



## Wheaton Public Improvements, Preliminary Forest Conservation Plan, MR2015028

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**AVL** Amy Lindsey, Planner Coordinator, Area 2 Division, [amy.lindsey@montgomeryplanning.org](mailto:amy.lindsey@montgomeryplanning.org), 301.495.2189

**KA** Khalid Afzal, Planning Supervisor, Area 2 Division, [khalid.afzal@montgomeryplanning.org](mailto:khalid.afzal@montgomeryplanning.org), 301.495.4650

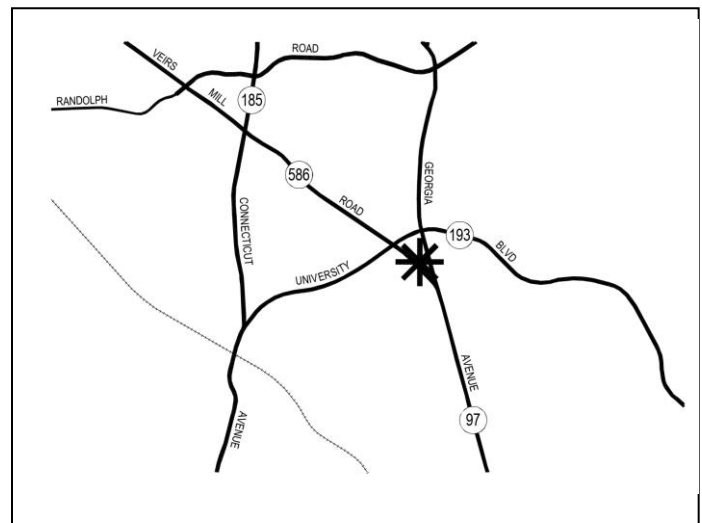
**AK** Glenn Kreger, Chief, Area 2 Division, [glenn.kreger@montgomeryplanning.org](mailto:glenn.kreger@montgomeryplanning.org), 301.495.4653

Completed: 7/20/15

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### Description

- Preliminary Forest Conservation Plan associated with Wheaton Public Improvements Mandatory Referral #MR2015028 and Wheaton Grandview Sketch Plan #320150070;
- Wheaton Town Center; northeast corner Grandview Avenue and Reddie Drive, Wheaton, Maryland;
- 2.93 acres zoned CR-6.0 C-5.5 R-5.5 H-200;
- 2012 *Wheaton CBD and Vicinity Sector Plan*;
- Applicant: SC Wheaton Office, LLC on behalf of Montgomery County Department of Transportation;
- Filing date: June 5, 2015.



### Summary

Staff recommends **approval with conditions**.

No forest or environmental features exist on-site. The Applicant proposes to:

- Fulfill the 0.54-acre forest conservation requirement at an offsite forest mitigation bank.

Pursuant to Chapter 22A of the County Code, the Board's actions on Forest Conservation Plans are regulatory and binding.

## Conditions of Approval

1. Prior to issuance of a Sediment Control Permit from the Department of Permitting Services or Site Plan approval from the Planning Board, the Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
2. Prior to issuance of a Sediment Control Permit from the Department of Permitting Services, the Applicant must record a certificate of compliance for 0.54 acres of forest planting.

## Project Description

The Preliminary Forest Conservation Plan (PFCP) includes the area subject to two separate development applications, Wheaton Public Improvements (MR2015058) and Wheaton Grandview (320150070). Wheaton Public Improvements includes a proposed 265,500 square feet public office building, a public parking facility consisting of approximately 397 parking spaces, a public town square, and associated site work. The Wheaton Grandview project includes a proposed 177,974 square feet of residential development and 6,000 square feet of non-residential space. Both projects are covered by a single PFCP because the Wheaton Grandview is located on the same legal property as the public office building part of the proposed Wheaton Public Improvements. Future subdivision activities may separate these projects and amend the PFCP.

## Site Description

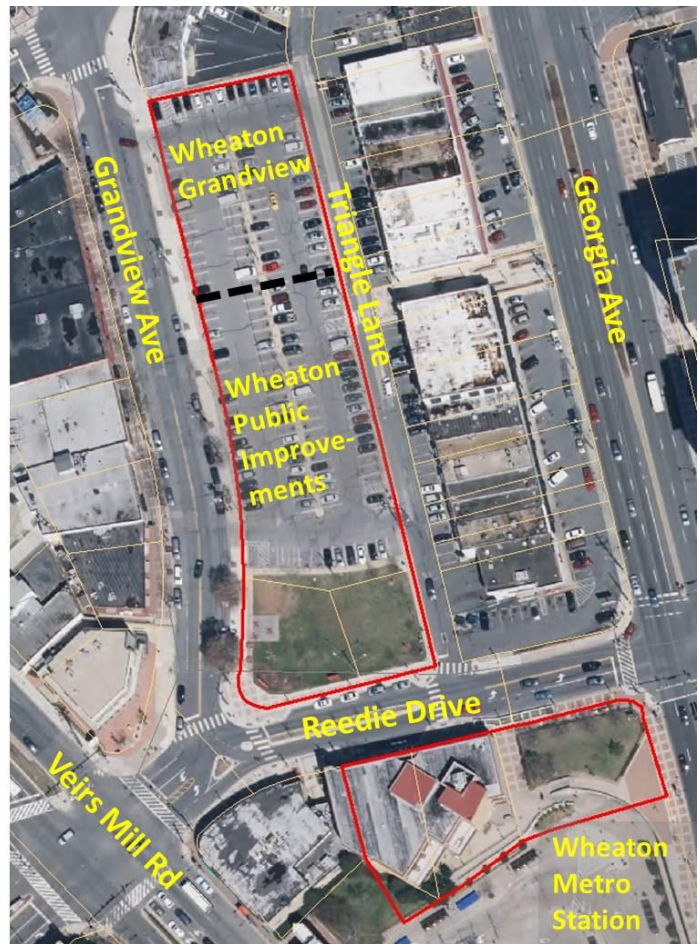
The subject site is bounded by Triangle Lane and a retail shopping strip to the east, Grandview Avenue to the west, the Washington Metro Transit Authority's (WMATA) Wheaton Metro Station to the south, and the rear of a retail establishment and associated parking to the north. The site is currently improved with a public building (the Mid-County Regional Services Center), a surface parking lot, and a small grassy park area.

The site contains no forest or major environmental constraints. Only one tree  $\geq 24"$  diameter at breast height (DBH) exists on the site. The tree is a bald cypress and the Applicant proposes to save the tree.

## ANALYSIS

### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420151430) on June 25, 2015. The site lies within the Sligo Creek watershed, but outside any Special Protection Areas. There are no forest, streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.



**Forest Conservation**

The site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and the Applicant has submitted a Preliminary Forest Conservation Plan (Attachment 1) in conjunction with the Mandatory Referral. There is no forest on site and a 0.54-acre planting requirement. The Applicant proposes to meet this requirement by planting at a forest mitigation bank. Staff agrees that this is appropriate, as there are no priority reforestation areas or adjoining forest on-site.

**CONCLUSION**

Staff concludes that the proposed Preliminary Forest Conservation Plan meets the requirements of Chapter 22A Forest Conservation Law. Staff therefore recommends that the Planning Board approve the Preliminary Forest Conservation Plan with the above conditions.

## Attachment

1. Preliminary Forest Conservation Plan



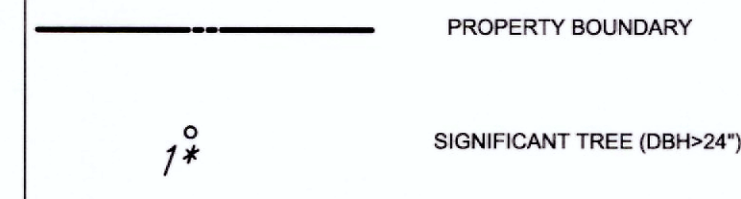
MAPPED SOILS TABLE			
Symbol	Map Unit Name	K-Factor	Hydric
400	Urban land	-	Nonhydric

SIGNIFICANT TREE TABLE (24" - 29.9")					
No.	Scientific Name	Common Name	DBH (Inches)	Condition	Comments
1	<i>Taxodium distichum</i>	bald cypress	24	Good	

Resource Data Table

Existing Forest	0.00 acres
Non-tidal Wetlands	0.00 acres
Forest within the Non-tidal wetlands	0.00 acres
Existing Floodplain	0.00 acres
Forest within the Floodplain	0.00 acres
Existing Stream Buffer	0.00 acres
Forest within the Stream Buffer	0.00 acres

LEGEND

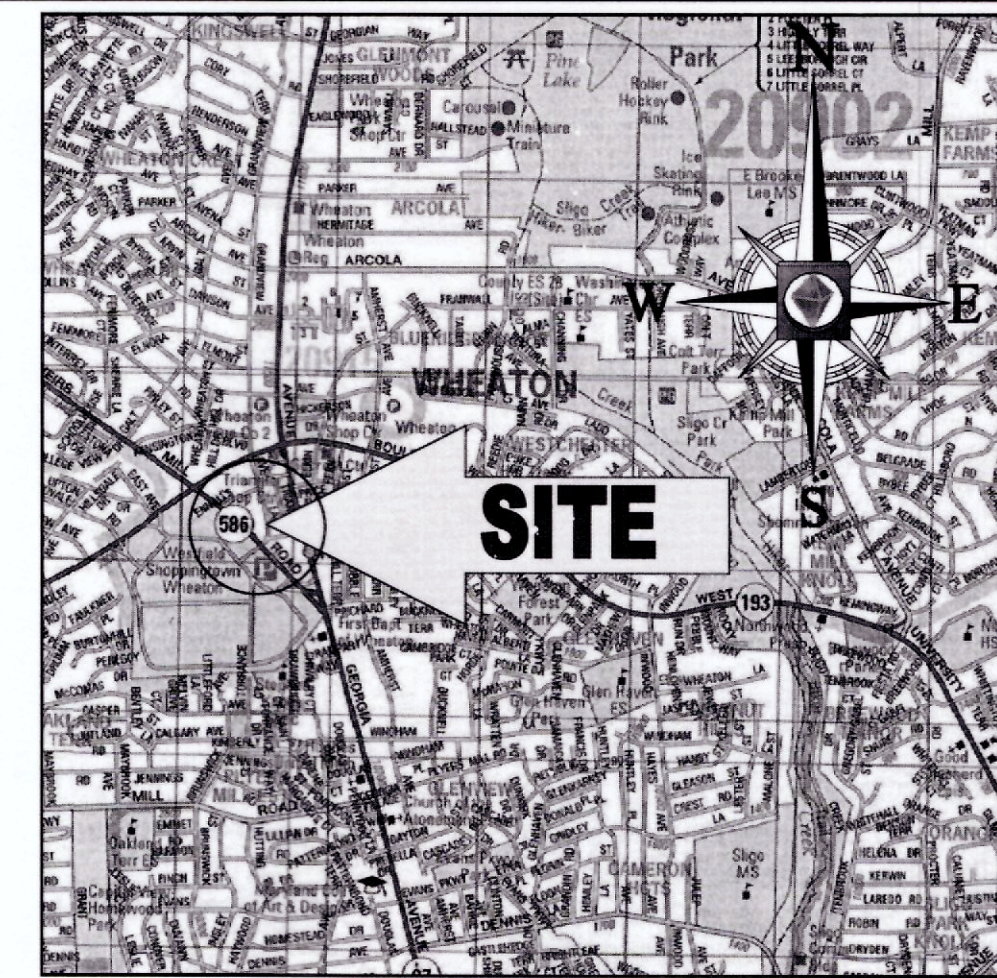


DEVELOPER/APPLICANT:

SC WHEATON OFFICE, LLC  
7200 WISCONSIN AVENUE, SUITE 700  
BETHESDA, MD 20814  
PHONE: (301) 913-9610  
CONTACT: DOUGLAS M. FIRSTENBERG

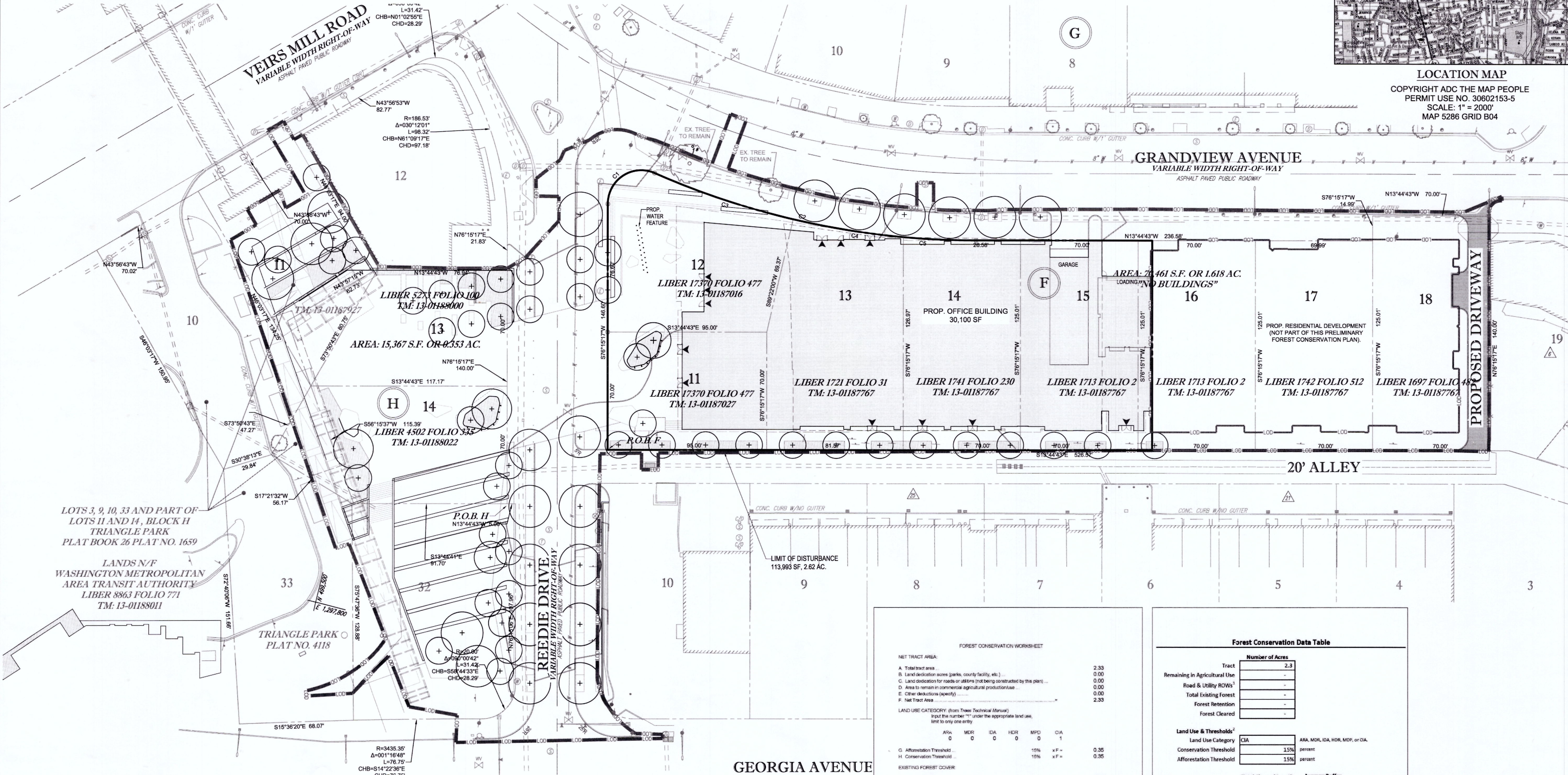
PLAN REFERENCES:

ALTAACSM LAND TITLE SURVEY:  
TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY  
PLOT 13 AND PART OF 11 AND 14, BLOCK H LOTS 11-18, BLOCK F TRIANGLE PARK  
P.B. 26 PLAT NO. 1659  
WHEATON (IND. 13) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND  
PROJECT NO.: 58132047  
FIELD DATE: 10/03/14  
DATED: 10/13/14



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 30602153-5  
SCALE: 1" = 2000'  
MAP 5286 GRID B04



REVISIONS

REV	DATE	COMMENT	BY



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 410-221-4300 (DC) 410-221-4300 (VA) 1-800-252-7777 (MD) 1-800-252-7777 (DE) 1-800-252-6555

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MB13204701  
DRAWN BY: AL  
CHECKED BY: REK  
DATE: 06/01/15  
SCALE: 1" = 30'  
CAD ID: FCO

WHEATON PUBLIC IMPROVEMENTS

FOR SC WHEATON OFFICE, LLC

LOCATION OF SITE  
WHEATON TOWN CENTER  
NE CORNER GRANDVIEW AVE  
AND REDDIE DRIVE  
MONTGOMERY COUNTY  
WHEATON, MD



16701 MELFORD BLVD, SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER: 1

FOREST CONSERVATION NOTE:

1. THE 0.35 ACRE FOREST CONSERVATION REQUIREMENT WILL BE PROVIDED OFF-SITE AT AN OFFSITE FOREST MITIGATION BANK.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:					
A. Total tract area	2.33				
B. Land dedication areas (parks, county facility, etc.)	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00				
D. Area to remain in commercial agricultural production/ use	0.00				
E. Other deductions (specify)	0.00				
F. Net Tract Area	2.33				
LAND USE CATEGORY: (from Tract Technical Manual)					
Input the number "1" under the appropriate land use, list to only one entry.					
AREA	MFR	IDA	HR	MFD	CSA
0	0	0	0	0	1
G. Afforestation Threshold	15%	x F =	0.35		
H. Conservation Threshold	15%	x F =	0.35		
EXISTING FOREST COVER:					
I. Existing forest cover	0.00				
J. Area of forest above afforestation threshold	0.00				
K. Area of forest above conservation threshold	0.00				
BREAK-EVEN POINT:					
L. Forest retention above threshold with no mitigation	0.00				
M. Clearing permitted without mitigation	0.00				
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared	0.00				
O. Total area of forest to be retained	0.00				
PLANTING REQUIREMENTS:					
P. Reafforestation for clearing above conservation threshold	0.00				
Q. Reafforestation for clearing below conservation threshold	0.00				
R. Credit for retention above conservation threshold	0.00				
S. Total reafforestation required	0.00				
T. Total reafforestation required	0.35				
U. Credit for landscaping (may not exceed 20% of 'S')	0.00				
V. Total reafforestation and afforestation required	0.35				

Forest Conservation Data Table

Tract	Number of Acres		
Remaining in Agricultural Use	2.33		
Road & Utility ROWs	-		
Total Existing Forest	-		
Forest Retention	-		
Forest Cleared	-		
Land Use & Thresholds			
Land Use Category	CSA	AREA, MDR, IDA, HR, MFD, or CSA	
Conservation Threshold	15%	percent	
Afforestation Threshold	15%	percent	
Total Channel Length (ft.)		Average Buffer Width (ft.)	
Stream(s)			
Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

Wetland Studies and Solutions, Inc.  
8373 Piney Orchard Parkway, Suite 207  
Odenton, Maryland 21113  
Phone: (410) 672-5990  
FAX: (410) 672-5993

Plan prepared by:  
N. Wallis  
6-3-15  
Kenneth R. Wallis  
Qualified Professional  
CoMtr 08.19.06.01