

Legacy Open Space Site Reviews & Recommendations

Site Name & Description	Nominated By	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p>#1 Hyattstown lots Frederick Road, Clarksburg</p> <p>Historic District of Hyattstown contains many undeveloped platted lots in the rear of the existing buildings</p>	<p>Friends of Historic Hyattstown</p>	<ul style="list-style-type: none"> • 51 acres, R200 • Many of the back lots have the potential for residential development • Protection of these lots from additional development is important to the preservation of the town's historic character • Extension of existing Legacy goal to protect town: surrounding properties already identified for Legacy acquisition (Hyattstown Forest) 	<p>ADD to the Legacy Open Space program as a Class II Heritage site</p>	<ul style="list-style-type: none"> • Encourage preservation through donation of easements to Montgomery County
<p>#2 Cochran & Casey Farms West Offutt & Mt. Nebo Roads, Poolesville</p> <p>Two farms encompassing large areas of unique forest & farm fields adjacent to the Potomac River and the C&O Canal National Park</p>	<p>LOS Advisory Group member</p>	<ul style="list-style-type: none"> • 1111 acres, RDT • Pre-preliminary plan reviewed for Casey farm, no development pending for Cochran farm • Farms include over 530 acres of significant, high quality forest areas, many forested wetlands, and many unique tree species for Montgomery County • Locational Atlas Resource #17/47 on Cochran property, the Thomas Chiswell House (1736-1847) 	<p>ADD to the Farmland and Rural Open Space target area in the Legacy Open Space program (Class II)</p>	<ul style="list-style-type: none"> • Pursue protection through ag easement programs • Site qualifies as an "exceptional" area with the significant high quality forest and historic house, so easement through the Legacy program could be possible
<p>#3 Brink Road Farm Germantown</p> <p>Farm with streams, forest, and farm fields across street from developed edge of Germantown</p>	<p>Greater Goshen Civic Association</p>	<ul style="list-style-type: none"> • 121 acres, RDT • Early successional and fair forest quality, open farm fields • Site does not meet Legacy criteria: not of countywide ecological significance, not a critical area for protection of the Agricultural Reserve 	<p>Do NOT add to Legacy Open Space program, but consider as part of Regional Park Study</p>	<ul style="list-style-type: none"> • Staff will further evaluate as part of Regional Park Study together with neighboring farms • Encourage owners to consider agricultural easement programs

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<p>#4 Kemp Mill Swimming Club Stonington Place, Wheaton</p> <p>Private swim club adjacent to Northwest Branch Stream Valley Park</p>	Citizen	<ul style="list-style-type: none"> • 5.35 acres, R90 • Kemp Mill Master Plan, 2001, did not recommend acquisition or any change in zoning • Site contains swimming pool and parking lot • Site does not meet Legacy criteria: solely a recreation resource containing no natural or open space features 	Do NOT add to the Legacy Open Space program	
<p>#5 Willington Drive Lots Colesville</p> <p>Seven vacant lots along unbuilt ROW of Willington Drive adjacent to Northwest Branch Stream Valley Park</p>	LOS Advisory Group member	<ul style="list-style-type: none"> • 14 acres, RE-1 • White Oak Master Plan determined road and thus lots unbuildable, so no protection recommended • Five lots have been built in recent years despite constraints • Good quality woods, but significant clearing already taken place, limited connection to existing parkland • Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Northwest Branch 	Do NOT add to the Legacy Open Space program	<ul style="list-style-type: none"> • Remaining lots less likely to develop due to environmental constraints • If construction occurs, staff will coordinate to ensure adequate forest conservation and sediment/erosion control
<p>#6 Brigham Property Ashton Road, Ashton</p> <p>Forested property near Rocky Gorge Reservoir</p>	Class III (Appendix D) site	<ul style="list-style-type: none"> • 27.5 acres, RC • Nominated to LOS by Brigham family • Possible expansion to WSSC buffer of reservoir • Good forest, but separated from reservoir forest area by Pepco power lines and Pepco owned forest • Potential for up to 5 clustered lots if percs found • Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Patuxent watershed 	Do NOT add to the Legacy Open Space program	
<p>#7 Verbits Property Blackburn Road, Burtonsville</p> <p>Large wooded lot adjacent to HOA & near parkland in Little Paint watershed</p>	Class III (Appendix D) site	<ul style="list-style-type: none"> • 5.1 acres, R-200 • Nominated to LOS by Verbits family • Site contains five acres of coastal plain transitional forest and one house • Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Little Paint watershed 	Do NOT add to the Legacy Open Space program	

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<p>#8 Cahoon Property Glen Road, Potomac</p> <p>Forested site surrounded by Watts Branch Stream Valley Park</p>	<p>Class III (Appendix D) site</p>	<ul style="list-style-type: none"> • 8.3 acres, RE-2 • Potomac Master Plan identifies for park acquisition • Good quality forest on site, areas of steep slopes on edge of stream valley • Completes preservation of greenway corridor 	<p>ADD to the Natural Resources category (Class I) in the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Preserve resources through park acquisition
<p>Paint Branch Watershed – All sites within Upper Paint Branch Special Protection Area</p>				
<p>#9 Anselmo Property, Left Fork of Paint Branch Briggs Chaney Road, Colesville</p> <p>Mostly open property with stream and wetlands in the Left Fork headwaters with significant development potential</p>	<p>Upper Paint Branch Technical Work Group</p>	<ul style="list-style-type: none"> • 42.3 acres, RE-1 • Cloverly Master Plan (1997) does not indicate park acquisition • Mostly open land, poor quality forest with many invasive plants • Stream and wetlands on the property • Potential to reduce impervious levels in watershed and preserve groundwater recharge areas • Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance 	<p>Do NOT add to the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Staff have proposed this site as a potential mitigation or enhancement site for the ICC in the Paint Branch • If development occurs, improve forest and wetlands through development review process
<p>#10 Lechliden Property, Good Hope Tributary of Paint Branch Cape May Road and New Hampshire Avenue, Colesville</p> <p>Small area with 19 recorded lots and potential for high impervious levels</p>	<p>Upper Paint Branch Technical Work Group</p>	<ul style="list-style-type: none"> • 4.4 acres, RE-2C • Cloverly Master Plan (1997) does not indicate park acquisition • Open land with scattered trees, previous development remains • Property may not be subject to SPA 10% imperviousness cap • Potential to reduce impervious levels in watershed and preserve groundwater recharge areas • Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance 	<p>Do NOT add to the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Staff have proposed this site as a potential mitigation or enhancement site for the ICC in the Paint Branch • If development occurs, improve forest and wetlands through development review process

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<p>#11 Mitchell Properties, Left Fork of Paint Branch Thompson & Peach Orchard Roads, Colesville</p> <p>Large forested property with significant development potential adjacent to Upper Paint Branch Stream Valley Park and the Maydale Nature Center</p>	<ul style="list-style-type: none"> • Upper Paint Branch Technical Work Group • LOS Advisory Group member 	<ul style="list-style-type: none"> • 36.2 acres, RE-1 • Cloverly Master Plan (1997) does not indicate the properties for park acquisition • Good quality forest, but no important aquatic features (streams, wetlands) • Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas • Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance 	<p>Do NOT add to the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Staff have proposed this site as a potential mitigation or enhancement site for the ICC in the Paint Branch • If development occurs, protect important forest through development review process
<p>#12 Left Fork Headwaters Good Hope and Spencerville Roads, Colesville</p> <p>Two properties containing significant forest and aquatic resources in the Left Fork Headwaters</p>	<ul style="list-style-type: none"> • Class III (Appendix D) site • Upper Paint Branch Technical Work Group 	<ul style="list-style-type: none"> • 58 acres, RE-1 • Cloverly Master Plan (1997) indicates park acquisition of all of the McNeill property and part of the Southern Asia Adventist property • Properties currently under contract to a home developer • Entirety of both properties important to water quality of the Left Fork, including good quality forest and significant headwater spring/seep areas • Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas 	<p>ADD to the Natural Resources category (Class I) in the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Preserve resources through park acquisition • Staff have proposed this site as a potential mitigation or enhancement site for the ICC in the Paint Branch
<p>#13 Peach Orchard/Allnut Subdivision, Right Fork of Paint Branch Peach Orchard & Spencerville Roads, Colesville</p> <p>Large approved subdivision currently owned by SHA, (lots) and Winchester Homes (open space) that contains the headwaters of the Right Fork</p>	<ul style="list-style-type: none"> • Class III (Appendix D) site • Upper Paint Branch Technical Work Group 	<ul style="list-style-type: none"> • 127 acres, RE-1 • Cloverly Master Plan (1997) indicates park acquisition along stream valleys through the subdivision • Property acquired by SHA to address needs for road projects including ICC and MD 198 • Technical Work Group recommended evaluation of entire property for protection • Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas • Meets Legacy criteria for buffering of critical natural resource, but existing public ownership of site and pending road projects limit feasibility for Legacy protection 	<p>Do NOT add to the Legacy Open Space program</p>	<ul style="list-style-type: none"> • Staff recommend negotiating additional protection for the headwaters of the Right Fork through coordination with SHA on road projects through the property • Staff have proposed this site as a potential mitigation or enhancement site for the ICC in the Paint Branch