

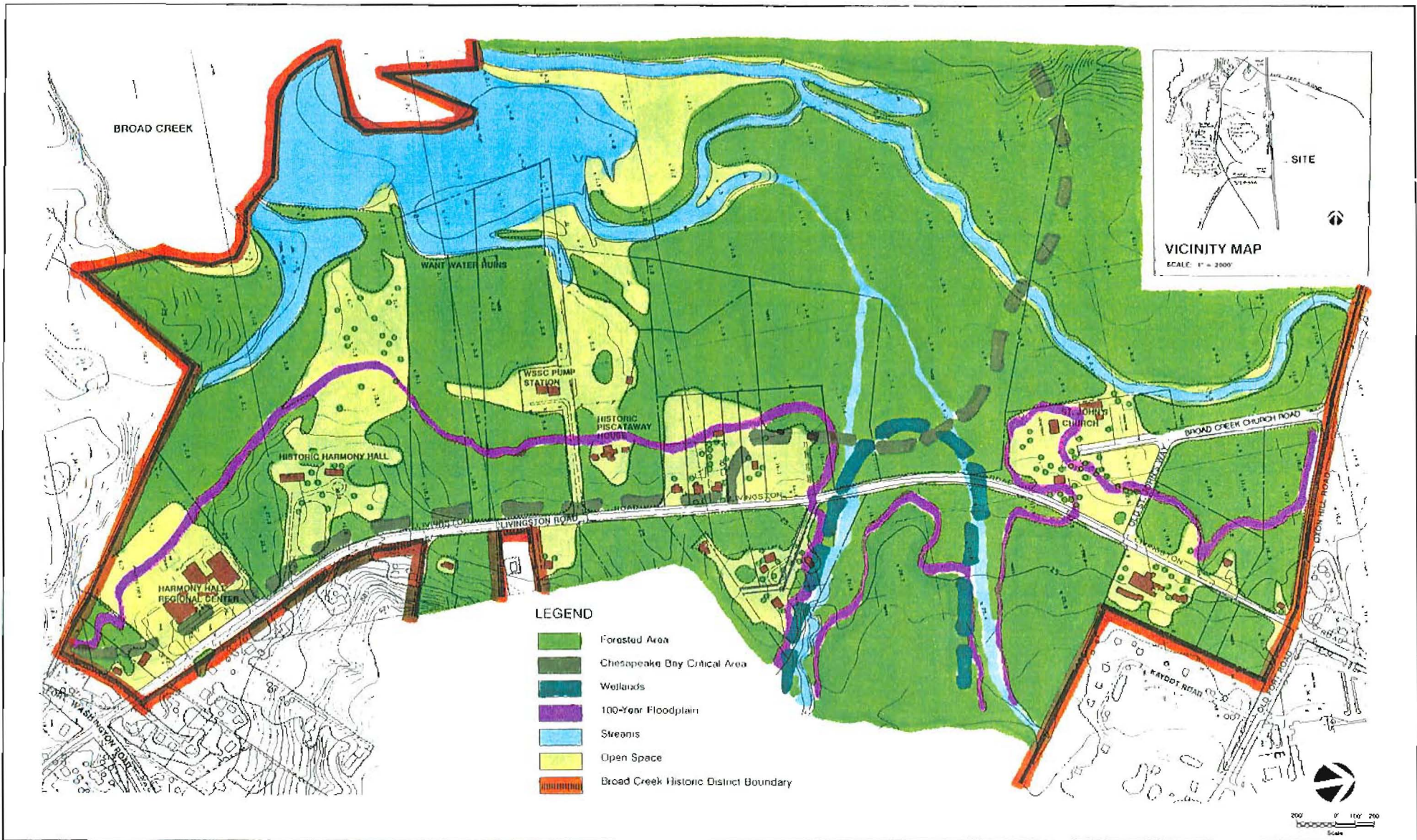
IV. SELECTING AND PLANNING SOLUTIONS (MEETINGS 4 & 5)

The final design phase of the Livingston Road Streetscape project was to prepare a Concept Plan to include all the elements that were discussed early in the visioning process, particularly addressing brainstorming ideas and analysis of existing site conditions. A further study of the area was needed to clarify the surrounding environmental conditions and current land uses; therefore, an Environmental Map and a Land Use Map were produced. The Environmental Map was developed to show the following information: Forested Area, the Chesapeake Bay Critical Area, Wetlands, 100-Year Floodplain, Streams and Open Space. During the mapping of this data, it was discovered that a 700-foot stretch of Livingston Road occurred within the 100-year floodplain and existing wetland area. Streetscape planning for this area should be sensitive to these environmental conditions and limit or avoid construction where possible. The Concept Plan reflects this constraint; proposed traffic circles were avoided within this 700-foot length of Livingston Road.

The Land Use Map was developed to show the following property information: M-NCPPC, Federal - Historic Lease, Public Utility, Religious, Historic Sites, Residential and Commercial. The mapped data revealed that a major portion of land to the west of Livingston Road was federally owned. Therefore, committee members anticipated that it would be difficult to get approval for construction or streetscape improvements adjoining that land. The

alternative was to propose streetscape elements along the east side of Livingston Road, across from Harmony Hall, which is federally owned land.

The overall Concept Plan and enlarged schematic Site Plan show the locations of design elements, including gateway entrances, fences, traffic circles and wood guardrails. These plans can serve as visual aids for future community meetings for presentation purposes and can be used as a tool when applying for agency funding and assistance.




The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Urban Design Planning Division

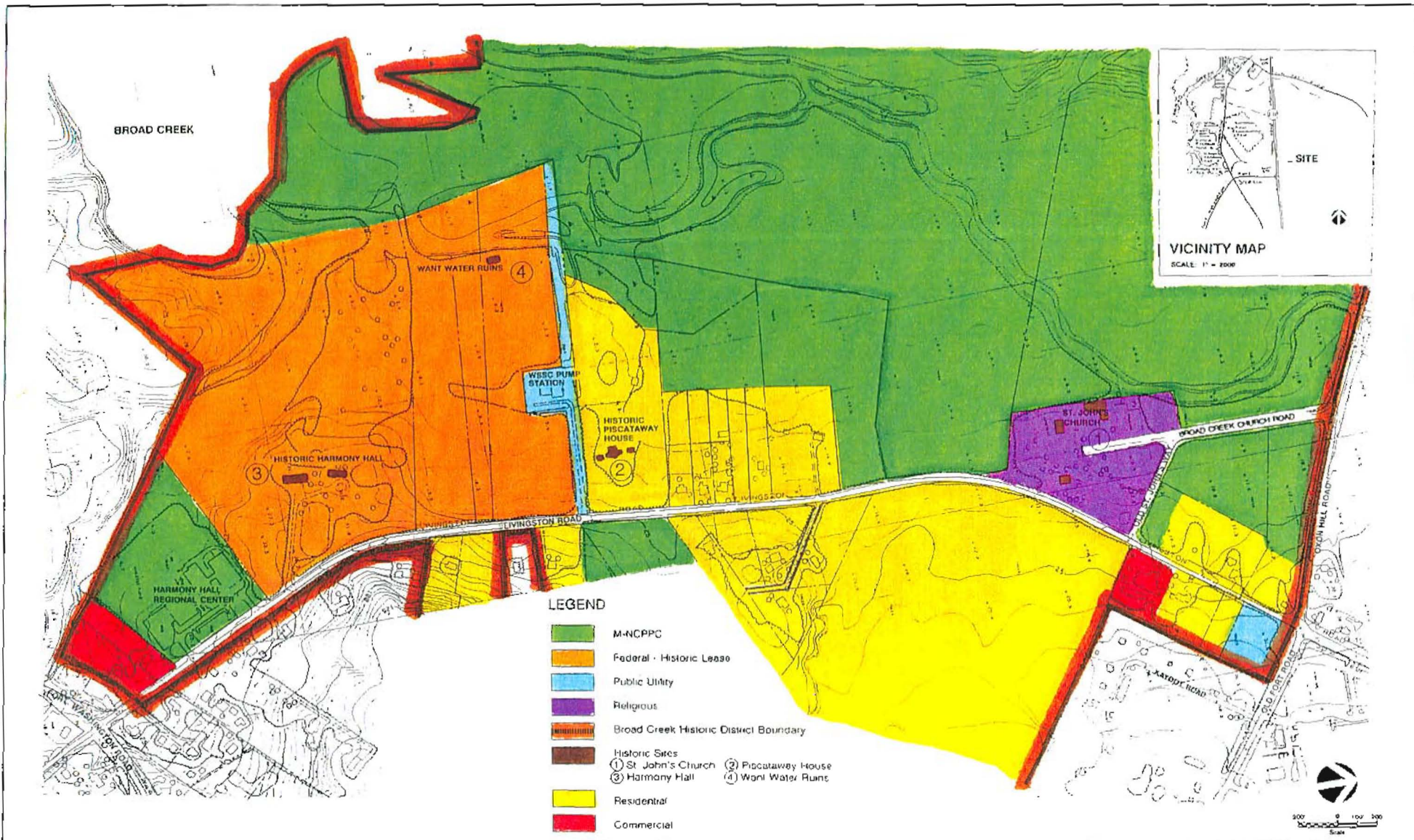
LIVINGSTON ROAD STREETSCAPE ALTERNATIVES

ENVIRONMENTAL MAP

BROAD CREEK, MARYLAND

REVISIONS: 	SCALE: 1" = 200' DATE: MAY 1995 PROJ. NO.: P-513 DRAWN BY: HBACKA RELEASED:	SHEET NO.:
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Note: All existing base map information (site features, building locations, and property boundaries) is approximate.
 This drawing is conceptual and should not be scaled for accurate dimensions.



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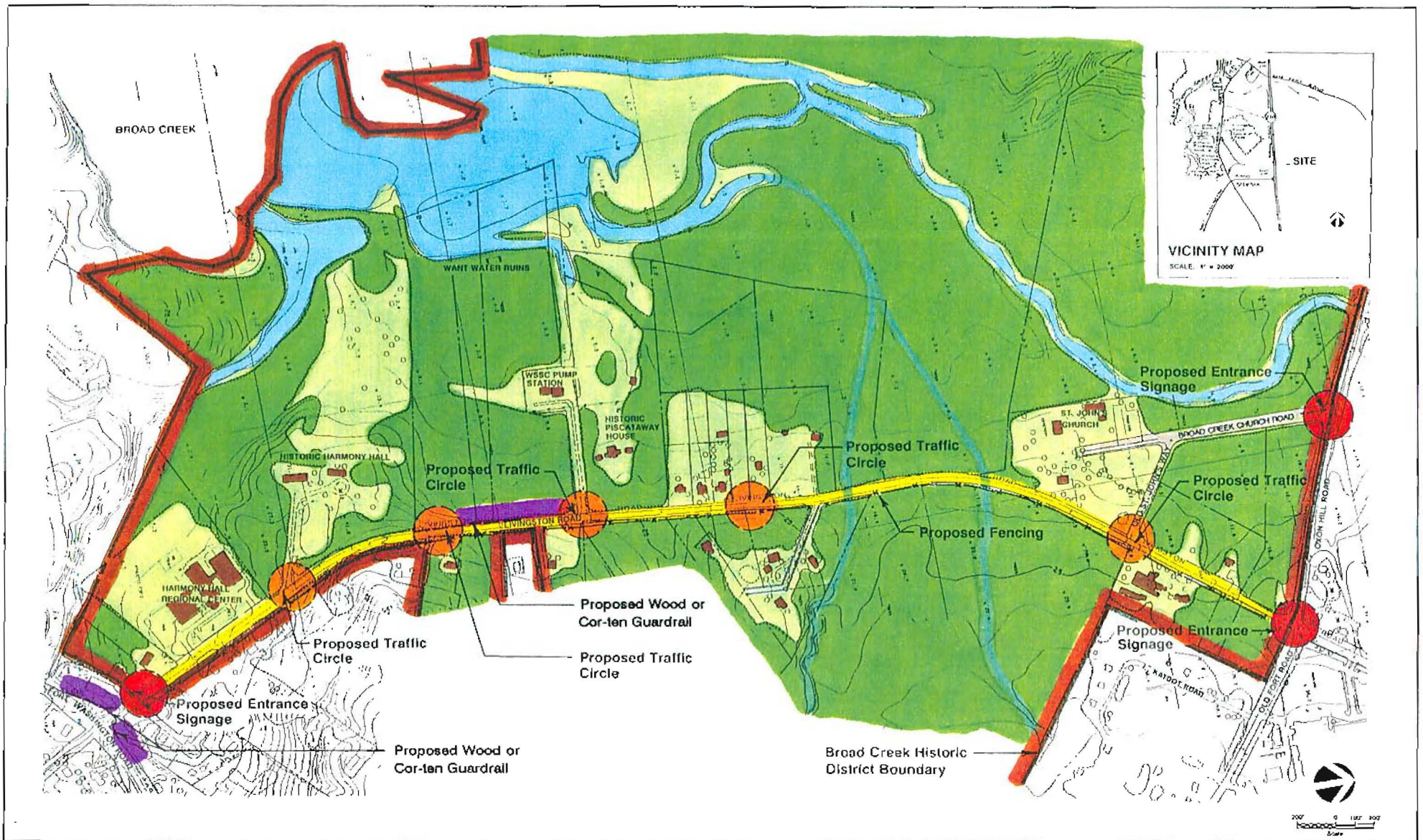
LIVINGSTON ROAD STREETScape ALTERNATIVES
LAND USE MAP
 BROAD CREEK, MARYLAND

REVISIONS

SCALE: 1" = 200'
DATE: MAY 1995
PROJ. NO.: P-513
DRAWN BY: FRACKS
RELEASED

SHEET NO.

Note: All existing base map information (site features, building locations, and property boundaries) is approximate. This drawing is conceptual and should not be scaled for accurate dimensions.

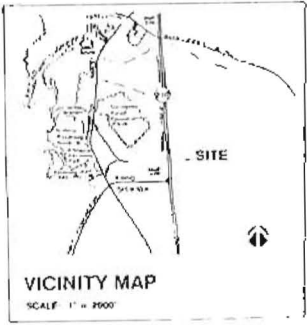
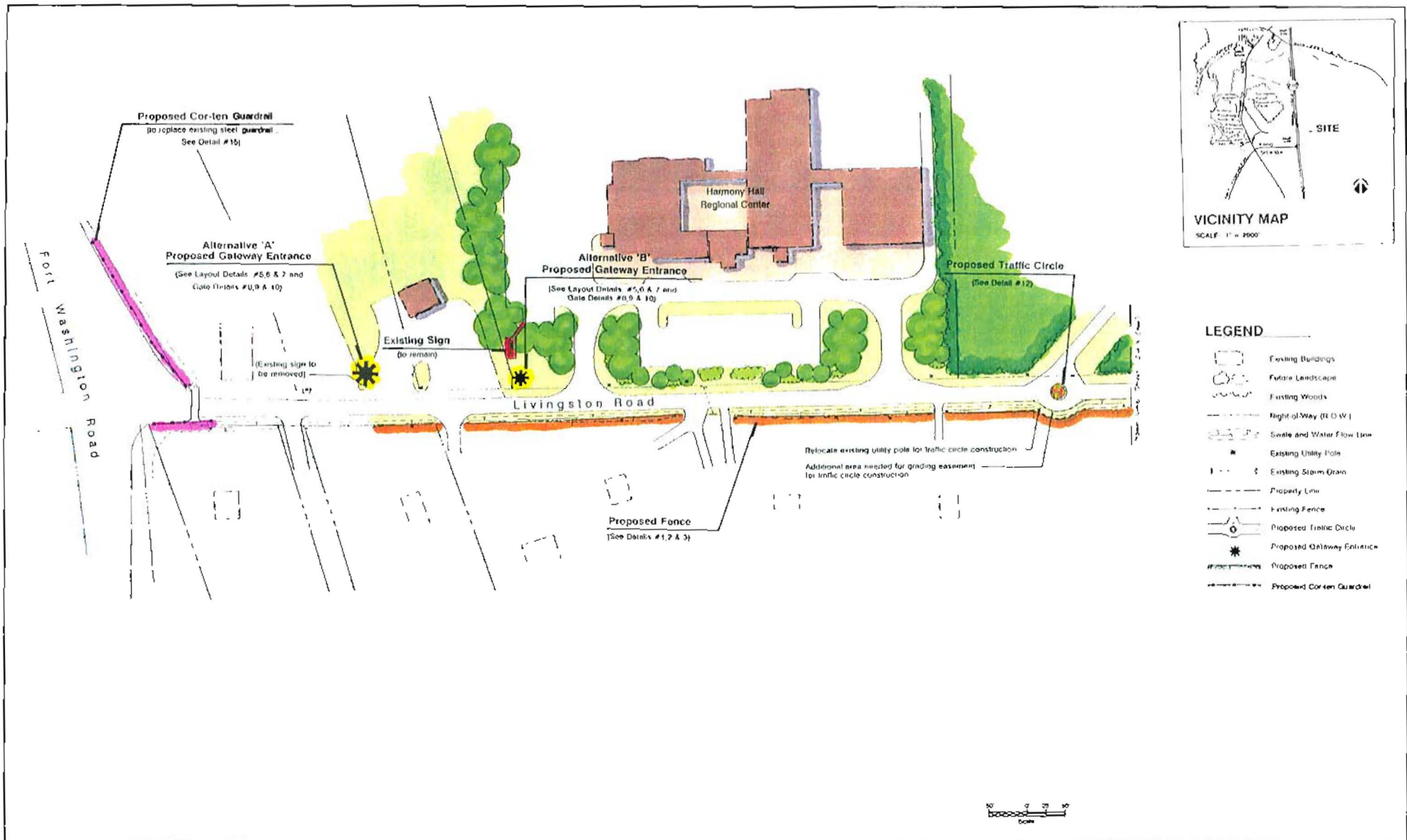


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Urban Design Planning Division

LIVINGSTON ROAD STREETSCAPE ALTERNATIVES
CONCEPT PLAN
BROAD CREEK, MARYLAND

REVISIONS:	SCALE: 1" = 200'	SHEET NO.:
	DATE: MAY 1995	
	PROJ. NO: P-515	
	DRAWN BY: IRAOLA	
	RELEASED:	

Note: All existing base map information (site features, building locations, and property boundaries) is approximate. This drawing is conceptual and should not be scaled for accurate dimensions.



- LEGEND**
- Existing Buildings
 - Future Landscape
 - Existing Woods
 - Right-of-Way (R.O.W.)
 - Swale and Water Flow Line
 - Existing Utility Pole
 - Existing Storm Drain
 - Property Line
 - Existing Fence
 - Proposed Traffic Circle
 - Proposed Gateway Entrance
 - Proposed Fence
 - Proposed Corner Guardrail

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Urban Design Planning Division
Project prepared under the Planning Assistance to Municipalities and Counties Program

LIVINGSTON ROAD STREETScape ALTERNATIVES
SITE PLAN
 BROAD CREEK, MARYLAND



REVISIONS:

SCALE: 1" = 50'
DATE: June 1995
PROJ. NO. P-513
DRAWN BY: WACLA
RELEASED

SHEET NO.
1
OF 3

Note: All existing base map information (site features, building locations, and property boundaries) is approximate. This drawing is conceptual and should not be scaled for accurate dimensions.



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Urban Design Planning Division
Design prepared under the Planning Assistance to Municipalities and Counties Program

LIVINGSTON ROAD STREETScape ALTERNATIVES
SITE PLAN
 BROAD CREEK, MARYLAND



REVISIONS:

SCALE: 1" = 50'
DATE: June 1995
PROJ. NO.: P-513
DRAWN BY: JIA/CL/A
RELEASED:

SHEET NO.:
2
of 3

Note: All existing base map information (site features, building locations, and property boundaries) is approximate.
 This drawing is conceptual and should not be scaled for accurate dimensions.



The Maryland-National Capital Park and Planning Commission
 Prince Georges County Planning Department
 Urban Design Planning Division
This report prepared under the Planning Assistance to Municipalities and Communities Program

LIVINGSTON ROAD STREETSCAPE ALTERNATIVES

SITE PLAN

BROAD CREEK, MARYLAND

REVISIONS:

SCALE: 1" = 50'
DATE: June 1995
PROJ. NO.: P-513
DRAWN BY: HPA/CLA
RELEASED

SHEET NO.
3
of 3

Note: All existing base map information (site features, building locations, and property boundaries) is approximate.
 This drawing is conceptual and should not be used for accurate dimensions.

V. IMPLEMENTING SOLUTIONS (MEETING 6)

The last step in the Broad Creek Historic District visioning process was to brainstorm implementation strategies, future actions and funding sources. Each strategy was categorized by subject topic: 1) Visibility, 2) Traffic, 3) Environment, 4) Historic District, 5) Historic Theme/Culture, 6) Equestrian, 7) Development and 8) Legislative Initiatives. Each topic contains information on specific recommendations, appropriate actions, who can assist in the implementation, and when the proposed action could be implemented (short-term or long-term). This chart will be helpful in coordinating and focusing community efforts on achieving the goal of an improved historic district streetscape.

This section includes grant funding sources for issues of: Streetscape/Landscape, Environmental, Land Acquisition and Preservation. Each source contains information specifying the contact person, agency, address, phone number and a general description of grant criteria.

The Advisory Committee's next steps are to develop this visioning process further into an action plan in order to create a sense of place and preserve the existing rural character of the Broad Creek Historic District.

BROAD CREEK HISTORIC DISTRICT

IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS			
Recommendation	Action	Who	When
1. VISIBILITY			
Unify the streetscape of Livingston Road	<ul style="list-style-type: none"> • Install proposed fencing along Livingston Road • Inventory existing fences 	BCHDAC and residents	Short-term
Increase awareness and unify the Historic District's rural character	<ul style="list-style-type: none"> • Construct gateways at three entrances to the Broad Creek Historic District • Seek funding from: <ul style="list-style-type: none"> ◦ Local businesses, tobacco companies, PEPCO, M-NCPPC Capital Improvement Program 	BCHDAC and residents	Long-term
Open vistas to existing historic properties within Broad Creek Historic District	Selectively clear woodland vegetation to provide visibility to historic homes along Livingston Road	BCHDAC and residents, with help from DER	Mid-term
Enhance visual character along Livingston Road	Plant native flowers, shrubs, etc. (plant outside right-of-way, residents will have to maintain)	Community, DER and local businesses	Short-term
2. TRAFFIC			
Reduce speed along Livingston Road	Install traffic circles and/or humps acceptable to DPW&T and BCHDAC	DPW&T, at request of community	Long-term

IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS

Recommendation	Action	Who	When
Reduce traffic volume along Livingston Road	<ul style="list-style-type: none"> • Pursue alternate routes for traffic • Seek reclassification for Livingston Road as a scenic/historic road • Support intersection upgrade at Indian Head Highway 	DPW&T, at request of community	Long-term
Encourage strict speed enforcement	<ul style="list-style-type: none"> • Maintain liaison with Prince George's County Police • Publicize speed enforcement 	Prince George's County Police, DPW&T, BCHDAC and community	Long-term
3. ENVIRONMENT			
Discourage illegal dumping in the Broad Creek Historic District	Establish a landscape committee to report illegal dumping on a regular basis	BCHDAC and residents, with help from DPW&T/DER	Short-term
Enhance waterway views of Broad Creek crossings at Oxon Hill Road	Plant native trees and shrubs along Oxon Hill Road sediment control project and stabilize bank with wildflowers instead of grass seed	WSSC, DPW&T, SCD, DER and community volunteers	Short-term
Enhance waterway views of Broad Creek along WSSC Pump Station driveway and river drainage path	Add native trees, shrubs and perennials along driveway and at entrance gate to property	WSSC and community	Short-term
Identify native wetland areas and enhance with plantings	<ul style="list-style-type: none"> • Prepare survey of surrounding wetlands, Chesapeake Bay Critical Area and 100-year floodplain data • Undertake plantings where appropriate 	Natural Resources Division (M-NCPPC) and DER with community volunteers, at request of BCHDAC	Short-term to long-term

IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS			
Recommendation	Action	Who	When
Institute Potomac River/Broad Creek Conservancy as a land preservation and ecology center	<ul style="list-style-type: none"> • Coordinate with local businesses, residents and surrounding communities to establish Broad Creek Preserve parameters • Connect with Potomac River Heritage Area 	DER, WSSC, County Council and Accokeek Foundation at request of BCHDAC	Long-term
4. HISTORIC DISTRICT			
Establish consensus on streetscape guidelines with residential community and local businesses	Survey local residential owners and community with ideas on proposed Historic District guidelines	BCHDAC	Short-term
Organize local outreach to neighboring areas about Historic District issues	Draft column/articles for neighborhood newsletters about upcoming Broad Creek issues. Potential newsletters include: <ul style="list-style-type: none"> • Tantallon • Potomac Valley • Broad Creek • St. John's Way 	BCHDAC in cooperation with newsletter editors	Short-term
Expand Historic District	Approach property owners	BCHDAC	Short term
Protect District as a neighborhood of special rural/historic significance	Develop overall master plan for Historic District	M-NCPPC, community at request of BCHDAC	Long term

IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS			
Recommendation	Action	Who	When
5. HISTORIC THEME/CULTURE			
Provide cultural activities for local residents and neighboring Prince George's County communities	Use Harmony Hall Regional Center to hold "Cultural Day" activities, such as: fishing, nature tours, etc.	Harmony Hall Regional Center (M-NCPPC), community, DER and local businesses, at initiative of BCHDAC	Short-term
Participate in County Tricentennial activities	Provide exhibit and walking tour	BCHDAC and HHRC staff	Short-term
Fund college interns to conduct historic research and archeology; research history of tobacco farming; conduct archeology of sites of St. John's Church and of town of Aire	<ul style="list-style-type: none"> • Conduct fundraising to create grants for scholars • Cooperate with the National Park Service and University of Maryland Archives 	BCHDAC and other historic groups	Long-term
6. EQUESTRIAN			
Emphasize the existing equestrian presence of the Broad Creek Historic District	Use paddock or crossbuck fence theme along Livingston Road	Private property owners	Short-term
7. DEVELOPMENT			
Steer existing commercial and residential development to comply with the Broad Creek Historic District Design Guidelines and Streetscape Guidelines Encourage "village" architecture	<ul style="list-style-type: none"> • Provide and distribute BCHDAC Design Guidelines and draft Livingston Road Streetscape Guidelines to residents • Brochure • Newspaper articles 	BCHDAC, M-NCPPC	Short-term
Reduce parts of Livingston Road rights-of-way to the approved 40-foot width	Remove Maryland Cable curbing and sidewalk	Maryland Cable permission, at request of community, and DPW&T	Long-term
Purchase Fennell tract	Apply for ISTEA funding	BCHDAC	Long-term

IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS			
Recommendation	Action	Who	When
8. LEGISLATIVE INITIATIVES			
Adopt draft Livingston Road Streetscape Guidelines	Submit guidelines to County Council for review and adoption	BCHDAC	Long-term
Establish annual legislative program	Establish Legislative Liaison Committee <ul style="list-style-type: none"> • Increase fine for littering in Historic District • Seek amendments to new master plan (e.g., downzoning Fennell and Mills property) • Seek law to designate Livingston Road as State scenic road • Ban illegal hunting in Broad Creek 	BCHDAC, community, State and County, and other historic organizations	Annual and Long-term
Seek funding for Broad Creek Historic District	Apply for funding from: <ul style="list-style-type: none"> • Chesapeake Bay Trust, National Trust for Historic Preservation, U.S. Fish and Wildlife Service, National Wildlife Federation, M-NCPPC Capital Improvement Program, MDNR/POS, NPS, PGH, MHT, PEPCO and DOT (ISTEA Funds) 	Newly established annual legislation committee, determined by BCHDAC	Short-term

Abbreviations:

BCHDAC = Broad Creek Historic District Advisory Committee
 DER = Department of Environmental Resources
 DOT = Department of Transportation
 DPW&T = Department of Public Works and Transportation
 ISTEA = Intermodal Surface Transportation Efficiency Act
 HERC = Harmony Hall Regional Center
 MDNR/POS = Maryland Department of Natural Resources/Program Open Space
 MHT = Maryland Historical Trust

M-NCPPC = Maryland-National Capital Park & Planning Commission
 NPS = National Park Service
 PEPCO = Potomac Electric Power Company
 PGH = Prince George's Heritage
 SCD = Soil Conservation District
 WSSC = Washington Suburban Sanitary Commission

Grant Funding and Information Sources

A list of sources for landscape material, environmental conservation grants, land acquisition grants, historic preservation grants, and information sources for further grant funding research is provided below.

A. Streetscape/Landscape Material Sources

- 1) Small donations from nearby businesses
- 2) Tree-Mendous Maryland
Tawes State Office Building, E-1
580 Taylor Avenue
Annapolis, MD 21401
(410) 974-3776
 - Community or neighborhood associations can order Tree-mendous container or balled and burlapped trees for planting on community open space. These trees are \$15.00 each and are available in the spring and fall of each year. Trees are approximately 5-7 feet in height (good for reforestation and planting along roadside).

B. Environmental Conservation Grant Sources

- 1) Chesapeake Bay Trust
60 West Street
Suite 200-A
Annapolis, MD 21401
(410) 974-2941
Contact: Laurissa Brantley
 - Tree plantings within 1,000 feet of tributary of Chesapeake Bay, or lakes or stream restoration projects
 - Will provide up to \$1,000 (increments) for planting native species of trees and shrubs by volunteers. Need to have planting design and species list.
- 2) Habitat Conservation (U.S. Fish and Wildlife Service)
Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401
(410) 573-4500
Contact: Laura Mitchell
 - Partners for Wildlife will pay up to 50 percent of costs of stream restoration, wetland planting, etc.

C. Land Acquisition Grant Sources

- 1) ISTE
State Highway Administration
707 N. Calvert Street
Baltimore, MD 21203
(410) 333-1145
c/o Mary Keller
- 2) County Capital Improvement Program
process
- 3) M-NCPPC Capital Improvement Program
Letter of request testimony at the fall Budget Forum
- 4) State Department of Natural Resources,
Program Open Space
(410) 974-3581
Virginia Walsh

D. Historic Preservation Grant Sources

- 1) National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000

Critical Issues Fund

- Provides matching grants to state, local, and national organizations seeking support for research or model projects that pursue broadly applicable solutions to pressing local preservation and community development problems. Grants range from \$5000 to \$25,000

- 2) Prince George's Heritage
Magruder House
4703 Annapolis Road
Bladensburg, MD 20710
(301) 927-7150

Prince George's Heritage Grants

- Available to assist individuals, groups, organizations or associations
- For restoration, repair or maintenance of historic resources
 - For research, for promotion
 - Grants of up to \$1,000
 - Available throughout the year

E. Information Sources

- 1) The Foundation Center (a research repository of information on foundations)
1001 Connecticut Avenue, N.W.
Washington, D.C. 20036
(202) 331-1400
- 2) *A Guide for Maryland Citizens & Communities* (copies are free)
Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032
(410) 514-7616
- 3) Community Tree Program and Stream Restoration
Metropolitan Council of Governments
777 North Capital Street, N.E.
Washington, D.C. 20002
(202) 962-3393
Contact: Brian LeCouteur
- 4) *The 1995 Conservation Directory* (copies are \$20.00)
The National Wildlife Federation
8925 Leesburg Pike
Vienna, VA 22180
(202) 797-6800, (800) 822-9919
(includes resource funding information)

Plant Suggestions

This section contains information on native Maryland plants that would be appropriate in the Broad Creek Historic District. In general, the Livingston Road streetscape contains weedy underbrush and lacks significant specimen deciduous or evergreen trees or shrubs. In addition, several wetland areas exist due to the surrounding Chesapeake Bay Critical Area and 100-year floodplain. In order to enhance the roadside character, a list of plants was developed to give landscape guidance to the residents. Plants were selected to add color and naturalize into the existing landscape setting and to enhance the rural character of Livingston Road. The Department of Public Works and Transportation does not permit planting within the street right-of-way because of maintenance reasons; therefore, residents will have to maintain the proposed landscape along Livingston Road since it will be planted outside of the right-of-way.

The following pages contain suggested plants that are native to Maryland and are available at local nurseries. Special attention was given to types of plants that would be low maintenance and economical. The list contains a wide range of plants, from flowering shrubs to evergreen shrubs. It also includes a separate list for wildflower and perennial plants. A variety of plant choices is provided for availability, as well as a list of several local nurseries that stock these plants. Additional information is provided for

planting within wetland areas, as provided by discussions with the M-NCPPC Natural Resources Division.

Native Plants of Maryland

Several types of plantings can be used for beautification of the existing roadside character of Livingston Road. These plants can also be used to enhance proposed vistas and viewsheds of St. John's Church property, the WSSC entrance drive and allee to the water, and the vista to historic Harmony Hall. Additional areas may be planted along the proposed fence line as district members see fit. All plantings in this list are native plants of Maryland.

* Note: Native plant list was compiled from several resources:

1. "Native Plants of Prince George's County, Maryland", Stacy Miller, July 1995, M-NCPPC
2. *Preserving Mount Vernon's Historic View: A New Strategy for Development*, The Trust for Public Land and Land Ethics, Inc., 1995.

Flowering Trees (over 15 feet in height)

Amelanchier canadensis - Serviceberry
Cercis canadensis - Redbud
Chionanthus virginicus - Fringetree
Cornus florida - Flowering Dogwood
Hamamelis virginiana - Witchhazel
Viburnum prunifolium - Blackhaw Viburnum

Evergreen Shrubs (5-10 feet in height)

Kalmia latifolia - Mountain Laurel
Ilex glabra - Inkberry
Myrica pensylvanica - Northern Bayberry
Rhododendron maximum - Rosebay Rhododendron
Ilex opaca - American Holly

Flowering Shrubs (under 6 feet in height)

Clethra alnifolia - Summersweet Clethra

Ilex verticillata - Winterberry
Rhododendron periclymenoides - Wild Azalea
Rhododendron viscosum - Swamp Azalea
Sambucus canadensis - American Elder
Viburnum acerifolium - Mapleleaf Viburnum
Viburnum dentatum - Arrowwood Viburnum

Other Suggested Plants

Perennial Flowers (12-24 inches in height)

Achillea species - Yarrow
Aster species - Hardy Aster
Coreopsis lanceolata - Coreopsis
Echinacea purpurea - Purple Coneflower
Hemerocallis species - Daylily
Iris species - Bearded Iris
Lythrum salicaria - Purple Loosestrife
Narcissus species - Daffodil
Rudbeckia fulgida 'Goldsturm' - Black Eyed Susan
Solidago species - Goldenrod
Stokesia laevis - Daisy (Stokes Aster)
Veronica species - Speedwell

Flowering Shrubs

Rhododendron sp. 'P.J.M.' - PJM Rhododendron
Rhododendron sp. 'Roseum Elegans', 'Nova Zembla', 'Anna Kruscke', 'Sappho'
Rhododendron sp. (Azalea - Glen Dale varieties)
- 'Delaware Valley White'
- 'Tradition Pink'
- 'Purple Splendor'
Viburnum plicatum tomentosa 'Mariesi' - Mariesi Viburnum
Syringa vulgaris - Common Lilac
Rosa rugosa - Rugosa Rose
Rosa sp. - Climber Rose
Rosa sp. - Floribunda Rose
Magnolia virginiana - Sweet Bay Magnolia

Several Plant Nursery Sources

1. Marshy Point Nursery
P. O. Box U
Marshy Point Road
Chase, MD 21027
(410) 335-4070
2. Eastern Shore Nursery of Virginia
P. O. Box 69
Keller, VA 23401
(800) 323-3008 or (804) 787-4732
3. Shemin Nurseries
4100 Sandy Spring Road
P. O. Box 355
Burtonsville, MD 20866
(301) 421-1220
4. Merrifield Garden Center
8132 Lee Highway
Merrifield, VA 22116
(703) 560-6222

Wetland Plantings

Several areas along Livingston Road within the Broad Creek Historic District contain possible wetlands according to the United States Geological Survey (USGS) maps. The district residents asked M-NCPPC if they could plant in the wetlands to enhance their appearance, such as cattails, etc. However, the M-NCPPC Natural Resources Division stated that the wetland areas cannot be planted until a thorough check of the site is conducted by either a staff member of the Department of Environmental Resources Wetland Unit or the M-NCPPC Natural Resources Division. It is necessary for the specific wetland area to be evaluated for hydrology, because it is a major factor in the success rate of wetland plants. Factors need to be determined for upland, forested and nonforested requirements. Planting inappropriate wetland species may cause the existing quality of the wetland to change; thereby manipulating the plant ecosystem. DER and/or M-NCPPC can help determine if the existing conditions of the wetland are persistently wet all year, or just seasonally wet. These factors will help define the requirements for correct plant habitat balance.

ACKNOWLEDGMENTS

Fern V. Piret, Ph.D.	<i>Planning Director</i>
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Stacy Miller	<i>Environmental Planner, Natural Resources Division, M-NCPPC</i>
John Markovich	<i>Environmental Planner, Natural Resources Division, M-NCPPC</i>

Broad Creek Historic District Advisory Committee Participants

Carroll J. Savage	<i>Chairman</i>
Richard Krueger	<i>Vice Chairman</i>
Frank L. Calhoun	<i>Resident and Member</i>
Alain C. de Vergie	<i>Member</i>
Carlton Huhn	<i>Resident and Member</i>
Siegfried W. Ising	<i>Resident and Member</i>
Holly Scott	<i>Resident and Member</i>
Richard Scott	<i>Resident and Member</i>
Thomas J. Seaton	<i>Member</i>
David A. Turner	<i>Resident and Member</i>
Diane Baker	<i>Harmony Hall Regional Center (former representative)</i>

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Terri Plumb	<i>Publications Specialist</i>
Gary Thomas	<i>Planning Technician IV</i>
Timothy Thomas	<i>Clerk II</i>

Special Acknowledgment

Special acknowledgement is due to those who provided meeting places, research documentation and design support.

St. John's Church
Harmony Hall Regional Center
M-NCPPC, Department of Parks and Recreation
Department of Public Works and Transportation
Potomac Electric Power Company
Department of Environmental Resources
Washington Suburban Sanitary Commission
The Accokeek Foundation