MCPB
Item No.
Date: 7/9/15

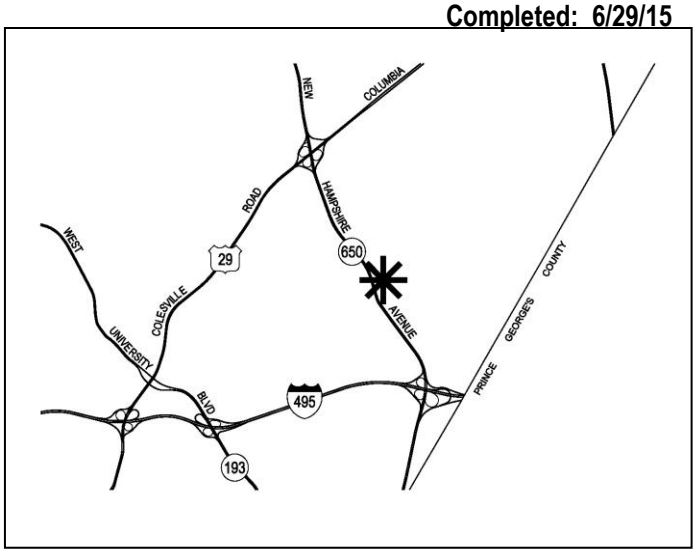
Hillandale Local Park, Preliminary Forest Conservation Plan, PP2015001

AVL Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
[KA] Khalid Afzal, Planning Supervisor, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301.495.4650
[GK] Glenn Kreger, Chief, Area 2 Division, glenn.kreger@montgomeryplanning.org, 301.495.4653

Description

Completed: 6/29/15

- Preliminary Forest Conservation Plan associated with the Park Facility Plan for the complete renovation of Hillandale Local Park;
- 10615 New Hampshire Avenue, Silver Spring, Maryland;
- 23.35 acres zoned R-90 and C-O;
- 2014 *White Oak Science Gateway Master Plan;*
- Applicant: Montgomery County Department of Parks;
- Filing date: November 24, 2014.



Summary

Staff recommends approval with conditions.

The Applicant proposes to:

- Remove 0.53 acres of forest, retain 12.16 acres of forest, and plant 0.26 acres of forest.
- Remove four trees and impact ten trees that requires a variance, per Section 22A-12(b)(3).

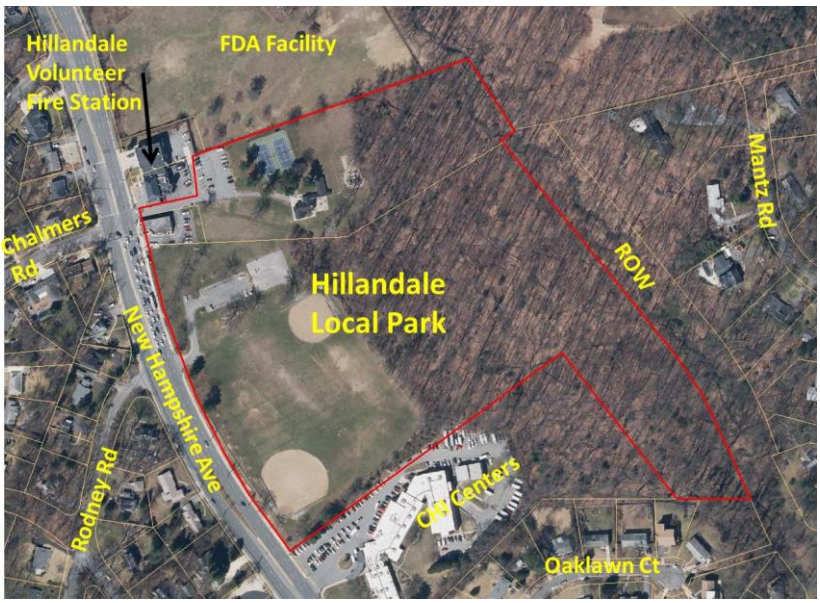
Pursuant to Chapter 22A of the County Code, the Board's actions on Forest Conservation Plans are regulatory and binding.

Conditions of Approval

1. Prior to issuance of a Sediment Control Permit from the Department of Permitting Services, 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. The Final Forest Conservation Plan must show the planting of six 3-inch caliper native shade trees as mitigation plantings for the loss of trees requiring a variance.
3. The Applicant must plant 0.26 acres of forest and six 3-inch caliper native shade trees within one year of construction completion.

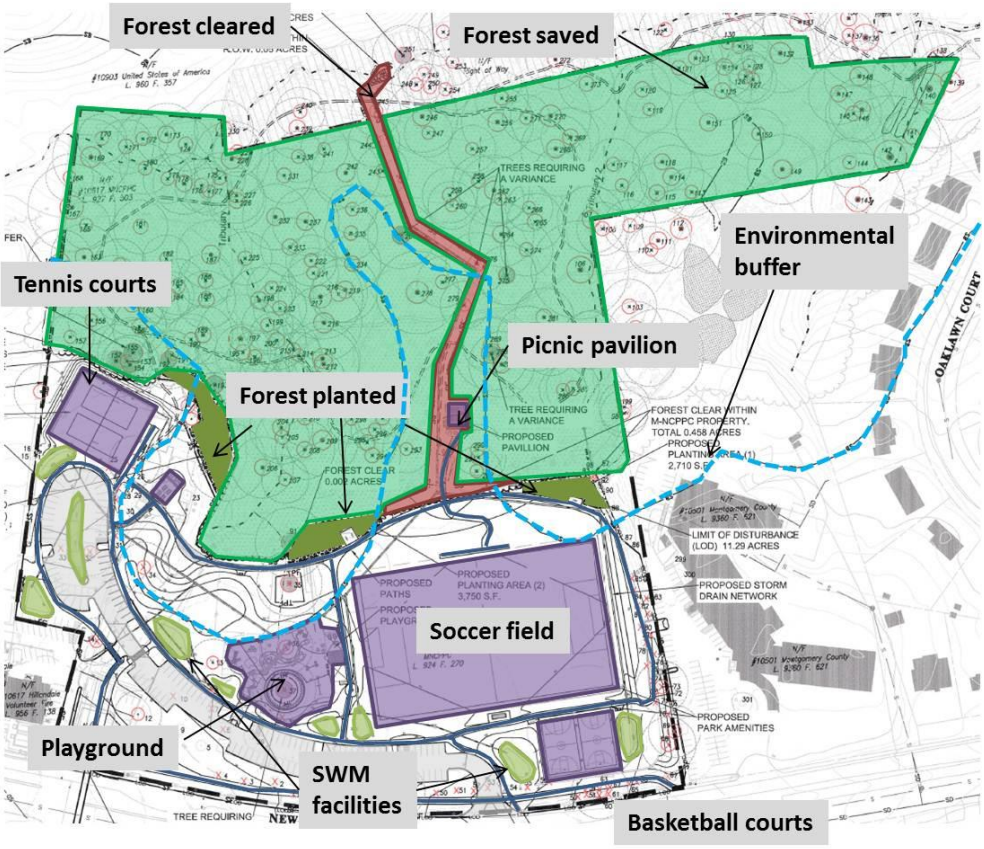
Project Description

Hillandale Local Park is a 23.35-acre existing park located on New Hampshire Avenue in the *White Oak Science Gateway Master Plan*. The park is adjacent to the Food and Drug Administration (FDA) consolidated headquarters facility to the north and CHI Centers to the south. To the east is an undeveloped County-owned right-of-way (ROW) with a stream in it. The park is currently developed with a playground, softball field, lighted baseball field, two basketball courts, and two lighted tennis courts. The park previously included a park activity building and the Hillandale Park Office Building. These two buildings were demolished in 2014, with Planning Board approval (Attachment 1).



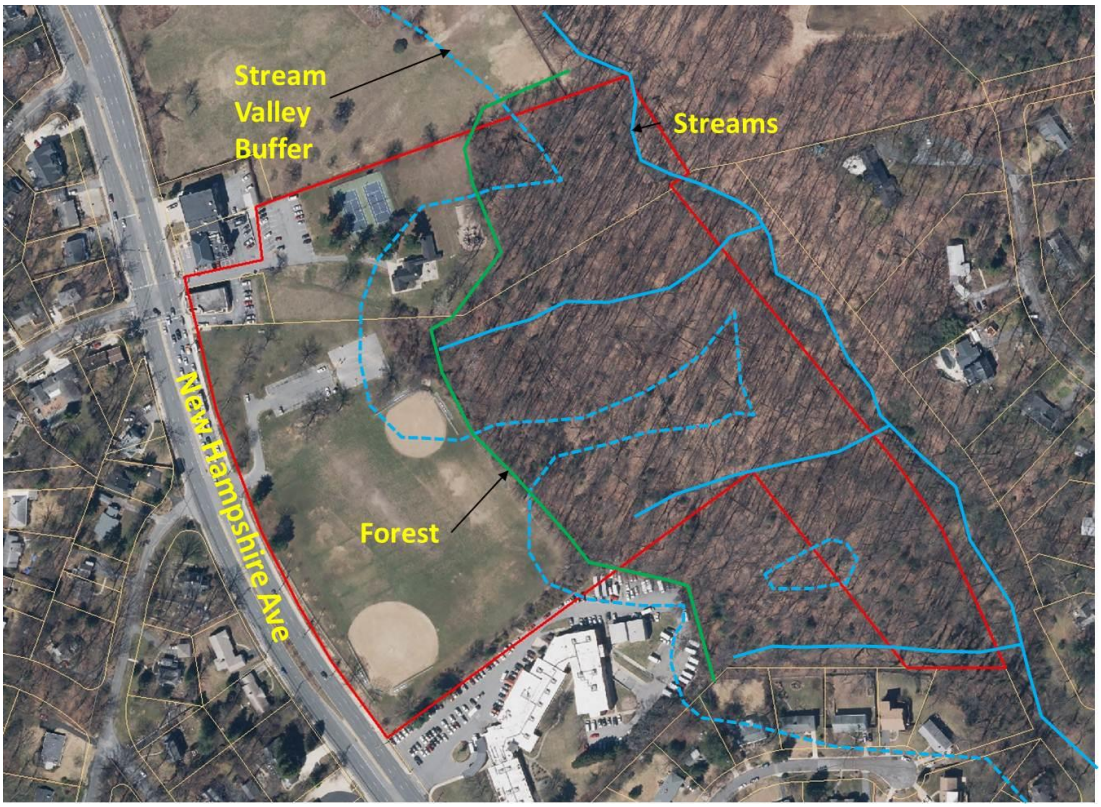
The Applicant proposes to redevelop the site with a full-sized rectangular field, playground, two lighted basketball courts, two lighted tennis courts, restroom facilities, picnic shelters, and a looped trail system with fitness stations. The new park facilities will also include adequate parking and stormwater management facilities.

All of the existing recreational facilities are located on the portion of the park immediately adjacent to New Hampshire Avenue. The rear of the site is an undeveloped, natural area with on-site forest that is part of a larger forest stand extending off-site onto all adjacent properties. Three intermittent streams flow west to east off-site into an unnamed perennial tributary to the Paint Branch, and steep slopes with highly erodible soils. There are areas of steep slopes with highly erodible soils associated with the stream valleys.



ANALYSIS

Environmental Guidelines



Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420150350) on November 20, 2013. There are three streams on-site, with an associated 12.09 acres of environmental buffers. There are no wetlands or floodplains on the site. While 10.19 acres of the environmental buffers are forested, the

remaining 1.9 acres of environmental buffer is a combination of programmed recreation areas and mowed lawn.

Currently, the environmental buffer has approximately 0.40 acres of permanent impervious encroachments. Per section V.A.1(b), "no buildings, structures, impervious surfaces, or activities requiring clearing or grading will be permitted in stream buffers, except for infrastructure uses, bikeways, and trails found to be necessary, unavoidable and minimized..". However, section V.A.1(e) does allow for small amounts of clearing and grading within the buffer as long as the modification is consistent with a comprehensive approach to protecting the streams wetlands, and other features. Proposals for buffer encroachment need to follow the following strategy:

1. Avoidance of buffer encroachments;
2. Minimization of buffer encroachment;
3. Compensation for loss of buffer function.

In this case, Hillandale Local Park is an existing park that serves as a valuable recreational resource for the surrounding area. The site is severely limited by high priority forest, stream valley buffers, and steep slopes with highly erodible soils. Of the 23.35 acres of parkland, 12.09 acres is in stream valley buffer and an additional 2.5 acres is forested, though outside the stream valley buffer. This only leaves 8.76 acres completely unencumbered by natural features. Additionally, the shape of the environmental buffer increases the difficulty of developing the site without encroaching into the buffer.

The proposed project reduces the area of permanent impervious encroachments from approximately 0.56 acres to approximately 0.18 acres. All of the ball courts, parking, and stormwater management facilities are located outside of the buffer. The only permanent impervious encroachment is portions of the ADA-accessible HeartSmart trail loop, which was designed to avoid forest and minimize disturbance. Additionally, the redevelopment will add storm water management to the park, for the first time. As mitigation for the proposed 0.18 acres of permanent environmental buffer impacts, the Applicant will protect an additional 2.18 acres of forest outside of the environmental buffer and plant 0.26 acres of forest within the unforested environmental buffer. Staff believes that the proposed project is in compliance with the *Environmental Guidelines* because it avoids impacting the existing natural resources as much as possible, minimizes the proposed impacts, and mitigates for the proposed encroachments.

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 2) in conjunction with the Park Plan. There is 12.69 acres of forest on-site, in one stand of mixed hardwoods. The forest is considered a high priority for retention due to the presence of environmental buffers, steep slopes with highly erodible soils and specimen trees, as well as being a part of a contiguous forest that extends off-site. The Applicant proposes to clear 0.53 acres of forest, retain 12.16 acres of forest, and plant 0.26 acres of unforested stream valley buffer, as mitigation for permanent impervious encroachments into the stream valley buffer. The majority of the forest removal is to accommodate the safe conveyance of stormwater management discharges through the extension of a drainage pipe and outfall.

Forest Conservation Variance

Section 22A-12(b) (3) of Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ), requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law.

The Applicant submitted a variance request on 11/24/2014 and a revised variance request on 4/21/2015 for the impacts to trees (Attachment 3). The proposed layout will remove four trees and impact but not remove ten trees that are considered high priority for retention under Section 22A-12 (b) (3) of the County Forest Conservation Law.

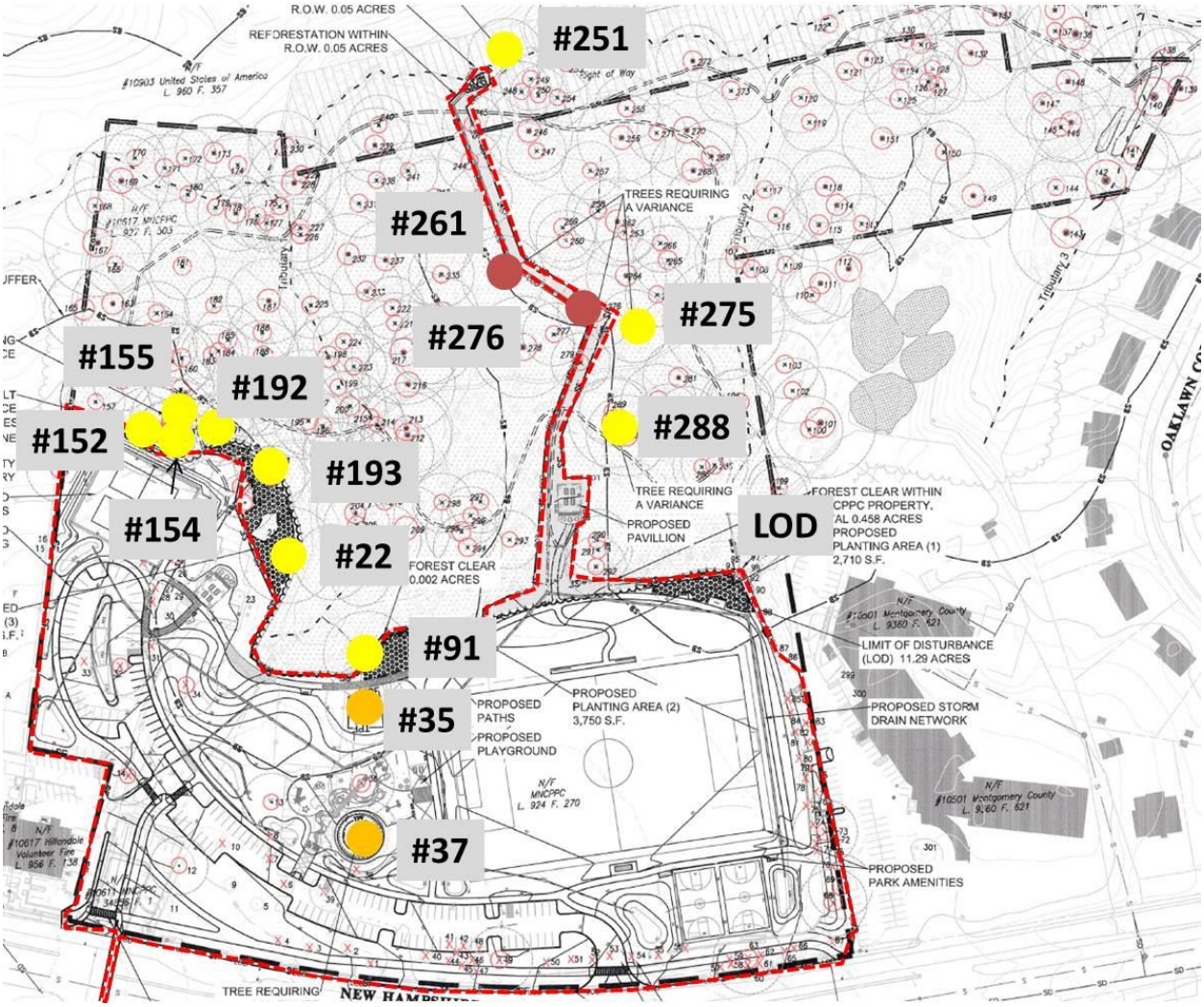
Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary because of the locations of the trees on a site that is already developed as a park and constrained by environmental features. Development is confined to areas outside of the forest and stream valley buffer, except for installation of a storm drain connection.

Two of the trees proposed for removal, #35, 33" diameter at breast height (DBH) pin oak, and #37, 32" DBH pin oak are within the currently developed areas of the park and will be impacted by the removal of existing features and installation of new features and grading. The Applicant will try to retain these trees but is prophylactically asking for a variance to remove them because they are located in the interior of construction. The other two trees proposed for removal #261, 36" DBH white oak, and #276, 32" DBH red oak, are in poor condition and will be impacted by the stormwater management outfall. The ten trees proposed for impacts are at the edge of the development, within the forest.

Leaving the requested trees in an undisturbed state would result in an unwarranted hardship because the Applicant could not remove the existing features or install any new features or stormwater management facilities.

Variance Tree Location



Variance Tree Tables

Removals

ID	Species	Size	Condition	Notes
35	Pin oak	33”	Good	Removal of basketball court and ballfield, construction of stormdrain
37	Pin oak	32”	Good	Removal of existing parking lot, grading for playground, construction of stormdrain
261	White oak	36”	Poor	Stormwater management outfall
276	Red oak	32”	Poor	Stormwater management outfall

Impacts

ID	Species	Size	Condition	% impact	Notes
22	American sycamore	40”	Good	13%	Removal of existing Park features
91	Pin oak	36”	Fair	49%	Removal of existing ballfield, grading
152	Tulip poplar	37”	Poor	37%	Grading for tennis court
154	Tulip poplar	30”	Good	31%	Grading for tennis court
155	Tulip poplar	36”	Fair	14%	Grading for tennis court
192	Black cherry	30”	Poor	10%	Removal of playground
193	Tulip poplar	33”	Fair	3%	Removal of playground
251	Tulip poplar	31”	Good	6%	Stormwater management outfall

Variance Findings - Based on the review of the variance request and the proposed Preliminary Forest Conservation Plan, staff makes the following findings:

1. *Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.*

   Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified trees is a result of the need to reconfigure the site while minimizing impacts to the forest and stream valley buffers. All development has been constrained to the previously developed areas of the site, with the exception of the stormwater conveyance and outfall that is necessary to provide safe conveyance of the stormwater. Only 8.35 acres of this 23.35 acre site is developable.

2. *The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.*

   The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The Applicant has minimized disturbance and designed the site to maximize forest retention and environmental buffer restoration. The stormwater conveyance path was specifically designed to minimize the impacts to both forest and individual trees. Both trees associated with that disturbance and requiring removal are in poor condition. The Applicant is also attempting to save two trees within the interior of the construction activities. While they have requested a variance for removal of these trees, due to the difficult nature of this preservation task, disturbance has been minimized and tree protection measures proposed. All of the other tree impacts are to trees at the edge of the forest or stormwater management conveyance disturbance.

3. *The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

   The requested variance is a result of the location of trees and the impacts by the proposed layout of redeveloped park, and not a result of land or building use on a neighboring property.

4. *Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.*

   Staff generally recommends that the Planning Board approve variance requests with mitigation to replace the form and function of the trees proposed for removal, outside of areas of forest removal. The Applicant will plant six 3" caliper native shade trees to replace the form and function of the variance trees proposed for removal. Additionally, the proposed Park development removes permanent impervious encroachments from the environmental buffer and provides forest planting as mitigation for the remaining encroachments, as well as providing stormwater management for a site that previously did not have any. Seven of the trees will be impacted by stormwater management conveyance and outfall. Water quality will improve with the proposed development and State water quality standards will not be violated.

Mitigation for Trees Subject to the Variance Provisions

The Applicant is requesting a variance to remove four trees. Two trees, #261, 36" DBH white oak, and #276, 32" DBH red oak, are within forest and do not require mitigation. Two trees, #35, 33" DBH white oak, and #37, 32" DBH pin oak, are outside of forest and will be mitigated at a rate of 1" caliper per 4" DBH removed, using a minimum 3" caliper native shade tree. The Applicant will plant six, 3-inch caliper trees, which will be shown on the Final Forest Conservation Plan. Additionally, the Park Facility Plan includes a full landscape plan with 125 shade trees and 31 evergreen trees proposed for planting on-site.

County Arborist's Recommendation on the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The County Arborist has reviewed the variance request and recommended approval with mitigation (Attachment 4).

Variance Recommendation - Staff recommends that the variance be granted.

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 and associated variance, with the above conditions.

Attachments

1. Staff report on Park building demolition
2. Preliminary Forest Conservation Plan
3. Variance request
4. Letter from County Arborist

ATTACHMENT 1

MONTGOMERY COUNTY DEPARTMENT OF PARKS
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MCPB Item # 8

October 11, 2012

MEMORANDUM

DATE: October 3, 2012

TO: **Montgomery County Planning Board**

VIA: Mary Bradford, Director of Parks
Michael F. Riley, Deputy Director of Parks

FROM: Dr. John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division (PPSD)
Brooke Farquhar, Supervisor, Park & Trail Planning Section, PPSD
Mark Wallis, Planner Coordinator, Park & Trail Planning Section, PPSD

SUBJECT: **Hillandale Park Activity Building (PAB) and Adult Education Building Demolition**

Recommended Planning Board Action

Staff recommends APPROVAL of a phased closure and ultimate demolition of Hillandale Park Activity Building (PAB) and the former Adult Education Building by February 1, 2014, as follows:

- Closure date to coincide with septic tank agreement expiration – February 1, 2014.
- Available to the Public - November 2, 2012 to closure date of February 1, 2014, weekends only, maximum 3 events per weekend, maximum 50 people per event.
- Building to be demolished spring of 2014.

Background and Summary of Staff Findings

The Hillandale Local Park is located in the eastern portion of Montgomery County at 10615 New Hampshire Avenue in White Oak adjacent to the Food and Drug Administration (FDA) consolidated Headquarters ***(Figure 1).*** The approximately 22.5 acre park consists of ***(Figure 2)***:

- 2 tennis courts
- 2 basketball courts
- 2 diamond fields with a soccer overlay
- 1 playground
- a natural wooded area
- 1 Park Activity Building (PAB) attached by breezeway to a now-closed prefabricated structure (formerly the Adult Education Building)
- Hillandale Park Office Building

According to park site plans from the period, the PAB started serving the public in the mid 1940's as a summer log cabin. Over the years, use expanded to the spring and fall and finally in the 1950's to year-round activities with the addition of a heating system. Around 1955, a prefabricated World War II-era structure—one of six given to M-NCPPC from the Naval Surface Warfare Center—was connected to the PAB by a breezeway. In the 1980's, the original PAB was suffering from extensive termite damage and was essentially rebuilt (with the exception of the roof structure), according to records and the oral history of the crew that undertook the carpentry.

Around 2008 the Adult Education Building was damaged by fire from faulty equipment and subsequently closed. Cosmetic repairs to the siding have been completed.

Hillandale Local Park is scheduled to undergo Facility Planning by the Department of Parks, Park Development Division beginning in the next few months. Approval of the removal of the pair of joined buildings prior to completion of the Facility Plan is important in order to allow the maximum flexibility in redesigning the park to better meet the needs of the community and to develop the best possible plan for the park.

Prior Approvals

On June 28, 2007, the Planning Board reviewed the *Functional Plan for Recreation and Ancillary Buildings: Preliminary Staff Recommendations* ***(Attachment 1).*** Given the age and condition of many of the recreational buildings and the operational issues related to the leasing of ancillary buildings, an overall planning and management approach to these buildings was presented. Staff presented recommendations for future operations of the 31 park recreation buildings, including the Hillandale building, and key management changes for the 9 ancillary buildings. Park Activity Buildings were assigned to 4 basic categories and ancillary buildings to 2 basic categories.

The four Park Activity Building management categories were:

- Continue and Improve - 7 buildings
- Evaluate and Market – 8 buildings
- Transfer or Demolish - 5 buildings
- Assess Historical Priority – 1 building

The Hillandale PAB was recommended for the Transfer and Demolish management category for two basic reasons – cost of repair and duplication of services (see "Analysis", below).

At the June 28, 2007 Planning Board hearing, the Board directed staff to bring each Park Activity Building recommendation for Transfer or Demolish back to the Board one at a time. Subsequently, Park Planning staff met with community representatives who argued that the facility served an important need for community gatherings, since there would be a lack of this service in the area while the two local schools (Key Middle School and Cresthaven Elementary School) were closed, demolished and re-built. In addition, although the White Oak Recreation Center would eventually provide needed indoor meeting and recreation space, the exact construction and delivery date was uncertain at the time.

Status Since 2007

In response to community concerns, the Department of Parks continued to operate the PAB for community use. In the interim, Parks replaced the septic system to keep the building operational, under an MOU between the Commission and the Montgomery County Health Department. The MOU assigned a five-year term that expires February 1, 2014 (**Attachment 2).**

Since 2007, the two schools in the area have been re-built and the White Oak Community Recreation Center has opened, providing alternative locations for public indoor meeting spaces nearby.

In May 2012 staff met with the community members to provide the preliminary staff recommendation for a phased closure and building demolition.

Analysis

Staff has analyzed three operational factors that support demolishing the building:

- Existing Condition
- Duplication of Service
- Cultural Resource Evaluation

Existing Condition

The *Infrastructure Inventory and Assessment of Park Components* (Facility Engineering Associates, March, 2007 **(Attachment 3)** concluded that the septic system has failed and that a hookup to public sewer would cost approximately $30,000. The Health Department will not allow connection to either the Hillandale Park Office Building or the Fire Station. Park staff obtained an independent budget estimate for two options to connect the building to the public sewer system. The estimate showed that installing a gravity sewer through forested areas would cost $123,000. The second option would require tunneling under New Hampshire Avenue and would cost $222,000 **(Attachment 4).**

Staff concluded that the costs of septic hookup and fixing the building would exceed the building's current replacement value.

Duplication of Service

In evaluating the future operation of the PAB, staff examined other service providers including Libraries, Montgomery County Public Schools, closed schools, and the Recreation Department ***(Figure 3).*** In the specific case of Hillandale, the recent provision of public meeting spaces in two nearby facilities at the Cresthaven Elementary School, and the Key Middle School has increased the level of service for rentable indoor meeting space in the vicinity of the Hillandale Local Park. The White Oak Library is slightly over one mile north on New Hampshire Avenue from Hillandale Local Park. The Hillandale Civic Association is currently meeting in the former Hillandale Elementary School which is now leased to Centers for the Handicapped.

The addition of the White Oak Community Recreation Center (CRC) includes a public meeting space with a kitchen and other amenities in a park setting ***(Figure 4).*** This 33,000 square foot building, located on parkland, opened in June of 2012. The CRC layout includes a community room and kitchen equivalent to the PAB function in addition to the following services: Gymnasium, Exercise Room, Senior/Community Lounge, Arts/Kiln Room, Game room, Conference Room, and Activity Room.

Cultural Resource Evaluation

Cultural Resources Stewardship Section staff within the Department of Parks have an overarching interest in documenting the history of the Commission and the Department of Parks. The Section's Senior Historian has reviewed and begun writing up the history of the Commission. As part of that larger effort, the history of the original Hillandale recreation building and the World War II temporary structures has been evaluated. In addition, Cultural Resources staff understand the laws and principles of historic preservation within the county.

Cultural Resources staff consulted directly with the Historic Preservation Section staff, both in a detailed site visit and in two follow-up meetings, as part of its evaluation, and developed an internal staff-level strategic plan for how to protect the best of these types of buildings. Towards that end, Cultural Resources is now preparing a *Master Plan for Historic Preservation* amendment that will include the history of park activity buildings and the nomination of at least one building from each genre that has the best integrity. Six buildings dating from the 1930s to the 1960s will be nominated in FY 13 or 14. The buildings to be preserved are those that best meet the criteria of Chapter 24-A of the Montgomery County Code, the Historic Preservation Ordinance. Hillandale has lost much of its original building material in recent decades, according to the trades people who actually did the repairs. Therefore, Hillandale is not the best candidate for designation or preservation. A more suitable building to represent the era is its 'twin,' the Pinecrest recreation building, which will be part of the *Master Plan for Historic Preservation* amendment. It is worth noting that the Historic Preservation Section staff of the Planning Department did not recommend the designation of Hillandale within the White Oak Science Gateway Master Plan. (See "Area Master Planning Considerations" below).

Area Master Planning Considerations

The White Oak Science Gateway (WOSG) Master Plan is currently underway. The recommendation in the WOSG Preliminary Draft is as follows:

> *"Remove the Park Activity Building (upon approval by the Planning Board as part of a Parks Department agenda item), to allow for repurposing of parkland with facilities that are in demand, such as community open space, reconfigured play area, etc. (Final program and park design to be determined through the currently funded Facility Plan)."*

As mentioned above, Historic Preservation Section staff did not recommend the designation of the Hillandale PAB (with its attached Adult Education Building) to the *Master Plan for Historic Preservation*, but included the structures in the list titled, "Potential Historic Resources for Future Evaluation." Preservation staff also noted that the Hillandale buildings had "compromised integrity." At the September 20, 2012 presentation to the Planning Board of the Preliminary Recommendations, Parks staff noted the Historic Resources chapter language and voiced Park's opinion that Hillandale's compromised integrity makes Pinecrest, its "twin," a better example of the building type, and the better candidate for preservation.

Repurposing of the Site

The park is undergoing facility planning in the next few months. The facility planning public process will give the community opportunities to suggest alternate uses on the park activity building's footprint among other issues. Community input to date suggests relocation of the playground to make it more visible, and reconfiguration of the disjointed parking and driveway pattern. The facility plan will address these issues in a comprehensive re-thinking of the entire park.

PC:
John Nissel, Chief, Facilities Management Division, Department of Parks
Steve Chandlee, Acting Division Chief, Southern Parks, Department of Parks
Antonio Duvall Acting Chief, Park Police Division, Department of Parks
MaryEllen Venzke, Chief, Management Servces Division, Department of Parks
Mitra Pedoeem, Chief, Park Development Division
Kate Stookey, Chief, Public Affairs & Community Partnerships Division, Department of Parks
Joey Lampl, Cultural Resources Manager

Figure 1: Location Map

Figure 2: Park Map

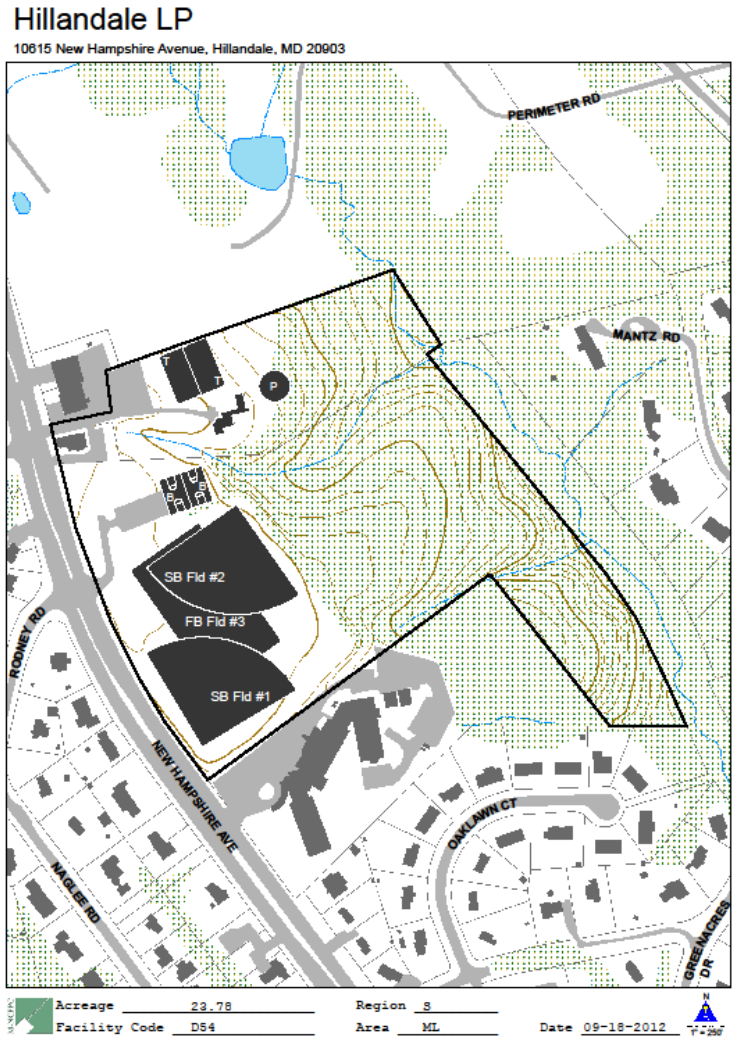


Figure 3: Recreation Buildings and other public meeting spaces near Hillandale Local Park

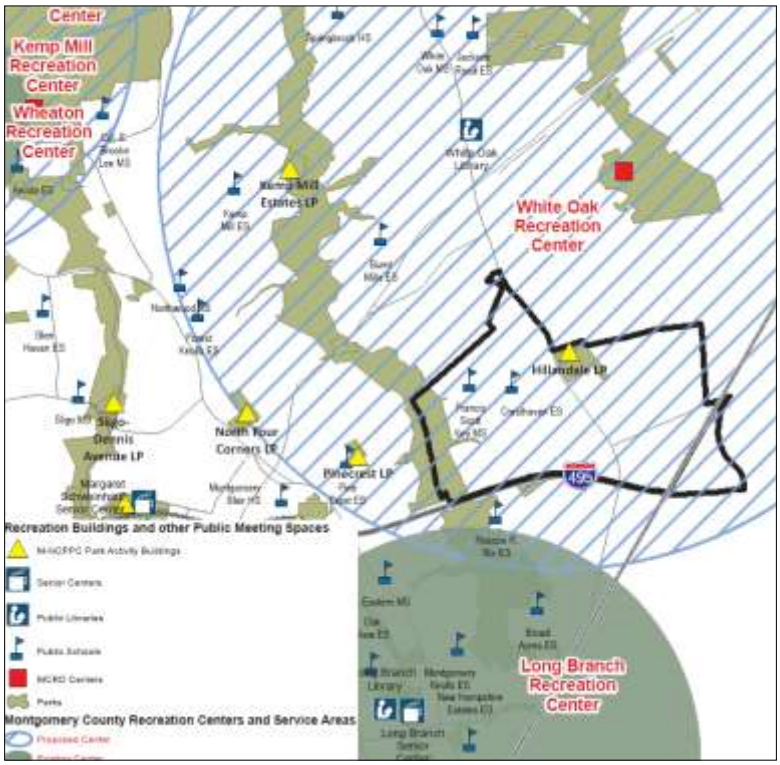


Figure 4: White Oak Community Recreation Center

Attachments

Attachment 1 – Planning Board Memo: June 28, 2007. Functional Plan for Recreation and Ancillary Buildings: PRELIMINARY STAFF RECOMMENDATIONS

Attachment 2 - Department of Permitting Services: Sewage Disposal System Permit

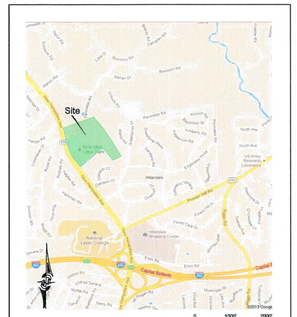
Attachment 3 - Facility Engineering Associates (FEA) Final Report - Infrastructure Inventory and Assessment of Park Components, March 2, 2007

Attachment 4 - W.F. Wilson & Sons, Inc., Budget Proposal

ATTACHMENT 2

Map Legend

- Sign
- Light
- Telephone Box
- Air Conditioner Unit
- Fire Hydrant
- Water Meter
- Ex. Pole
- Ex. Manhole
- Ex. Wire Fence
- Ex. Sewer line
- Ex. Stormdrain
- Existing Contour
- Ex. Stream
- Ephemeral Flows, Drainage Channels & Seeps
- Stream Buffer
- Land Depression
- Right-of-way
- Ex. Aerial Treeline
- Ex. Forest Line
- Property Line
- M-NCPPC Property Line
- Proposed Contours
- Proposed Storm Drain Network
- Ex. Individual Trees < 24"
- Ex. Significant Tree (24" +)
- Ex. Specimen Tree
- Critical Root Zone
- Trees requiring a variance
- Tree Removed Landscape & Trees >24"
- Forest Cleared
- Forest Retained
- Super Silt Fence
- Tree Protection Fence



VICINITY MAP
Map Source: Google.com

Hillandale Local Park
Silver Spring, MD

CPJ Associates

SHEET INDEX
1 PLAN VIEW
2 NOTES

General Notes

1. Zoning is R-90 and C-O.
2. Land use category is Institutional Development Areas (IDA).
3. M-NCPPC property is 23.35 Acres. Right-of-Way disturbance is 0.05 Acres.
4. A perennial stream in the NE quadrant of the property is within the Paint Branch Watershed, a USE III class watershed.
5. 12.69 Acres are classified as environmentally sensitive.
5. There are no wetlands within the study area per the National Wetland Inventory, FEMA Map #24031C0390D and on site field work dated 03/05/2013.
6. The perennial stream is not within any SPA or the Patuxent River Watersheds Primary Management Area (PMA).

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CERTIFICATE OF COMPLIANCE

I do hereby certify, to the best of my knowledge, information, and reasonable belief, that all of the information and data provided with this application is accurate, and all of the features and elements provided on the plans is consistent with the standards of the applicable zone. The certification includes, but is not limited to boundary information, property information and ownership, topography, historic resources, etc. I agree that the submitted plans may be rejected or returned by the Maryland-National Capital Park and Planning Commission if the plans are found to be inaccurate, false or misleading.

Linda Komes 4/21/15
Applicant or Applicant's Representative Date

Print Name: Linda Komes
Print Company: M-NCPPC
Print Title: Project Manager
Plan Name:
Plan Number:

FINAL SCANNED:
PLAN SCANNED:
PARK CODE: C10
F:\43-032 – Hillandale Park\DWG\Working\FCP.dwg Prelim 1, Plotted By: Hoang To, 4/17/2015 9:33 AM, ----

CPJ Associates
Charles P. Johnson & Associates, Inc.
1751 Elton Road, Suite 300, Silver Spring, MD 20903
P. 301-434-7000 F. 301-434-9394 www.cpja.com

DESIGN		
SHELLEY RENTSCH		
Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
BRIAN DAVILA		
Engineer	Date	Checked By:
ADG		RAB
Drawn by	Date	Checked By:

LANDSCAPE ARCHITECT CERTIFICATE:

I hereby certify that this plan is prepared in accordance with Montgomery County Forest Conservation Regulations.

4/17/2015
Date

James M. Fetchu, RLA
Registered Landscape Architect
MD #3241

STATE OF MARYLAND — JAMES MICHAEL FETCHU — 3241 — REGISTERED LANDSCAPE ARCHITECT

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON_____

REVISIONS		
Rev. No.	Date	Description

Hillandale Local Park

Preliminary Forest Conservation Plan (FCP)

SCALE: 1" = 100'
DATE: Apr. 2015

Liber 924 927 34656
Folio 270 503 001

FCP DWG. # 1 of 2

FCP - 01

SHT. # - of -

FINAL SCANNED:

PLAN SCANNED:

PARK CODE: C10

F:\43-032 – Hillendale Park\DWG\Working\FCP.dwg Prelim. 2 Plotted By: Hoang Ta, 4/17/2015 9:33 AM, ----

Tree List

Tree #	Common Name	Botanical Name	DBH (in.)	Condition	Disposition	Notes
A	Sugar Maple	*Acer saccharum*	8	Good		
B	Weeping Willow	*Salix babylonica*	11	Poor		Dead Branches - competing
B	Red Maple	*Acer rubrum*	14	Poor		Dead Branches - competing
C	Paw-Paw	*Asimina triloba*	10	Good		
D	Crab Apple	*Malus sp.*	6	Fair		Dead Branches
E	Virginia Pine	*Pinus virginiana*	14	Fair		Dead Branches
F	Chinese Elm	*Ulmus parvifolia*	6	Poor		Broken Baranches, Heavy Vines
G	Red Maple	Acer rubrum	8	Good		
H	Sweet Gum	*Liquidamaber styracifluc*	9	Good		
I	Virginia Pine	*Pinus virginiana*	8	Good		
J	Virginia Pine	*Pinus virginiana*	8	Good		
1	Virginia Pine	*Pinus virginiana*	14	Good	Remove	
2	Green Ash	*Fraxinus pennsylvanica*	21	Fair	Remove	Exposed roots damaged
3	Green Ash	*Fraxinus pennsylvanica*	19	Fair	Remove	Exposed roots damaged, suckers
4	Green Ash	*Fraxinus pennsylvanica*	20	Fair	Remove	Exposed roots damaged
5	Green Ash	*Fraxinus pennsylvanica*	22	Poor		Trunk damage
6	Slippery Elm	*Ulmus fulva*	4	Fair	Remove	Newly planted tree. Trunk Damage
7	Slippery Elm	*Ulmus fulva*	5	Good	Remove	Newly planted tree
8	Slippery Elm	*Ulmus fulva*	5	Good	Remove	Newly planted tree
9	Green Ash	*Fraxinus pennsylvanica*	23	Fair		Exposed roots damaged
10	Green Ash	*Fraxinus pennsylvanica*	23	Fair	Remove	Trunk damage, suckers
11	Black Walnut	*Betula nigra*	17	Good		
12	Black Walnut	*Betula nigra*	24	Fair		Broken leader, basla damage
13	Green Ash	*Fraxinus pennsylvanica*	24	Fair		Exposed damaged roots
14	Scarlet Oak	*Quercus coccinea*	24	Fair	Remove	Crooked, overhead wires, dead limbs
15	Willow Oak	*Quercus phellos*	19	Fair		Fence
16	Black Cherry	*Prunus serotina*	14	Dead		
17	Red Maple	*Acer rubrum*	27	Poor		Hole in trunk, leaning, broken branch
18	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
19	Tulip Poplar	*Liriodendron tulipifera*	24	Good		Broken branches
20	Tulip Poplar	*Liriodendron tulipifera*	19	Fair		Broken leader, trimmed
21	Black Walnut	*Betula nigra*	17	Poor		Broken branches, basal damage
22	**American Sycamore**	***Platanus occidentalis***	**40**	**Good**		**Split @4.5', Root damage**
23	Saucer Magnolia	*Magnolia x soulangeanc*	9	Fair		Multistem
24	White Pine	*Pinus strobus*	26	Fair		Broken branches
25	Red Maple	*Acer rubrum*	21	Poor	Remove	Dead Branches
26	Red Maple	*Acer rubrum*	STUMP			
27	White Pine	*Pinus strobus*	25	Good	Remove	
28	Little Leaf Linden	*Tillia cordata*	20	Fair	Remove	Leaning
29	White Pine	*Pinus strobus*	19	Good		
30	White Pine	*Pinus strobus*	21	Good		
31	White Pine	*Pinus strobus*	23	Good	Remove	
32	White Pine	*Pinus strobus*	24	Fair	Remove	Trunk Damage
33	White Pine	*Pinus strobus*	23	Good	Remove	
34	Red Maple	*Acer rubrum*	26	Poor	Remove	1/2 Dead
35	**Pin Oak**	***Quercus palustris***	**33**	**Good**	Remove	
36	Pin Oak	*Quercus palustris*	27	Fair	Remove	Broken branches
37	**Pin Oak**	***Quercus palustris***	**32**	**Good**	Remove	
38	Slippery Elm	*Ulmus fulva*	5	Good	Remove	Newly planted tree
39	Slippery Elm	*Ulmus fulva*	5	Good	Remove	Newly planted tree
40	White Pine	*Pinus strobus*	21	Good	Remove	
41	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
42	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
43	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
44	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
45	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
46	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
47	Eastern Red Bud	*Cercis canadensis*	3	Good	Remove	
48	Green Ash	*Fraxinus pennsylvanica*	16	Fair	Remove	Root damage, broken branches
49	White Pine	*Pinus strobus*	27	Good	Remove	Exposed Roots
50	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
51	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
52	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
53	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
54	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
55	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
56	American Sycamore	*Platanus occidentalis*	4	Good	Remove	
57	Pin Oak	*Quercus palustris*	5	Poor	Remove	Overhead Wires, broken leader
58	Red Oak	*Quercus rubra*	5	Good	Remove	
59	Red Oak	*Quercus rubra*	9	Poor	Remove	Broken leader, suckers
60	Red Oak	*Quercus rubra*	6	Poor	Remove	Broken leader
61	Black Cherry	*Prunus serotina*	8	Poor	Remove	Crooked, Overhead wires
62	Red Oak	*Quercus rubra*	8	Fair	Remove	Dead Branches, Uneven Crown
63	Red Oak	*Quercus rubra*	29	Fair	Remove	Basal Damage
64	Blue Spruce	*Picea pungens*	10	Fair		Vines
65	Green Ash	*Fraxinus pennsylvanica*	6	Good	Remove	Suckers
66	Green Ash	*Fraxinus pennsylvanica*	11	Fair	Remove	Twin, Poison Ivy
67	Flowering Cherry	*Prunus Sp.*	9	Fair	Remove	Root Damage
68	Green Ash	*Fraxinus pennsylvanica*	28	Good	Remove	Broken branches
69	White Pine	*Pinus strobus*	27	Good	Remove	Leaning slightly
70	Cornelian Dogwood	*Cornus mas*	2	Good	Remove	
71	Black Cherry	*Prunus serotina*	15	Poor	Remove	Broken branches, fence
72	Pin Oak	*Quercus palustris*	10	Fair	Remove	Fence
73	White Pine	*Pinus strobus*	27	Good	Remove	
74	Red Oak	*Quercus rubra*	9	Good	Remove	Fence
75	Black Cherry	*Prunus serotina*	8	Poor	Remove	Vines
76	Black Cherry	*Prunus serotina*	7	Poor	Remove	Vines
77	Bradford Pear	*Pyrus calleryana*	6	Good	Remove	
78	Pin Oak	*Quercus palustris*	21	Good	Remove	Fence
79	Bradford Pear	*Pyrus calleryana*	6	Fair	Remove	Leaning, Trunk Damage
80	Black Cherry	*Prunus serotina*	10	Poor	Remove	Fence, Vines
81	White Pine	*Pinus strobus*	10	Good	Remove	
82	Black Cherry	*Prunus serotina*	12	Poor	Remove	Vines. Broken branches
83	Bradford Pear	*Pyrus calleryana*	8	Good	Remove	
84	Black Cherry	*Prunus serotina*	10	Poor	Remove	Vines, broken branches
85	Mulberry	*Morus Sp.*	11	Poor	Remove	Fence, vines, broken branches
86	Black Walnut	*Juglans nigra*	3	Poor		Heavy vines
87	Persimmon	*Diospyros virginiana*	8	Poor		Vines
88	Mulberry	*Morus sp.*	12	Poor		Vines, dead branches
89	Black Cherry	*Prunus serotina*	13	Poor		Heavy Vines
90	Black Cherry	*Prunus serotina*	4	Poor		Heavy Vines
91	**Pin Oak**	***Quercus palustris***	**36**	**Fair**		**Vines, Dead branches**
92	Black Cherry	*Prunus serotina*	18	Fair	Remove	Undercut
93	Black Walnut	*Betula nigra*	10	Fair	Remove	Roots impacted by storm drain
94	Black Walnut	*Betula nigra*	5	Poor		Roots impacted by storm drain, leaning
95	Box Elder	*Acer negundo*	11	Poor		Vines
96	Box Elder	*Acer negundo*	8	Poor		Vines
97	Silk Tree	*Albizia julibrissin*	10	Poor		Vines
98	American Sycamore	*Platanus occidentalis*	24	Good		Leaning
99	American Sycamore	*Platanus occidentalis*	26	Good		Vines
100	White Oak	*Quercus alba*	28	Good		Vines
101	**Red Oak**	***Quercus rubra***	**46**	**Good**		
102	White Oak	*Quercus alba*	27	Good		English Ivy
103	Tulip Poplar	*Liriodendron tulipifera*	28	Good		English Ivy
104	Tulip Poplar	*Liriodendron tulipifera*	28	Poor		Hole in trunk,twin
105	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
106	**White Oak**	***Quercus alba***	**50**	**Good**		
107	**White Oak**	***Quercus alba***	**35**	**Good**		**Basal damage**
108	White Oak	*Quercus alba*	25	Good		
109	Tulip Poplar	*Liriodendron tulipifera*	27	Good		

Tree #	Common Name	Botanical Name	DBH (in.)	Condition	Disposition	Notes
110	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
111	**Tulip Poplar**	***Liriodendron tulipifera***	**33**	**Good**		
112	**White Oak**	***Quercus alba***	**40**	**Fair**		**Dead limbs**
113	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
114	**Tulip Poplar**	***Liriodendron tulipifera***	**33**	**Good**		
115	**Tulip Poplar**	***Liriodendron tulipifera***	**31**	**Good**		
116	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
117	Tulip Poplar	*Liriodendron tulipifera*	27	Good		
118	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
119	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
120	White Oak	*Quercus alba*	29	Good		
121	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
122	Tulip Poplar	*Liriodendron tulipifera*	27	Good		Undercut
123	**Pignut Hickory**	***Carya alba***	**27**	**Good**		
124	**Tulip Poplar**	***Liriodendron tulipifera***	**32**	**Poor**		**Hole in trunk**
125	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
126	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
127	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
128	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
129	Tulip Poplar	*Liriodendron tulipifera*	29	Good		
130	Tulip Poplar	*Liriodendron tulipifera*	25	Good		Crooked
131	Tulip Poplar	*Liriodendron tulipifera*	29	Good		
132	**White Oak**	***Quercus alba***	**40**	**Good**		
133	Red Oak	*Quercus rubra*	24	Good		
134	Tulip Poplar	*Liriodendron tulipifera*	25	Poor		Very undercut
135	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		**Vines**
136	**Tulip Poplar**	***Liriodendron tulipifera***	**51**	**Fair**		**Leaning, English ivy**
137	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
138	Red Maple	*Acer rubrum*	25	Fair		Vines
139	**Tulip Poplar**	***Liriodendron tulipifera***	**39**	**Poor**		**Vines, Hollow**
140	**Tulip Poplar**	***Liriodendron tulipifera***	**60**	**Good**		**Vines, slight undercut**
141	Green Ash	*Fraxinus pennsylvanica*	29	Good		
142	**Tulip Poplar**	***Liriodendron tulipifera***	**62**	**Fair**		**Vines**
143	**Red Oak**	***Quercus rubra***	**48**	**Good**		
144	Tulip Poplar	*Liriodendron tulipifera*	26	Good		Vines
145	Tulip Poplar	*Liriodendron tulipifera*	29	Good		Vines
146	**Tulip Poplar**	***Liriodendron tulipifera***	**33**	**Good**		**Vines**
147	**Tulip Poplar**	***Liriodendron tulipifera***	**31**	**Good**		
148	**Tulip Poplar**	***Liriodendron tulipifera***	**36**	**Good**		**Vines**
149	**Black Oak**	***Quercus velutina***	**36**	**Good**		
150	**Pignut Hickory**	***Carya alba***	**26**	**Good**		
151	**Tulip Poplar**	***Liriodendron tulipifera***	**34**	**Good**		**Leaning Slightly**
152	**Tulip Poplar**	***Liriodendron tulipifera***	**37**	**Poor**		**Hollow, vines**
153	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
154	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
155	**Tulip Poplar**	***Liriodendron tulipifera***	**36**	**Fair**		**Twin, 1 Dead Leader, Broken Branches**
156	Red Oak	*Quercus rubra*	24	Good		Vines
157	Tulip Poplar	*Liriodendron tulipifera*	24	Fair		Vines
158	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
159	**Tulip Poplar**	***Liriodendron tulipifera***	**32**	**Good**		**Broken Branches**
160	Tulip Poplar	*Liriodendron tulipifera*	29	Good		
161	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
162	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
163	**White Oak**	***Quercus alba***	**34**	**Good**		
164	Tulip Poplar	*Liriodendron tulipifera*	27	Poor		Broken leader
165	**Red Maple**	***Acer rubrum***	**33**	**Poor**		**Trunk decay, broken branches**
166	Tulip Poplar	*Liriodendron tulipifera*	25	Good		Twin
167	**Tulip Poplar**	***Liriodendron tulipifera***	**45**	**Poor**		**Hollow**
168	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
169	**Tulip Poplar**	***Liriodendron tulipifera***	**39**	**Good**		
170	Tulip Poplar	*Liriodendron tulipifera*	25	Fair		Undercut
171	Tulip Poplar	*Liriodendron tulipifera*	28	Fair		Undercut
172	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
173	**White Oak**	***Quercus alba***	**32**	**Good**		
174	Tulip Poplar	*Liriodendron tulipifera*	27	Good		
175	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
176	Tulip Poplar	*Liriodendron tulipifera*	27	Good		
177	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
178	**Tulip Poplar**	***Liriodendron tulipifera***	**32**	**Good**		
179	Tulip Poplar	*Liriodendron tulipifera*	25	Fair		Undercut
180	Tulip Poplar	*Liriodendron tulipifera*	26	Fair		Undercut, leaning
181	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
182	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
183	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
184	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
185	Tulip Poplar	*Liriodendron tulipifera*	29	Good		Twin
186	Red Oak	*Quercus rubra*	28	Good		
187	**Tulip Poplar**	***Liriodendron tulipifera***	**35**	**Fair**		**Basal Damage**
188	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
189	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
190	Tulip Poplar	*Liriodendron tulipifera*	25	Fair		Vines
191	Tulip Poplar	*Liriodendron tulipifera*	25	Poor		Hole in Trunk
192	**Black Cherry**	***Prunus serotina***	**30**	**Poor**		**Vines, basal damage**
193	**Tulip Poplar**	***Liriodendron tulipifera***	**33**	**Fair**		**Heavy vines**
194	American Sycamore	*Platanus occidentalis*	27	Good		
195	Tulip Poplar	*Liriodendron tulipifera*	29	Good		Heavy vines
196	Tulip Poplar	*Liriodendron tulipifera*	27	Good		
197	**Tulip Poplar**	***Liriodendron tulipifera***	**45**	**Good**		**Twin**
198	**Tulip Poplar**	***Liriodendron tulipifera***	**34**	**Fair**		**Twin, undercut**
199	White Oak	*Quercus alba*	26	Good		
200	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Poor**		**Hollow, Vines**
201	Tulip Poplar	*Liriodendron tulipifera*	27	Fair		Vines
202	Tulip Poplar	*Liriodendron tulipifera*	28	Poor		Basal dammage, hollow
203	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
204	**Tulip Poplar**	***Liriodendron tulipifera***	**32**	**Fair**		**Vines**
205	Tulip Poplar	*Liriodendron tulipifera*	27	Fair		Basal damage
206	**Tulip Poplar**	***Liriodendron tulipifera***	**31**	**Fair**		**Hollow**
207	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
208	**American Sycamore**	***Platanus occidentalis***	**30**	**Good**		**Triple, vines**
209	**Tulip Poplar**	***Liriodendron tulipifera***	**37**	**Fair**		**Vines**
210	Tulip Poplar	*Liriodendron tulipifera*	29	Fair		Twin, basal damage
211	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
212	**Tulip Poplar**	***Liriodendron tulipifera***	**36**	**Good**		
213	**Tulip Poplar**	***Liriodendron tulipifera***	**38**	**Good**		
214	Tulip Poplar	*Liriodendron tulipifera*	24	Fair		Slightly undercut
215	Tulip Poplar	*Liriodendron tulipifera*	27	Poor		Undercut, leaning
216	**Tulip Poplar**	***Liriodendron tulipifera***	**39**	**Good**		
217	**Tulip Poplar**	***Liriodendron tulipifera***	**43**	**Fair**		**Twin, leader broken**
218	Tulip Poplar	*Liriodendron tulipifera*	29	Good		
219	**Tulip Poplar**	***Liriodendron tulipifera***	**33**	**Good**		**Vines**
220	White Oak	*Quercus alba*	29	Good		Vines, large fallen tree leaning on it
221	White Oak	*Quercus alba*	26	Fair		Crooked
222	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
223	Tulip Poplar	*Liriodendron tulipifera*	28	Good		undercut
224	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
225	Tulip Poplar	*Liriodendron tulipifera*	27	Good		Twin, undercut
226	**Red Oak**	***Quercus rubra***	**30**	**Good**		**Undercut**
227	Tulip Poplar	*Liriodendron tulipifera*	28	Good		Undercut
228	**Tulip Poplar**	***Liriodendron tulipifera***	**39**	**Fair**		**Basal damage**
229	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
230	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Fair**		**Undercut, leaning**
231	Red Oak	*Quercus rubra*	28	Good		
232	**White Oak**	***Quercus alba***	**34**	**Good**		
233	**Red Oak**	***Quercus rubra***	**30**	**Good**		
234	Red Oak	*Quercus rubra*	29	Good		
235	**Pignut Hickory**	***Carya alba***	**27**	**Good**		
236	White Oak	*Quercus alba*	25	Good		
237	**Red Oak**	***Quercus rubra***	**34**	**Good**		
238	Red Oak	*Quercus rubra*	26	Good		
239	**Red Oak**	***Quercus rubra***	**31**	**Fair**		**Twin, split**

Tree #	Common Name	Botanical Name	DBH (in.)	Condition	Disposition	Notes
240	White Oak	*Quercus alba*	25	Good		Crooked
241	Red Oak	*Quercus rubra*	24	Good		
242	**Red Oak**	***Quercus rubra***	**35**	**Fair**		**Dead branches**
243	**Pignut Hickory**	***Carya alba***	**26**	**Good**	Remove	
244	Tulip Poplar	*Liriodendron tulipifera*	26	Good	Remove	
245	**Pignut Hickory**	***Carya alba***	**25**	**Good**	Remove	
246	**Red Oak**	***Quercus rubra***	**36**	**Good**		
247	Red Oak	*Quercus rubra*	25	Fair		Dead trees leaning on it
248	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
249	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
250	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
251	**Tulip Poplar**	***Liriodendron tulipifera***	**31**	**Good**		**Slightly undercut**
252	Tulip Poplar	*Liriodendron tulipifera*	26	Good		Vines
253	Red Oak	*Quercus rubra*	24	Good		
254	Tulip Poplar	*Liriodendron tulipifera*	25	Good		
255	Tulip Poplar	*Liriodendron tulipifera*	27	Good		
256	**White Oak**	***Quercus alba***	**37**	**Good**		**Few broken/dead branches**
257	Red Oak	*Quercus rubra*	24	Good		
258	Red Oak	*Quercus rubra*	26	Good		
259	Tulip Poplar	*Liriodendron tulipifera*	28	Good		Double leader
260	Tulip Poplar	*Liriodendron tulipifera*	25	Good		Double leader
261	**White Oak**	***Quercus alba***	**34**	**Poor**	**Remove**	**Broken leader, suckers**
262	**Red Oak**	***Quercus rubra***	**36**	**Good**		
263	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
264	**Red Oak**	***Quercus rubra***	**33**	**Good**		
265	Red Maple	*Acer rubrum*	29	Good		
266	Tulip Poplar	*Liriodendron tulipifera*	24	Good		Triple
267	Red Oak	*Quercus rubra*	25	Good		Broken branches
268	**Tulip Poplar**	***Liriodendron tulipifera***	**36**	**Good**		**Broken branches**
269	**Red Oak**	***Quercus rubra***	**30**	**Good**		**Broken branches**
270	**White Oak**	***Quercus alba***	**41**	**Good**		**Broken branches, leaning**
271	Tulip Poplar	*Liriodendron tulipifera*	24	Good		
272	**White Oak**	***Quercus alba***	**30**	**Good**		
273	Tulip Poplar	*Liriodendron tulipifera*	29	Good		Very crooked
274	White Oak	*Quercus alba*	27	Good		
275	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
276	**Red Oak**	***Quercus rubra***	**32**	**Poor**	**Remove**	**Basal damage, trunk decay**
277	Red Oak	*Quercus rubra*	26	Good		
278	**Red Oak**	***Quercus rubra***	**42**	**Good**		**Double leader**
279	White Oak	*Quercus alba*	25	Good	Remove	Leaning
280	Red Oak	*Quercus rubra*	29	Good		Twin
281	**Red Oak**	***Quercus rubra***	**30**	**Good**		
282	**Tulip Poplar**	***Liriodendron tulipifera***	**31**	**Good**		**Double leader**
283	Red Oak	*Quercus rubra*	25	Fair		Suckers, barb wire in trunk
284	White Oak	*Quercus alba*	26	Fair		Suckers, leaning
285	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
286	American Sycamore	*Platanus occidentalis*	24	Good		
287	**White Oak**	***Quercus alba***	**34**	**Fair**		**Leaning, Broken & Dead Branches**
288	**Tulip Poplar**	***Liriodendron tulipifera***	**38**	**Fair**		**Hollow area in base**
289	Red Oak	*Quercus rubra*	28	Poor		Dead branches
290	Pin Oak	*Quercus palustris*	26	Good		
291	Tulip Poplar	*Liriodendron tulipifera*	28	Good		
***292**	**Virginia Pine**	***Pinus virginiana***	**17**	**Poor**		**Double. Trunk 17" DBH Poor. Trunk 7" DBH Dead**
293	Tulip Poplar	*Liriodendron tulipifera*	24	Fair		Triple, 1 leader dead, 1 fair, 1 good
294	Tulip Poplar	*Liriodendron tulipifera*	29	Good		Vines
295	**Tulip Poplar**	***Liriodendron tulipifera***	**30**	**Good**		
296	Tulip Poplar	*Liriodendron tulipifera*	24	Good		Triple
297	Tulip Poplar	*Liriodendron tulipifera*	26	Good		
298	Tulip Poplar	*Liriodendron tulipifera*	25	Good		Crooked
299	American Holly	*Ilex opaca*	10	Good		
300	American Holly	*Ilex opaca*	10	Good		
301	Norway Spruce	*Picea abies*	12	Good		

Bold trees indicate Significant or Specimen trees.
Tree # *292 is within 75% of the 19"DBH county champion tree.

Tree Variance Request for Removal

ID	Common Name	Botanical Name	DBH (in.)	Condition	CRZ Impact S.F.	CRZ Impact %	Remove Tree	Remarks
35	Pin Oak	*Quercus palustris*	33	Good	7,740	75%	Yes	Removal of existing basketball court and ball field appurtenances. Grading fill. Install on grade pedestrian path. Install bio-swale.
37	Pin Oak	*Quercus palustris*	32	Good	7,206	83%	Yes	Grading for children's playground. Excavation for storm drain pipe.
261	White Oak	*Quercus alba*	36	Poor	1,995	32%	Yes	This trees roots will be critically impacted by the installation of a proposed storm drain. The storm drain will run from the programmed park areas at the top of the hill down to the stream.
276	Red Oak	*Quercus rubra*	32	Poor	1,930	100%	Yes	This tree will be impacted directly by the installation of a proposed storm drain. The storm drain will run from the programmed park areas at the top of the hill down to the stream.

Mitigation: Six (6) 3" caliper trees shall be planted on-site to mitigate for variance tree # 35 and 37 removal outside of forest area.

Tree Variance Request for CRZ Impacts

22	American Sycamore	*Platanus occidentalis*	40	Good	1,497	13%	1497 S.F. of CRZ within LOD. No CRZ impacts anticipated.	No	No
91	Pin Oak	*Quercus palustris*	36	Fair	4,491	49%	Removal of existing ball field appurtenances. Grading fill. Install on grade pedestrian path.	No	Yes
152	Tulip Poplar	*Liriodendron tulipifera*	37	Poor	3,607	37%	Grading fill for tennis court.	No	No
154	Tulip Poplar	*Liriodendron tulipifera*	30	Good	2,006	31%	Grading fill for tennis court.	No	No
155	Tulip Poplar	*Liriodendron tulipifera*	36	Fair	1,357	14%	Grading fill for tennis court.	No	No
192	Black Cherry	*Prunus serotina*	30	Poor	620	10%	Removal of existing playground.	No	No
193	Tulip Poplar	*Liriodendron tulipifera*	33	Fair	238	3%	Removal of existing playground.	No	No
251	Tulip Poplar	*Liriodendron tulipifera*	31	Good	403	6%	Excavation for storm drain pipe	No	No
275	Tulip Poplar	*Liriodendron tulipifera*	30	Good	6,293	5%	Excavation for storm drain pipe	Yes	No
288	Tulip Poplar	*Liriodendron tulipifera*	38	Fair	37	0.40%	Excavation for storm drain pipe	Yes	No

(RP) Root pruning is to be performed inside the tree protection fence. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 24". Chain driven trenchers are not acceptable.

(PL) Tree planking to protect trunk.

Note: No mitigation is needed if trees removal or CRZ impact within the forest cleared area.

FOREST CONSERVATION WORKSHEET

Hillandale Local Park

NET TRACT AREA:

A. Total tract area ...	23.40
B. Land dedication acres (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 ....=	23.40

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ...	15%	x F =	3.51
H. Conservation Threshold ...	20%	x F =	4.68

EXISTING FOREST COVER:

I. Existing forest cover ....=	12.69
J. Area of forest above afforestation threshold ....=	9.18
K. Area of forest above conservation threshold ....=	8.01

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	6.28
M. Clearing permitted without mitigation ....=	6.41

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ....=	0.53
O. Total area of forest to be retained ....=	12.16

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.13
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold ....=	7.48
S. Total reforestation required ....=	0.00
T. Total afforestation required ....=	0.00
U. Credit for landscaping (may not exceed 20% of "S") ....=	0.00
V. Total reforestation and afforestation required ....=	0.00

Forest Conservation Data Table

	Number of Acres
Tract	23.40
Remaining in Agricultural Use	-
Road & Utility ROWs[1]	-
Total Existing Forest	12.69
Forest Retention	12.16
Forest Cleared	0.53

Land Use & Thresholds[2]

Land Use Category	IDA	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	15%	percent
Afforestation Threshold	20%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[3]
Stream(s)	296	175

Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	10.47	0.21	-
Priority Areas	10.47	0.21	-

[1] Only Road or Utility ROWs not to be improved as part of development application.
[2] Information from FC Land Use Categories & Thresholds document.
[3] Measured from stream edge to buffer edge.

CERTIFICATE OF COMPLIANCE

I do hereby certify, to the best of my knowledge, information, and reasonable belief, that all of the information and data provided with this application is accurate, and all of the features and elements provided on the plans is consistent with the standards of the applicable zone. The certification includes, but is not limited to boundary information, property information and ownership, topography, historic resources, etc. I agree that the submitted plans may be rejected or returned by the Maryland-National Capital Park and Planning Commission if the plans are found to be inaccurate, false or misleading.

[signature] 4/21/15
Applicant or Applicant's Representative Date

Print Name: Linda Komes

Print Company: M-NCPPC

Print Title: Project Manager

Plan Name: ____

Plan Number: ____

CPJ Associates
Charles P. Johnson & Associates, Inc.
1751 Elton Road, Suite 300, Silver Spring, MD 20903
P. 301-434-7000 F. 301-434-9394 www.cpja.com

DESIGN		
SHELLEY RENTSCH		
Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
BRIAN DAVILA		
Engineer	Date	Checked By:
ADG		RAB
Drawn by	Date	Checked By:

LANDSCAPE ARCHITECT CERTIFICATE:

I hereby certify that this plan is prepared in accordance with Montgomery County Forest Conservation Regulations.

4/16/2015
Date

[signature]
James M. Fetchu, RLA
Registered Landscape Architect
MD #3241

STATE OF MARYLAND · JAMES MICHAEL FETCHU · LICENSED LANDSCAPE ARCHITECT · 3241

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON________

REVISIONS		
Rev. No.	Date	Description

Hillandale Local Park

Preliminary Forest Conservation Plan (FCP)

SCALE: 1" = 100'
DATE: Apr. 2015

Liber 924 927 34656 Folio 270 503 001

FCP DWG. # 2 of 2

FCP - 02

SHT. # - of -

ATTACHMENT 3

MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 13, 2015

Mr. Mark Pfefferle
Acting Chief
Environmental Planning, Community-Based Planning
Maryland – National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

RE: Hillandale Local Park
Forest Conservation Plan
30" Tree Variance

Dear Mr. Pfefferle:

The Park Development Division of the Maryland-National Capital Park and Planning Commission respectfully requests a variance from Section 22A-21 of the Montgomery County Code for the removal of four (4) trees having a diameter at breast height (DBH) of greater than 30" at (4.5' from ground). In addition, ten (10) trees greater than 30" DBH are shown to have impacts within their calculated CRZ's. Park's intends to try and save several of the trees indicated for removal by employing techniques such as above grade trail construction, directional boring, identifying the exact location of roots with an air spade, etc. These impacted trees will be protected using specific measures shown in the table below. This request is being made in concert with design plans being prepared for Hillandale Local Park.

A paper copy of the Preliminary Forest Conservation Plan set and a CD containing a digital copy of this Variance Request letter and Preliminary Forest Conservation Plan are attached for your review and comment. The tables below identify the specimen trees that are part of this Variance Request.

Trees Requiring a Variance for Removal

ID	Common Name	*Botanical Name*	DBH (in.)	Condition	CRZ Impact S.F.	CRZ Impact %	Remove Tree	Remarks
35	Pin Oak	*Quercus palustris*	33	Good	6,801	75%	Yes	Removal of existing basketball court and ballfield appurtenances. Install above grade pedestrian path. Storm drain pipe to be installed via directional boring.
37	Pin Oak	*Quercus palustris*	32	Good	7,474	83%	Yes	Removal of existing parking lot. Grading for children's playground. Storm drain pipe

								installation.
261	White Oak	*Quercus alba*	36	Poor	1,995	32%	Yes	This tree's roots will be critically impacted by the installation of a proposed storm drain. The storm drain will run from the programmed park areas at the top of the hill down to the stream.
276	Red Oak	*Quercus rubra*	32	Poor	1,930	100%	Yes	This tree will be impacted directly by the installation of a proposed storm drain. The storm drain will run from the programmed park areas at the top of the hill down to the stream.

Trees Requiring a Variance for CRZ Impacts

ID	Common Name	*Botanical Name*	DBH (in.)	Condition	CRZ Impact S.F.	CRZ Impact %	Reason for Impact	RP	PL
22	American Sycamore	*Platanus occidentalis*	40	Good	1,497	13%	1497 S.F. of CRZ within LOD. No CRZ impacts anticipated.	No	No
91	Pin Oak	*Quercus palustris*	36	Fair	4,491	49%	Removal of existing ball field appurtenances. Grading fill. Install on grade pedestrian path.	No	Yes
152	Tulip Poplar	*Liriodendron tulipifera*	37	Poor	3,607	37%	Grading fill for tennis court.	No	No
154	Tulip Poplar	*Liriodendron tulipifera*	30	Good	2,006	31%	Grading fill for tennis court.	No	No
155	Tulip Poplar	*Liriodendron tulipifera*	36	Fair	1,357	14%	Grading fill for tennis court.	No	No
192	Black Cherry	*Prunus serotina*	30	Poor	620	10%	Removal of existing playground.	No	No
193	Tulip Poplar	*Liriodendron tulipifera*	33	Fair	238	3%	Removal of existing playground.	No	No
251	Tulip Poplar	*Liriodendron tulipifera*	31	Good	403	6%	Excavation for storm drain pipe	No	No

275	Tulip Poplar	*Liriodendron tulipifera*	30	Good	6,293	5%	Excavation for storm drain pipe	Yes	No
288	Tulip Poplar	*Liriodendron tulipifera*	38	Fair	37	0.40%	Excavation for storm drain pipe	Yes	No

(RP) Root pruning is to be performed inside the tree protection fence. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 24". Chain driven trenchers are not acceptable.
(PL) Tree planking to protect trunk.

It is our understanding that applicants for a variance must demonstrate the following criteria. Our responses follow each point:

1) *Describe the special conditions peculiar to the property which would cause unwarranted hardship.*

The existing Hillandale Local Park was originally developed in the early 1950's. The park is being renovated to meet the current and future needs of the community. The following program of requirements was developed based on input received from the M-NCPPC staff and the community during public outreach efforts:

- One full size rectangular field
- A unique and innovative playground designed around a theme
- Two lighted basketball courts
- Two lighted tennis courts
- Full restroom facilities
- Picnic shelters
- A looped park trail system with fitness stations and seating
- Adequate parking for all of the park amenities
- Accessible parking spaces and pedestrian circulation in compliance with the Americans with Disabilities Act, including direct trail access to CHI
- Improved park entrances with clear, understandable and safe circulation throughout the parking areas for pedestrians and vehicles
- Low impact development techniques and stormwater best management practices in accordance with environmental site design criteria
- Compliance with Crime Prevention Through Environmental Design (CPTED) principles

In order to accomplish these goals, nine park layout configurations were developed as part of the schematic design phase and two were further developed for further consideration by staff and the community. The preferred alternative was selected as providing the best layout while preserving the existing forest area. Three trees described above will be removed as part of the storm drain installation. The proposed storm drain system collects storm runoff from the programmed park areas and discharges at the existing stream. The runoff from the programmed park areas will receive stormwater management treatment that meets the State's and County's stormwater management requirements, prior to entering the storm drain system, and will not violate any state water quality standards.

Existing Tributaries 1 and 2, as labeled on the Preliminary Forest Conservation Plan, convey runoff from the programmed park area to the stream and both existing tributaries include areas where head cutting is occurring. During design of the park improvements, a goal was set to not cause additional degradation to the tributaries through the conveyance of stormwater to the

stream channel. It was recognized that if the storm drain system discharged at the upstream end or at a point along the tributaries, then additional degradation and head-cutting would almost certainly occur. It was determined that the storm runoff should be conveyed to the stream channel via a storm drain system with a non-erosive outfall. In doing so, the drainage area to the tributaries will be reduced to consist of open space and forest area which aid in slowing and/or stopping the degradation along the tributaries.

A careful evaluation of possible storm drain alignments was performed to determine the alignment with the least environmental impacts. As part of this evaluation, several different storm drain alignments along the tributaries were considered. The proposed storm drain alignment minimizes impacts to the significant and specimen trees within the stream valley buffer. However, all of the specimen trees could not be avoided. The proposed storm drain alignment was deliberately and very carefully chosen because, while it does remove three specimen trees that are in fair or poor condition, it minimizes or eliminates critical root zone impacts to the surrounding significant and specimen trees in good condition.

2) *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.*

Enforcement of these rules would deprive the owner of their right to improve user safety and upgrade a public amenity to meet current and anticipated needs. In addition, enforcement of these rules would not allow the owner to fully implement the tenets of Environmental Site Design to meet sustainability and stormwater management guidelines while preventing additional degradation along the tributaries to the stream channel. The proposed design was configured to avoid impacts to as many existing trees as possible.

3) *Verify that State water quality standards will not be avoided or that a measurable degradation in water quality will occur as a result of granting the variance.*

Under Section 22A-16(d) of the County Code "The Board or Director may treat any forest clearing in a stream buffer, wetland or special protection area as creating a rebuttable presumption that the clearing had an adverse impact on water quality." In this case, the proposed storm drain alignment will actually prevent additional degradation from occurring along the existing tributaries, while minimizing critical root zone disturbance and tree clearing within the stream buffer. It is also important to point out that the design of the park fully incorporates current Environmental Site Design criteria and includes multiple bioretention areas to treat stormwater on site. Currently these best management practices are not being used within the existing park.

4) *Provide any other information appropriate to the request.*

Please note that the trees proposed to be removed requiring a variance are currently identified as being in poor or good condition. The trees in poor condition are being removed in order to minimize or eliminate critical root zone impacts to nearby specimen and significant trees in good condition. The trees in good condition are shown as being removed however every effort is being made to preserve these trees including above grade path and direction boring of the deep storm drain pipe.

5) *Applicants must apply for and include mitigation in their requests for variances for all trees, and other vegetation, regulated under section 5-1607 that are removed or disturbed by the applicant's activity.*

The applicant proposes to mitigate for the removal of the two (2) specimen trees, # 35 and 37, outside of forest area at a rate that approximates the form and function of the trees removed. Mitigation is calculated at a rate of 1" DBH for every 4" DBH removed, using trees that are a minimum of 3" DBH. This means that for the 65 caliper inches of trees removed, they will be mitigated with six (6) 3" caliper trees on the site (65"/4" = 16.25/3" = 5.41 trees).

Additionally, please note that the 30% Facility plan for this project includes one hundred twenty-five (125) shade trees, thirty-one (31) evergreen trees, thirty-one (31) ornamental trees, and one hundred five (105) shrubs. The trees proposed as part of mitigation are included in these quantities.

If you have any other questions or need additional information, please contact me at 301-650-2860 or via email at: Linda.Komes@montgomeryparks.org. Please also copy James Fetchu with Charles P. Johnson and Associates, Inc. at: JFetchu@cpja.com.

Sincerely,

Linda Komes, RLA
Project Manager, Park Development Division

CC: James Fetchu, CPJ
File