

employment opportunities is available in the study area. As of November 2003, over 250 residential units were available in the Oxon Hill, Fort Washington and Accokeek areas.

## **C. Land Use**

### **1. Existing Land Use in the Study Area**

The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bi-county (Montgomery and Prince George's) agency whose responsibilities include all local plans, recommendations on zoning amendments, administration of subdivision regulations and general administration of parks. To carry out these responsibilities, M-NCPPC has divided the counties into planning areas, which may be grouped into subregions.

The existing land use in the study area is a mix of residential, commercial, public/quasi-public, parkland and private open space. In addition, there are portions of the study area that are undeveloped. The existing land use in the study area is shown on Figures III-3A and III-3B. The study area is located in Subregions V and VII. According to information in the Subregion V Master Plan, 1993, nearly half of the developed land in the subregion at that time was in public/quasi-public uses such as parks and Federal installations. Based on information in the Subregion VII Master Plan, 1981, more than half of the developed land in the subregion at that time was in residential use.

A substantial portion of the study area consists of residential development, mostly single-family detached homes. There is also a significant amount of parkland throughout the study area, most of which is M-NCPPC owned. However, there are several areas of parkland included in the study area, particularly along the Potomac River, which is part of the National Park Service. Commercial land use in the study area is not widespread and occurs sparsely, mostly along MD 210 and in the Oxon Hill portion of the study area. Commercial land uses in the study area include several shopping centers, fast food restaurants, gas stations, several medical centers and professional offices. The Rosecroft Raceway, a commercial use, is also located in the study area in Oxon Hill. Public/quasi-public land uses are scattered throughout the study area and include schools, churches, police facilities, fire facilities, a hospital, Washington Suburban Sanitary Commission (WSSC) facilities, Potomac Edison Power Company (PEPCO) facilities and a U.S. government facility (Federal Communications Center). A small portion of the study area is being used for private recreation (open space), such as the Tantallon Country Club in the Broad Creek community.



MATCH LINE TO FIGURE III-3B

**LEGEND**

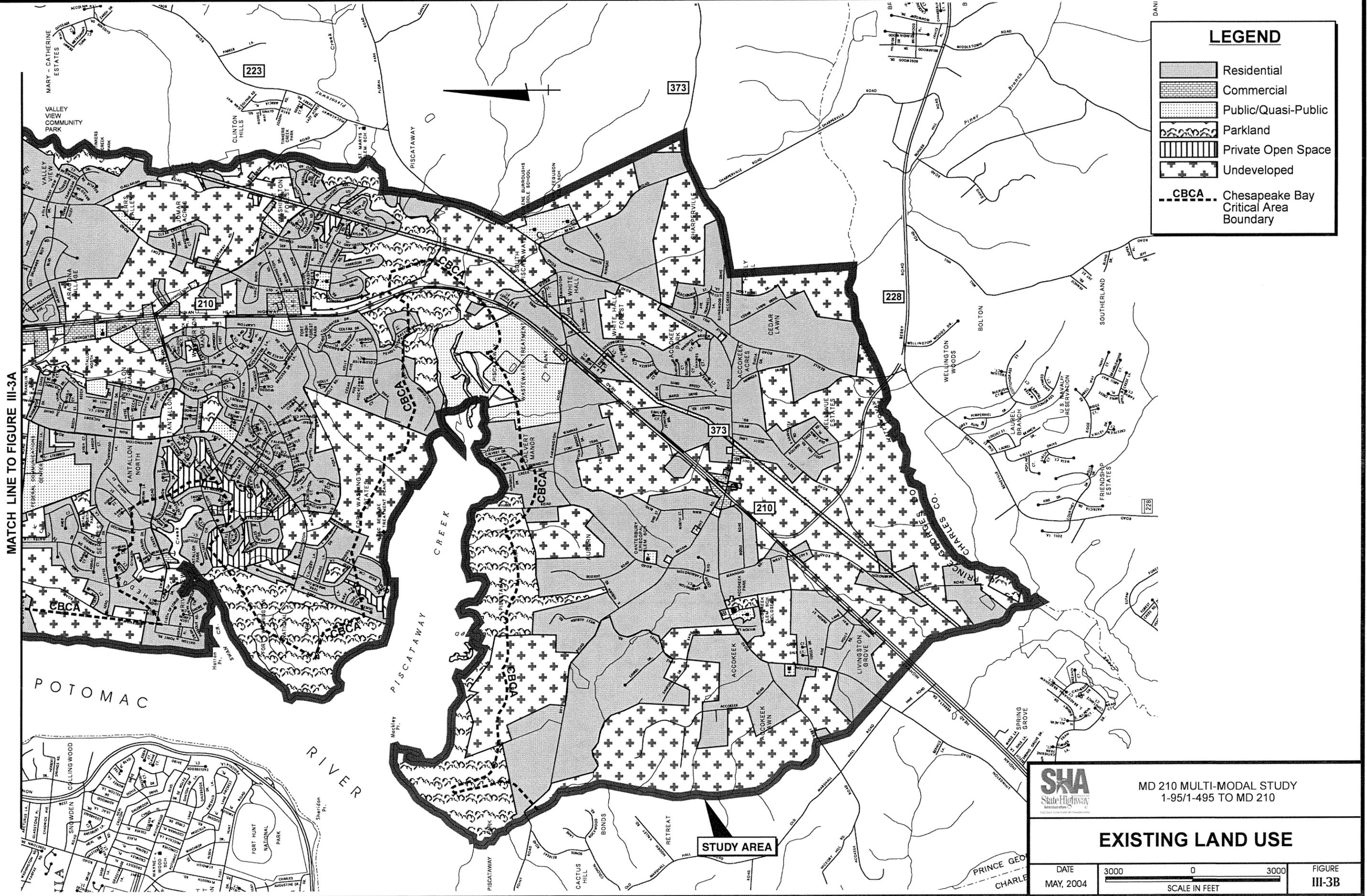
- Residential
- Commercial
- Public/Quasi-Public
- Parkland
- Private Open Space
- Undeveloped
- CBCA Chesapeake Bay Critical Area Boundary

	MD 210 MULTI-MODAL STUDY 1-95/1-495 TO MD 210		FIGURE III-3A
	<b>EXISTING LAND USE</b>		
DATE MAY, 2004	SCALE IN FEET		FIGURE III-3A

POTOMAC

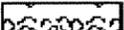
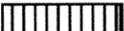
RIVER

STUDY AREA



MATCH LINE TO FIGURE III-3A

**LEGEND**

-  Residential
-  Commercial
-  Public/Quasi-Public
-  Parkland
-  Private Open Space
-  Undeveloped
-  CBCA Chesapeake Bay Critical Area Boundary



MD 210 MULTI-MODAL STUDY  
1-95/1-495 TO MD 210

**EXISTING LAND USE**

DATE  
MAY, 2004

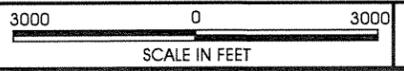


FIGURE  
III-3B

**STUDY AREA**



MATCH LINE TO FIGURE III-4B

### LEGEND

**LAND USE ELEMENTS:**

- Residential
- Commercial
- Public/Quasi-Public
- Parkland
- Private Open Space
- Employment

(NOTE: Encircled land use elements indicate proposed facilities for which land is to be acquired.)

**ACTIVITY CENTERS:**

- Metro Center
- Village Activity Center
- Convenience Center

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80 Planning Area

OXON HILL Community Name

Community Boundary

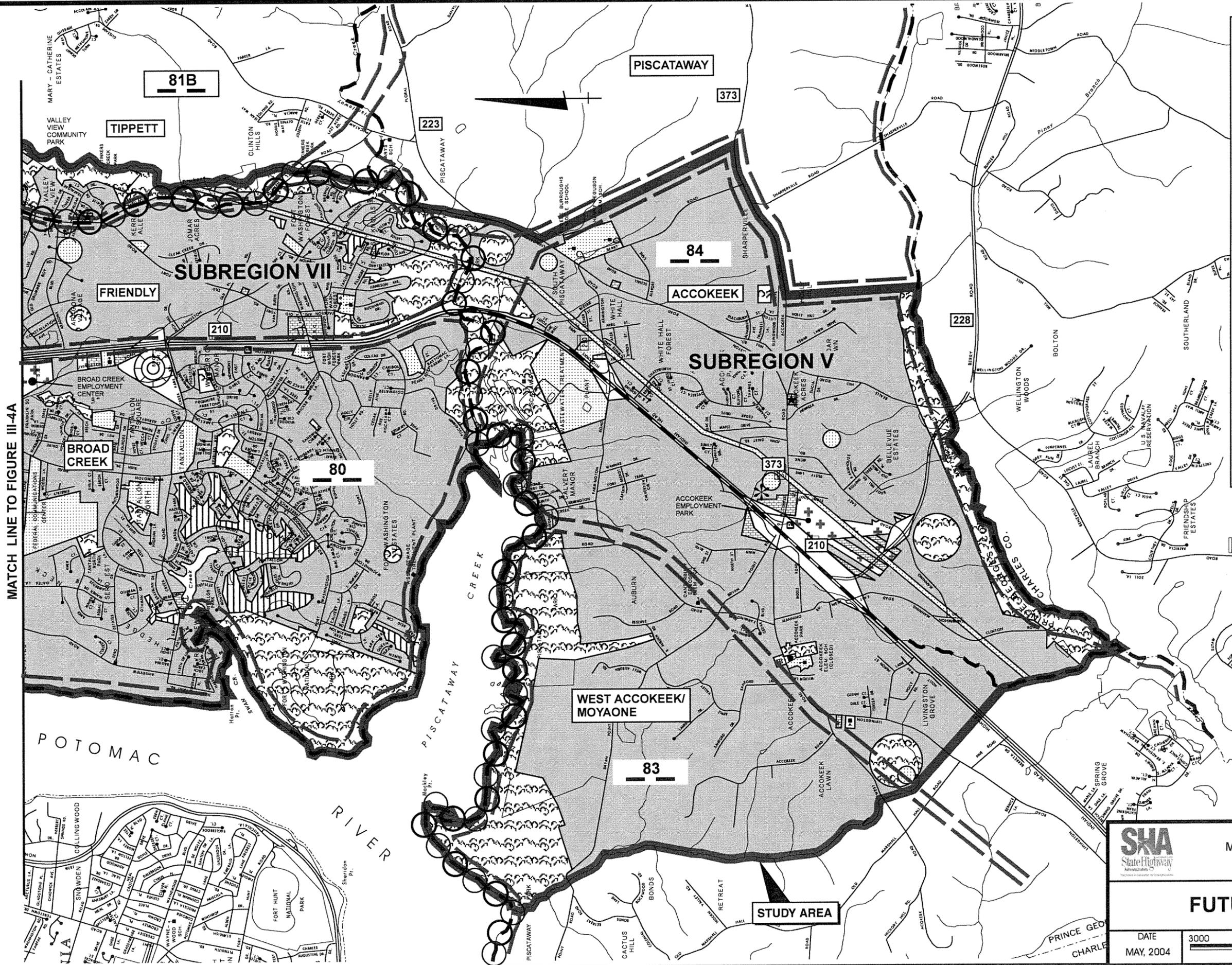
Subregion Boundary

MD 210 MULTI-MODAL STUDY  
1-95/1-495 TO MD 210

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## FUTURE LAND USE

DATE		FIGURE
MAY, 2004	SCALE IN FEET	III-4A



### LEGEND

**LAND USE ELEMENTS:**

- Residential
- Commercial
- Public/Quasi-Public
- Parkland
- Private Open Space
- Employment

(NOTE: Encircled land use elements indicate proposed facilities for which land is to be acquired.)

**ACTIVITY CENTERS:**

- Major Community Activity Center
- Village Activity Center
- Convenience Center

**80** Planning Area

**FRIENDLY** Community Name

Community Boundary

Subregion Boundary

MATCH LINE TO FIGURE III-4A

MD 210 MULTI-MODAL STUDY  
1-95/1-495 TO MD 210

## FUTURE LAND USE

DATE MAY, 2004	<p>SCALE IN FEET</p>	FIGURE III-4B
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## **2. Future Land Use in the Study Area**

As stated earlier, the study area is located in Subregion V (Clinton, Accokeek, Piscataway, Brandywine and Vicinities) and Subregion VII (South Potomac - Henson Creek). The Subregion V Master Plan and Sectional Map Amendment, approved in September 1993, provide a detailed land use plan which depicts the ultimate development character envisioned for each community in terms of specific land use recommendations. Subregion V encompasses Planning Areas 81A, 81B, 83, 84, 85A and 85B. The study area, within Subregion V, includes portions of Planning Areas 81B, 83 and 84. The Subregion VII Master Plan, approved in October 1981, sets forth land use objectives, concepts and guidelines, presenting a general framework for area development for a variety of living styles and a full range of employment, commercial and recreational opportunities. Subregion VII encompasses Planning Areas 76A, 76B and 80. A separate master plan for Planning Area 76A, called Heights, is currently being developed to upgrade the planning for this area located inside the Capital Beltway. The study area, within Subregion VII, includes Planning Area 80 and a portion of Planning Area 76B. Figures III-4A and III-4B show the study area in relationship to Subregions V and VII and the planning areas.

The future land use designated in the study area consists of the following categories: residential, commercial, employment, mixed use, public/quasi-public, park and private open space. The Subregion V and Subregion VII Master Plans contain specific proposals for the three major components of land use (living areas, commercial areas and activity centers, and employment areas) and land use recommendations for each community contained in the subregions. Activity centers that are recommended in the study area include the following types:

Major Community Activity Center: 30 to 60 acres

- Services more than one community
- Principal retail outlets – a junior department store and a large supermarket
- Average gross lease able area of 200,000 to 300,000 square feet
- Housing may include 200 to 800 dwellings
- Other facilities could include a large community building, library, clinics, employment center and mini-governmental center

Village Activity Center: 10 to 20 acres

- Serves three to five neighborhoods
- Principal retail outlet – a supermarket and/or a small variety store
- Average gross lease able area of 40,000 to 150,000 square feet

- Housing may include 50 to 150 dwellings
- Other facilities might include medical and professional offices, a day care center, educational facilities and a post office

Convenience Center: less than 3 acres

- Serves a population of at least 3,000 people
- Primary anchor store – a dairy store
- Contains less than 20,000 square feet of gross lease able area
- Other facilities might include a dry cleaners, video store and a small fast food restaurant

The future land use within the study area as described in the Subregion V and Subregion VII Master Plans, is discussed in the Draft Environmental Impact Statement and Section 4(f) Evaluation (Refer to DEIS page III-21 through III-26) according to each community and is indicated on Figures III-4A and III-4B.

#### **D. Cultural Resources**

Historic architectural and archeological resources surveys and determinations of eligibility were conducted in accordance with Federal and State laws, which protect significant cultural resources. Federal and State mandates for cultural resources protection include: the Department of Transportation Act of 1966, as amended in 1968; the National Environmental Policy Act of 1969; the National Historic Preservation Act of 1966, as amended; Executive Order 11593; the Maryland Historical Trust Act of 1990 (Article 83B, Sections 5-619 of the Annotated Code of Maryland); and Article 83B, Sections 5-617 and 5-618 of the Annotated Code of Maryland. All work was performed in accordance with the standards established in Standards and Guidelines for Architectural and Historical Investigations in Maryland (Maryland Historical Trust 2000); the Guidelines for Completing the Maryland Inventory of Historic Properties Form (Maryland Historical Trust, July 1, 1996); Consultant Specifications for Archeological Services (Maryland State Highway Administration 1992); Standards and Guidelines for Archeological Investigations in Maryland (Shaffer and Cole 1994); Collections and Conservation Standards (Maryland Historical Trust 1999); and Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines (National Park Service 1983).

Research was conducted and reports were prepared to facilitate evaluation of the cultural resources. Documents prepared include: Historic Structures Identification Study for MD 210: I-495 to MD 228 Prince George's County, Maryland (Dowling 1998); Determination of Eligibility Forms; Phase IB Intensive Archeological Identification Survey for the Widening of

MD 210 (Indian Head Highway) and the Improvement of Nine Signalized Intersections, Extending from the Capital Beltway to MD 228, Prince George's County, Maryland (Thunderbird Archeological Associates, Inc., 2000); Phase I and Phase II Terrestrial Archeological Survey, MD Route 210 Wetland Mitigation at the Parker Berry Farm, Prince George's County, Maryland (URS Corporation); and Phase I Archeological Investigations at the MD 210 Stream Restoration Project, Prince George's County, Maryland (John Milner Associates, Inc.).

All cultural resources identified during the architectural and archeological surveys were evaluated and submitted to the State Historic Preservation Officer (SHPO) for National Register of Historic Places eligibility determinations. These properties were evaluated in accordance with criteria of the National Register of Historic Places. These criteria state that “the quality of significance in American History, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: that are associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or that are associated with the lives of persons significant in our past (Criterion B); or that embody the distinctive characteristics of a type, period, or method of construction that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or that have yielded, or may be able to yield, information important in prehistory or history” (Criterion D) (36 CFR 63, and National Register Bulletin Series No. 15).

## **1. Historic Resources**

The term “historic resources” refers to any aboveground building, structure, district or object, which attributes to our cultural past. In accordance with the laws referenced above, all structures fifty years old or older must be identified and evaluated for eligibility to the National Register of Historic Places by the State Historic Preservation Officer (SHPO). The resources that were determined to meet the criteria for listing in the National Register of Historic Places are discussed below.

Three historic sites are listed on or determined eligible for the National Register of Historic Places and are located within the Area of Potential Effect (APE). They are: the Broad Creek Historic District (PG: 80-24), Hovermale's Taste Best (PG: 80-25), and the J.R. Lee Manning House (PG: 83-16). The locations of the sites are indicated on Figures III-2 and III-5. A description of each property and its significant characteristics are provided below.

Since publication of the Draft Environmental Impact Statement, the APE for the project has been slightly reduced and a previously identified National Register Eligible resource, Oxon Hill Manor (PG 80-1) is no longer within the APE for SHA-Selected Alternative 5A Modified.

The SHPO has concurred (page VI-339G) that the three historic sites are within the APE and listed on or determined eligible for the NRHP.

**a. Broad Creek Historic District (PG: 80-24)**

The historic district consists of a rural area containing historic sites, archeological remains, and the natural area surrounding the Broad Creek Estuary. The district represents the site of Aire, one of the original six port towns established in 1706 by the Maryland General Assembly as a tobacco shipping port. The district includes three important 18<sup>th</sup>-century buildings: St. John's Episcopal Church (1766), Harmony Hall (circa 1760), and Piscataway House (circa 1750). The district also includes the ruins of Want Water (circa 1708).

The eligibility of the Broad Creek Historic District is a complicated issue. The MNCPPC assumed it was eligible and proposed a 590-acre area as the district's boundary in 1983. Since that time extensive development in and adjacent to these boundaries has resulted in pervasive modern residential and commercial intrusion. Despite these changes, the SHA now assumes that the historic district is eligible and that its boundaries are as they were defined by MNCPPC in 1983. However, the SHA has determined that Parcel 189 is not contributing to the historic district, and the SHPO has concurred with this determination (March 21, 2001).

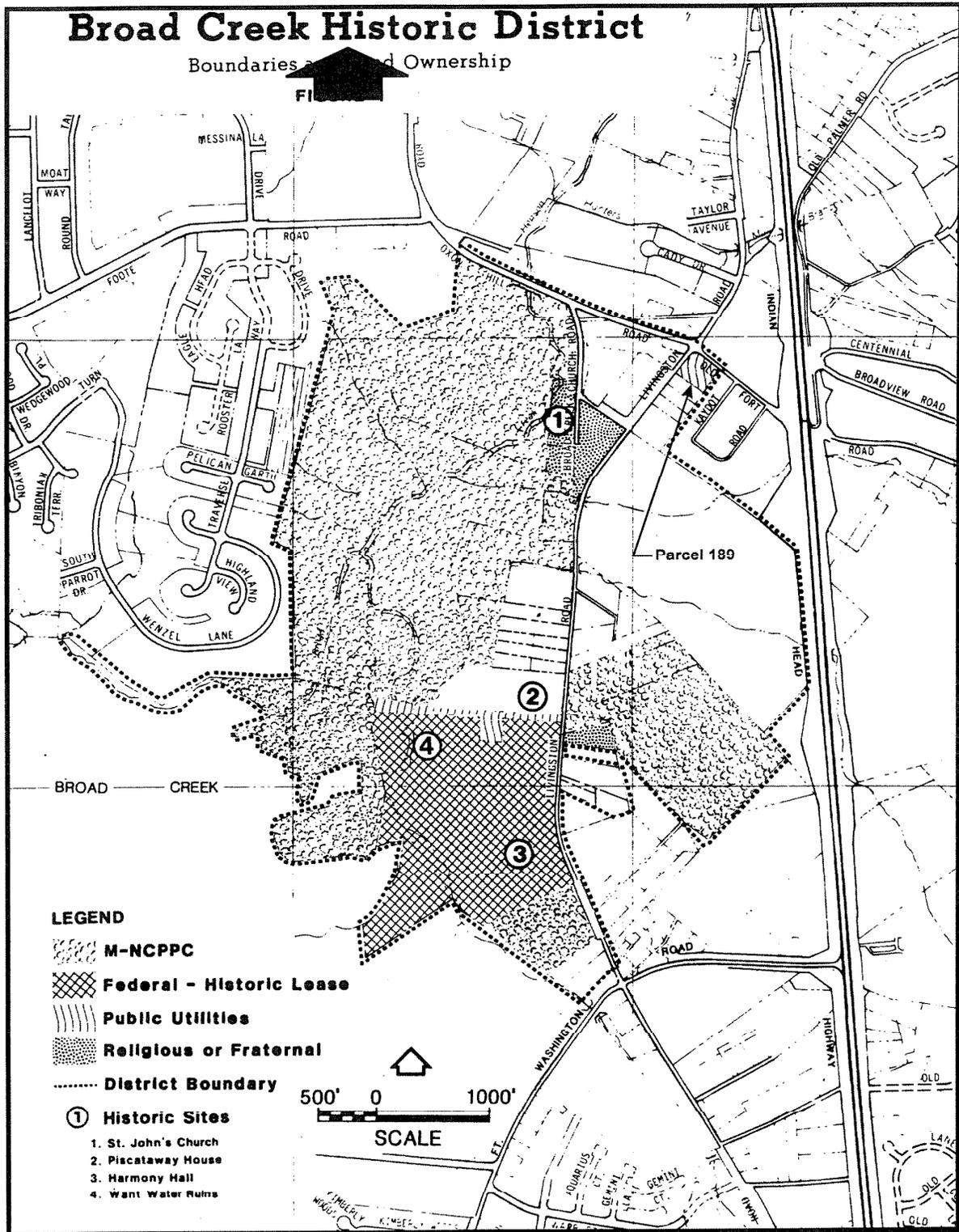
**b. Hovermale's Taste Best (PG: 80-25)**

This one-story ice cream drive-in was originally constructed in 1953-1954. The property is significant for its illustration of the history of the automobile (Criterion A) and as an outstanding example of its type (Criterion C). The resource also meets Criteria Exception G because it is an intact example of a rare resource even though it is less than 50 years of age. The SHPO made the determination that this resource is eligible for the National Register of Historic Places in its letter of December 8, 2000.

SHA has determined the boundary for the resource and the SHPO has concurred (February 27, 2001) that the boundary is appropriate.

**c. J.R. Lee Manning House (PG: 83-16)**

This two-story, gable roofed, frame dwelling was originally constructed circa 1820-1840, substantially added to in 1870, and finally assumed its present form after Manning's acquisition



MD 210 MULTI-MODAL STUDY  
1-95/1-495 TO MD 210

## BROAD CREEK HISTORIC DISTRICT BOUNDARIES AND LAND OWNERSHIP

DATE  
MAY, 2004

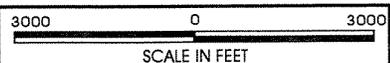


FIGURE  
III-5

in 1897. J.R. Lee Manning was a County Commissioner and State Tobacco Inspector who inherited 176 acres from his father, John Manning. He added to the inheritance by acquiring this house and 14 additional acres. Manning operated a general store on Piscataway Creek. The farm was sold in 1949, and the 163 acres associated with it were subdivided in 1950. The property is significant for its association with the significant individual, J.R. Lee Manning, and for its representation of the progression of a vernacular house typical of the area to accommodate a farming family.

The MNCPPC has considered the resource exempt from its historic sites plan due to extensive alterations. However, the J.R. Lee Manning House is eligible for the National Register of Historic Places under Criteria B and C. The SHPO has concurred with the eligibility and National Register boundaries for the resource (April 14, 1998).

## **2. Archeological Resources**

The term “archeological resources” refers to all evidence of past human occupation, which can be used to reconstruct the life ways of past peoples. These include sites, artifacts, environmental and all other relevant information, as well as the contexts in which they occur. In accordance with the laws previously referenced, all archeological (prehistoric and historic) sites must be evaluated for their eligibility for the National Register of Historic Places by the SHPO.

The Area of Potential Effects (APE) for the immediate MD 210 corridor portion of this project extended along MD 210 from south of I-495 to MD 228, including nine intersection locations within the project limits. The APE for archeological investigations was defined by the limits of proposed and existing right of way associated with worst-case impacts under all three mainline alternatives and capacity options. Because extensive prior archeological surveys had been conducted along the MD 210 corridor, and because of recent disturbance resulting from development and prior road construction, the APE was substantially reduced to include undisturbed areas situated primarily at the various intersections under study.

A Phase IB Archeological Identification Survey for the MD 210 corridor was conducted in January 2000. The draft technical report was submitted for review and comment to the Maryland Historical Trust (MHT) on September 12, 2000. At that time it was iterated that archeological sites 18PR141, 18PR166, and 18PR297, would be avoided by the current undertaking and fencing would be erected during construction to protect National Register Eligible site 18PR141. SHPO concurrence that sites 18PR144 and 18PR590 are ineligible for inclusion on the National Register of Historic Places was rendered October 16, 2000.

The APE for this project also encompasses the two discontinuous mitigation sites at the Parker Farm and Tinker's Creek, as shown on Figure IV-10.

The APE for archeology at the Parker Farm Wetland Mitigation Site contains approximately 18 acres in which all ground disturbing activities will take place. While wetland creation and enhancement will require only eight acres to be undertaken primarily along the terraces and floodplain of Piscataway Creek and an adjacent tributary, other aspects of the project that may impact the adjacent uplands include construction of stormwater management and water quality ponds, equipment staging and storage areas, access roads, and stockpile areas. Areas where wetland preservation is proposed were not included in the APE as no impacts are anticipated from that component of the undertaking.

Phase I archeological investigations within the APE for Parker Farm resulted in the identification of Site 18PR622 and Site 18PR623. Subsequent Phase II evaluation of Locus 4 within Site 18PR622 was conducted and the Locus 4 component is recommended eligible for the NRHP. Locus 4 represents the remains of a Late Woodland or Contact Period hamlet, probably occupied by a single family. Features investigated during the evaluation include a refuse pit and a house structure. This is a highly significant archeological site as few Late Woodland sites have been investigated in the Potomac Valley. Its location in the middle reaches of Piscataway Creek upstream from the embayed portion of the drainage is unique in the existing regional archeological database, and corroborates the dispersed settlement pattern hypothesized for this time period from John Smith's (1608) map of the Chesapeake region. The site retains excellent preservation of organic materials, and patterns in the distribution of features and artifact deposits. Consequently, Locus 4 within Site 18PR622 contributes important information to our knowledge of Late Woodland settlement patterns, technology, and subsistence. Site 18PR623 is characterized as a chronologically and functionally non-diagnostic lithic scatter confined to the surface and plowzone of a cultivated field. It is recommended not eligible by virtue of its low information potential and disturbed context. The SHPO has concurred with these determinations (page VI-339G).

The APE at the Tinker's Creek Stream Restoration Area includes approximately 13.6 acres in which all possible ground disturbing activities will take place. While stream restoration and enhancement will be undertaken primarily along the stream bed of Tinkers Creek, other aspects of the project that include equipment staging and storage areas, and access roads, may impact the adjacent well-drained floodplain margins and low terrace settings. Phase I archeological investigations within the APE for Tinker's Creek identified one prehistoric site (18PR653), and two prehistoric isolates (18PRX182 and 18PRX183). These sites were

concluded to have limited research potential and no further investigations were recommended. The SHPO has concurred with these determinations (page VI-339G).

## **E. Physiography, Topography, and Soils**

### **1. Soils**

All soils in the project area have developed from the weathering of underlying parent material. Weathering, by precipitation and biotic action, of these deposits over time has created some old deep soils that are in equilibrium and some very new evolving alluvial soils. Most soils in the project area formed in sandy and clayey, gravelly deltaic materials that were carried down the larger rivers in the Pleistocene and were deposited on what is now the Coastal Plain. The relative influences of parent material, climate, time, relief, and biotic activity form the present soil and determine the resulting characteristics of that soil.

A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil. The soil association is named for the major soils. The soils in one association may occur in another, but in a different pattern or proportion. The study area has four main soil associations and 53 different soil types (Table III-4).

**Sassafras – Croom Association** – Gently sloping to steep, well-drained, dominantly gravelly soils. On and in the soils are concentrations of smooth, rounded gravel. Major soils include the Sassafras and Croom series. Minor soils include Aura, Collington, Beltsville, and Woodstown series.

**Beltsville – Leonardtown - Chillum Association** – Moderately deep, well drained to poorly drained, dominantly gently sloping soils. In the project area major soil series in this association include Beltsville and Chillum.

**Sassafras – Keyport - Elkton Association** – Nearly level to strongly sloping, well drained to poorly drained soils on terraces along the Potomac River. This association occupies a small area south of Piscataway Creek. This area is dominated by Matapeake and Mattapex soils, which are usually minor soils within the association.

**Bibb - Tidal Marsh Association** – Poorly drained soils of the floodplains and soils in the marshes that are subject to tidal flooding. This association occurs along Henson, Broad, and Piscataway Creeks. It is composed chiefly of alluvial soils of the floodplains. Bibb soils represent the majority of this association within the project area.

Soil drainage classes are identified as follows:

<b><u>CLASS</u></b>	<b><u>DESCRIPTION</u></b>
A	(Low runoff potential) – Soils having high infiltrations rates even when thoroughly wetted and consisting chiefly of deep, well to excessively drained sand or gravels. These soils have a high rate of water transmission.
B	Soils having moderate infiltration rates when thoroughly wetted and consisting of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.
C	Soils having slow infiltration rates when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.
D	(High runoff potential) – Soils having very slow infiltration rates when thoroughly wetted and consisting chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission.

The majority of soils in the project area are class B or C.