



October 13 , 2011

## MEMORANDUM

**DATE:** October 6, 2011

**TO:** Montgomery County Planning Board

**VIA:** Mary Bradford, Director of Parks *M Bradford*

Michael F. Riley, Deputy Director, Administrator *MR*

Dr. John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division (PPSD) *J Hench*

**FROM:** Dominic Quattrocchi, Legacy Open Space Senior Planner (PPSD) *D Quattrocchi*

**SUBJECT:** Donation of 2.0 acres to Muddy Branch Stream Valley Unit 1 – Lawson Gift Deed,  
(Tax ID 01792885, District 06, Parcel 565)

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### Recommended Action:

#### Staff recommends that the Planning Board:

Approve Lawson Donation to Maryland-National Capital Park and Planning Commission.

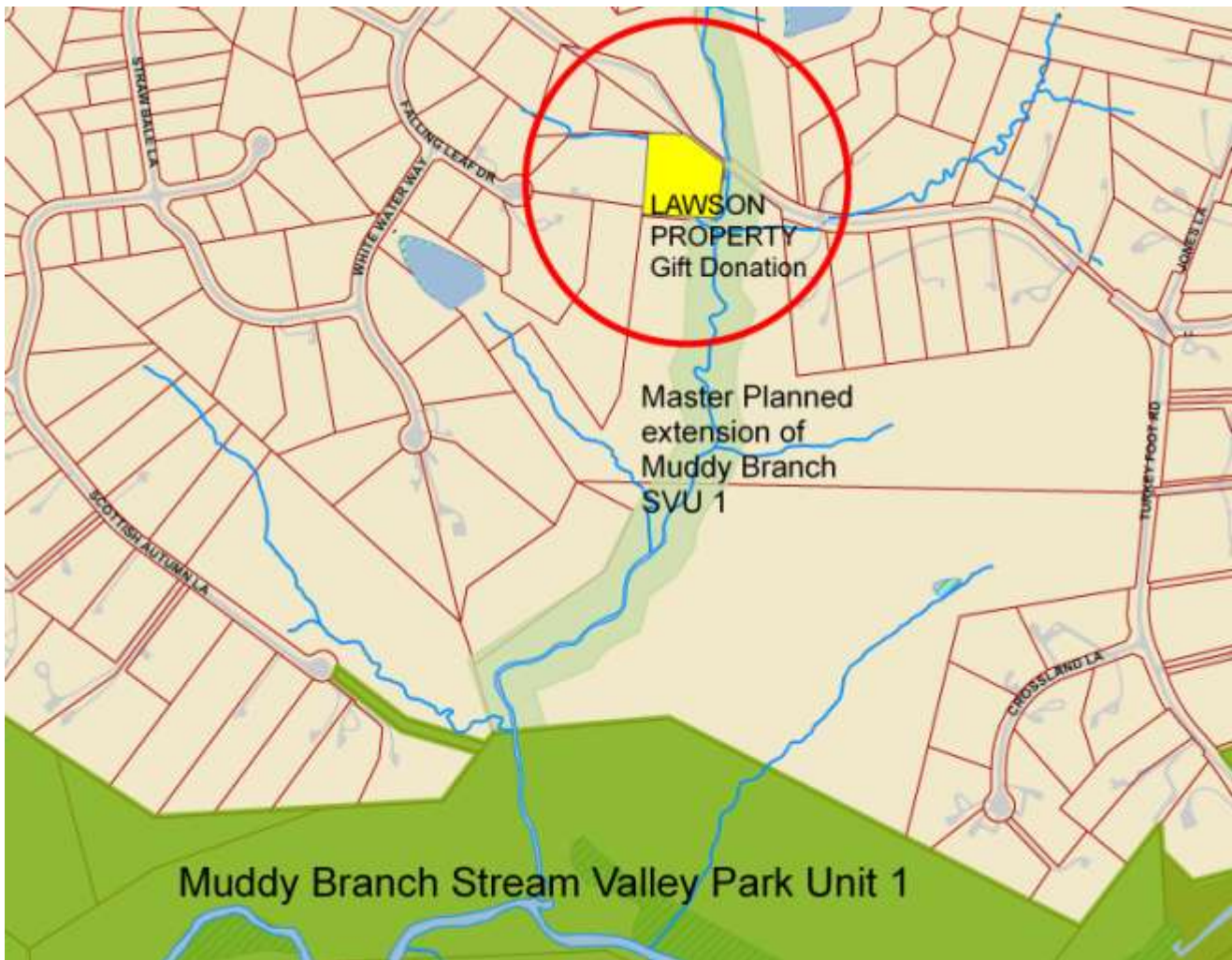
The Department of Parks seeks approval from the Montgomery County Planning Board to accept a Gift Deed of 2.0 acres (Tax ID 01792885, District 06, Parcel 565) as an addition to Muddy Branch Stream Valley Unit 1, from Margaret A. Lawson, Jennifer C. Lawson and Sharon K. Lawson, south of Turkey Foot Road to the Maryland-National Capital Park and Planning Commission.

The Lawson Property meets park acquisition criteria in several respects, but most importantly, a portion of the property is master planned for Park acquisition in the *Potomac Subregion Master Plan* (2002). The Lawson Property provides an important buffer to a perennial stream to Muddy Branch Stream Valley Park and partially completes a greenway corridor along the North Potomac Branch of the Muddy Branch envisioned as future parkland. M-NCPPC is currently awaiting deeds to 8.6 acres within this stream valley, directly across from the Lawson Property associated with dedication as part of conditions of approval for the Roberts Landing subdivision. In addition to ultimately providing contiguous Park acreage, acquisition of the Lawson Property also provides good road frontage to Turkey Foot Road and potential good trail connectivity into the Muddy Branch Stream Valley system.

Staff review of the property confirmed that this donation is a logical addition to the Park System. The Lawson Property is wooded, comprising young developing forest dominated by tuliptree, black cherry and various oak species. Wetlands occur on the property as does an onsite intermittent tributary flowing directly into the North Potomac Branch of Muddy Branch. The North Potomac Branch is perennial along entirety of subject property. This stream has documented good water quality per MCDEP's *County Stream Protection Strategy*. The property contains minimal debris.

An appraisal by Moholt Associates (August, 2011) determined the value of this donation at \$45,000 with the assumption of raw land with no development potential.

As there are no structures on the Lawson Property, and the area is intended as Conservation Parkland, there is almost no anticipated operating budget impact.



Lawson Property in Relation to Existing and Proposed Parkland.

Harry C. & M.A. Lawson



1" = 200'

Symbol	Description
Red line	Boundary
Yellow line	Property Line
Blue line	Stream
Green line	Trail
Black line	Other



Today's Date: 5/25/09  
Sources: M-NCPPC, 2008

cc: William Gries, Land Acquisition Specialist  
Darien Manley, Chief Park Police  
Mike Horrigan, Northern Region  
Mike Jones, Northern Region