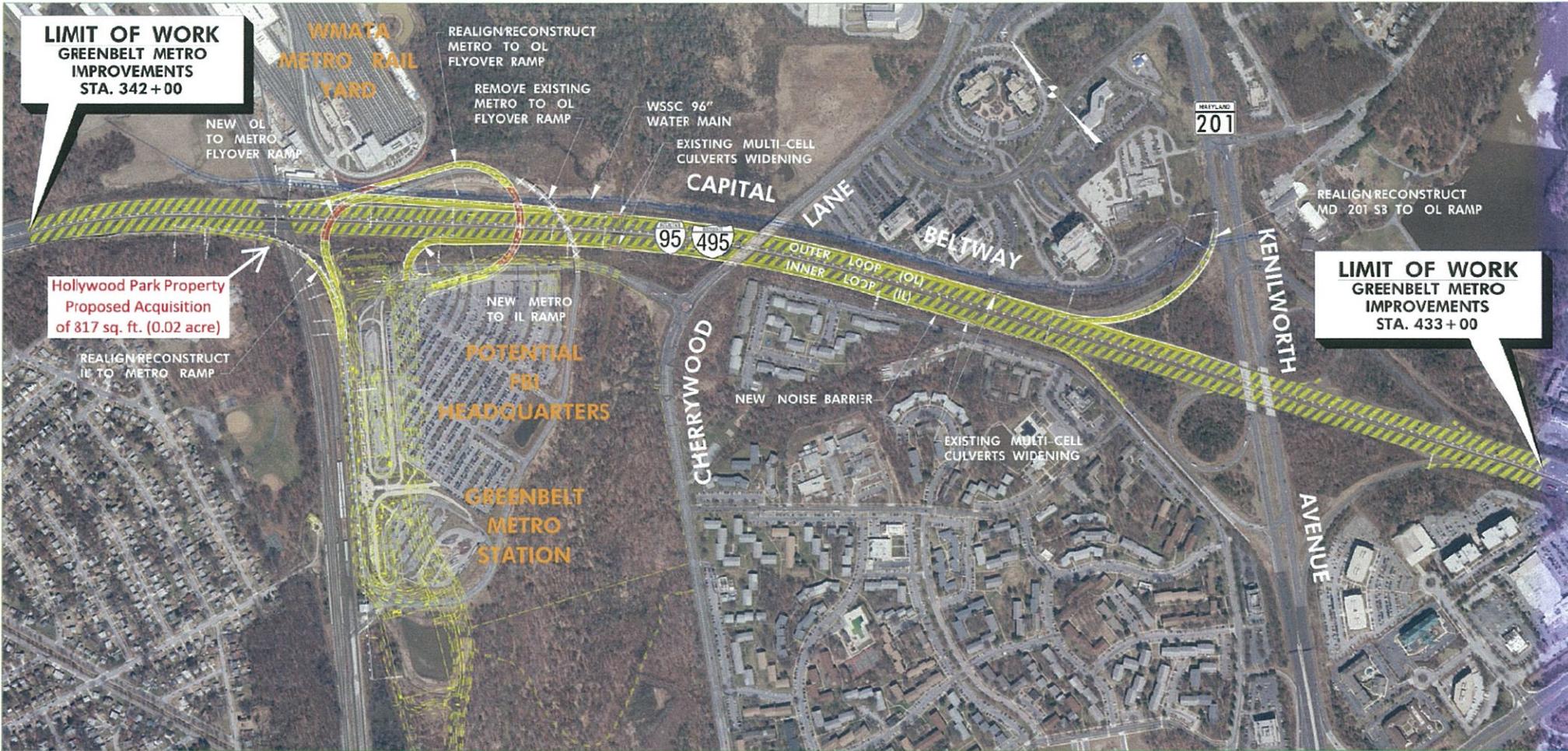
We look forward to working with your office and the Maryland Transit Administration to finalize the details of the land exchange agreement and other related matters to ensure that the project progresses through final engineering. The proposed development at the Greenbelt Metro Station will be a great transportation and economic development asset in the County. Should you need additional information, please contact Ian Obligin, Planner at 301-699-2541 or ian.obligin@pgparks.com.

Sincerely,

Ronnie Gathers, Director
Department of Parks and Recreation

Enclosures

c: Michael Madden, MTA
John Newton, MTA
Daniel Koenig, FTA
Darin Conforti, M-NCPPC
Eileen Nivera, M-NCPPC



**LIMIT OF WORK
GREENBELT METRO
IMPROVEMENTS
STA. 342 + 00**

**Hollywood Park Property
Proposed Acquisition
of 817 sq. ft. (0.02 acre)**

**LIMIT OF WORK
GREENBELT METRO
IMPROVEMENTS
STA. 433 + 00**



Legend

	- Proposed I95/I495 Widening & Greenbelt Metro Improvements
	- Proposed Resurfacing
	- Proposed Bridge Structure

195/495 GREENBELT METRO IMPROVEMENTS
**PRIORITY 1 - GREENBELT METRO INTERCHANGE &
 BELTWAY WIDENING FOR AUXILIARY LANES TO MD 201**

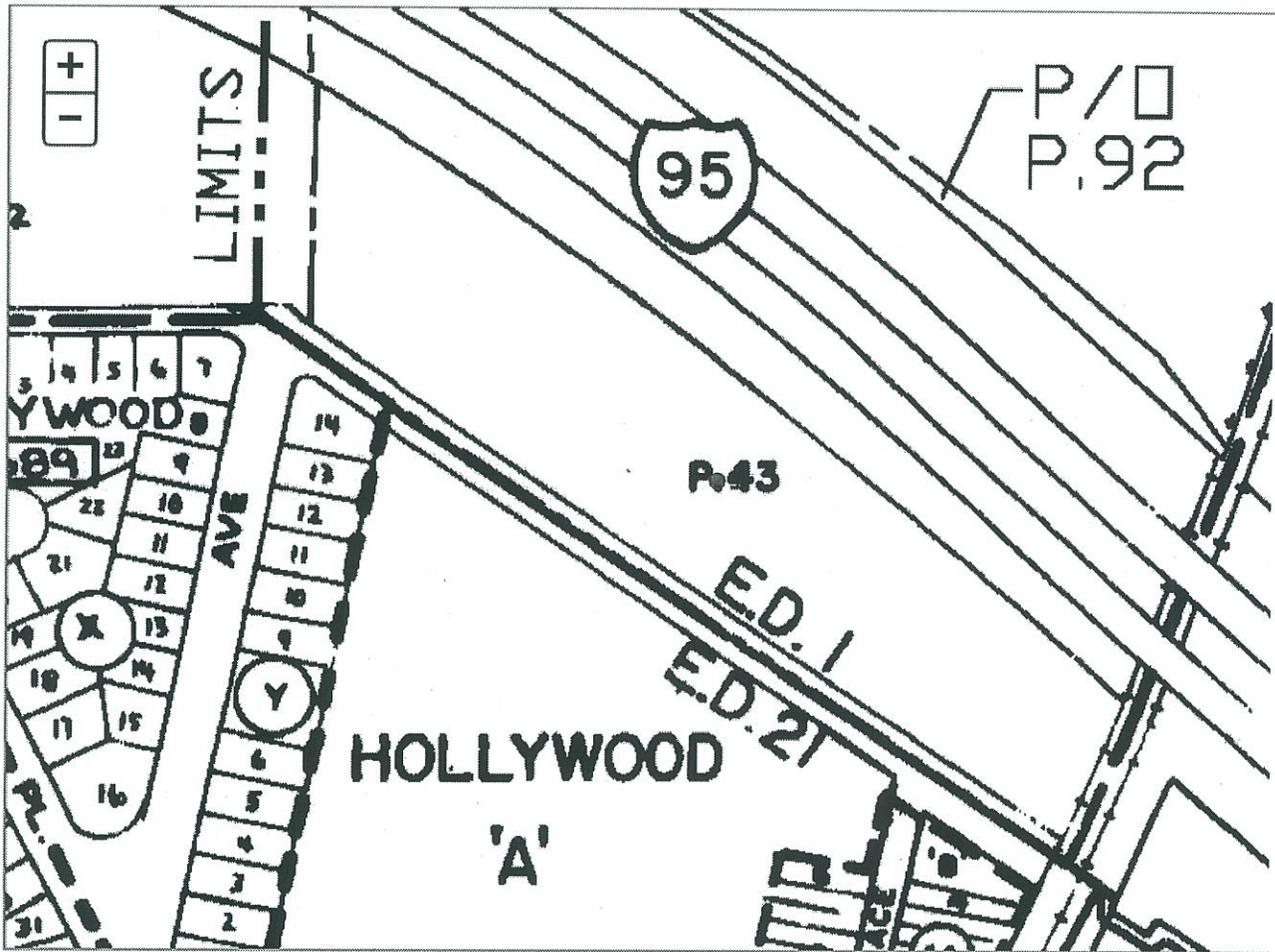
**PRELIMINARY
SUBJECT TO REVISION**

ATTACHMENT 2

Prince George's County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: **01** Account Number: **0042192**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

ATTACHMENT 2

Real Property Data Search (w2)		Guide to searching the database	
Search Result for PRINCE GEORGE'S COUNTY			
View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0042192	
Owner Information			
Owner Name:	MNCPPC	Use:	EXEMPT
Mailing Address:	CHIEF PK&P DIVPKS & REC- ROOM 3 6600 KENILWORTH AVE RIVERDALE MD 20737-1314	Principal Residence:	NO
		Deed Reference:	/04580/ 00464
Location & Structure Information			
Premises Address:		Legal Description:	
53RD AVE COLLEGE PARK 20740-0000			
Map:	Grid:	Parcel:	Sub District:
0026	00A1	0043	
			Subdivision:
			0000
			Section:
			Block:
			Lot:
			Assessment Year:
			2014
			Plat No:
			Plat Ref:
Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	21
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
			6.3700 AC
			County Use
			902
Stories	Basement	Type	Exterior
			Full/Half Bath
			Garage
			Last Major Renovation
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2014	07/01/2015
Land:	126,500	126,400	
Improvements	0	0	
Total:	126,500	126,400	126,400
Preferential Land:	0		126,400
			0
Transfer Information			
Seller:	UNITED STATES OF A	Date:	01/28/1976
Type:		Deed1:	/04580/ 00464
		Price:	\$0
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class		
County:	420	07/01/2015	07/01/2016
State:	420	126,400.00	126,400.00
Municipal:	420	126,400.00	126,400.00
		0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	
Homestead Application Information			
Homestead Application Status: No Application			



Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

March 17, 2016

RE: Project No: PG333121
I-495, Greenbelt Metro Interchange from
Greenbelt Metro Station to MD 201
Section 4(f) *de minimis* Request
Prince Georges County, Maryland

Mr. Ronnie Gathers, Director
Department of Parks and Recreation
Maryland-National Capital
Park and Planning Commission
9500 Brunett Avenue
Silver Spring, MD 20910

Dear Mr. Gathers:

The Maryland State Highway Administration (SHA) is proposing to upgrade the partial interchange to a full interchange on I-95/495 at the Greenbelt Metro Station to support future growth (see **Attachment 1-Location Map**). The proposed improvements are 3 miles in length located along I-95/I-495 (Capital Beltway) at the Greenbelt Metro and at the MD 201 (Kenilworth Avenue) interchanges. The improvements at the Greenbelt Metro Station include a new flyover off-ramp from the Outer Loop of I-095/495 to the Greenbelt Metro Station, a new direct on-ramp from the Greenbelt Metro Station to the Inner Loop of I-095/495, realignment of the existing on-ramp from the Greenbelt Metro Station to the Outer Loop of I-95/495 and the realignment of the existing off-ramp from the Inner Loop of I-95/495 adjoining the flyover ramp from the Outer Loop of I-095/495. Other improvements included in the scope of the project include widening of I-95/495 for full auxiliary lanes between MD 201 and the Greenbelt Metro Station. Additional improvements include the extension of 2 multi-cell box culverts for Indian Creek (a tributary to Indian Creek), and significant noise-barrier reconstruction at the Greenbelt Metro interchange along both sides of the I-95/495 as well as potentially a new noise barrier along the Inner Loop between Cherrywood Lane and MD 201 (at Springhill Lake Apartments).

The purpose of this letter is to request your concurrence that the proposed project would not adversely affect the activities, features, or attributes of the Maryland-National Capital Park and Planning (M-NCPPC)-owned Hollywood Park (see **Attachment 2-Tax Map**) and would therefore have a *de minimis* impact on the park. In addition to your concurrence relating to Section 4(f), we also request your concurrence that no Section 6(f) or Program Open Space funds were used to purchase the parcel of parkland affected.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

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A small portion of an existing ramp was built on M-NCPPC property when the Metro station was constructed. The ramps leading to and from the Metro Station are currently owned by WMATA and are being transferred to SHA as part of the currently proposed I-495 from Baltimore Washington Parkway to US 1 Interchange (Greenbelt Metro Access) project. SHA would like to purchase in fee simple the small portion of the existing ramp that is on M-NCPPC property and sufficient adjacent property for ROW to maintain the ramp and guardrail. The proposed fee simple acquisition from M-NCPPC is 817 square feet [.018 acre] (**Attachment 3-Park impacts/Plan Sheet and Table 1**).

Table 1

M-NCPPC Park	Existing Park Acreage (Parcel 043 only)*	Right-of-way Impacts
Hollywood Park	6.37 acres	Fee Simple Right of Way- 817 square feet/0.018 acre

Avoidance of a right-of-way take in this area was not possible due to the fact that the facility already exists in the current location. As a result, it was determined that a right-of-way take of 1,346 sf in fee simple would be required. The right-of-way location was established simply by extending the proposed right-of-way line for the bridge and ramp re-alignment area on the other side of the CSX railroad tracks, back to the point where it intersected with the existing SHA right-of-way line along the I-95/I-495 roadway.

This right-of-way line, set at a 40-foot offset from the ramp's baseline of construction, yielded approximately 10 feet of clear space behind the existing underground electric line. Upon further investigation, it has been determined that the 10 feet of clear space behind the underground electric line can be reduced to 5 feet to adequately maintain the facility and to minimize the right-of-way impacts to Hollywood Park. As a result, the proposed right-of-way of way line within the Hollywood Park property will now be set at a 35 foot offset from the ramp baseline and reducing the amount of right-of-way from 1,346 square feet to 817 square feet, the bare minimum required for SHA to adequately maintain the existing facility.

Section 6009(a) of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) allows the Federal Highway Administration (FHWA) to determine that certain transportation uses of Section 4(f) land will have no adverse effect on the protected resource. With respect to publicly owned parks and recreation areas, a finding of *de minimis* impact may occur if a transportation project does not "adversely affect the activities, features and attributes" of the Section 4(f) resource. When this is the case, the finding of the

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FHWA requires written concurrence from the official(s) with jurisdiction over the resource. In addition, public notice and opportunity for public review and comment on the finding is required.

Therefore, we request your concurrence that the minor permanent impact to Hollywood Park will not impair the activities, features and attributes important to the Park. Upon your written agreement, the SHA intends to propose a *de minimis* impact finding to the FHWA for the use of the park property. Public comment on the proposed impacts will be sought prior to the *de minimis* impact finding.

If you agree with the statement above, please indicate your concurrence on the signature line below. Should you have any questions or concerns regarding the proposed impacts to the Hollywood Park, please contact Ms. Allison Grooms at 410-545-8568 or agrooms@sha.state.md.us.

Very truly yours,



Dennis M. Atkins
Assistant Division Chief
Environmental Planning Division

Approval on intent to propose a Section 4(f) de minimis finding and concurrence on Temporary Occupancy Criteria:

 _____ Date 5/17/16
Maryland-National Capital Park And Planning Commission Printed Name

Section 4(f) de minimis Finding/Temporary Occupancy Criteria Approval:

_____ Printed Name _____ Date
Federal Highway Administration

Mr. Ronnie Gathers

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Greenbelt Metro Station to MD 201
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Attachments (3):

cc: Ms. Allison Grooms, SHA-Environmental Planning Division
Mr. Sean Johnson, SHA-Highway Design Division
Ms. Eileen Nivera, M-NCPPC
Mr. Ian Obligin, M-NCPPC