



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: May 18, 2004

TO: Shahriar Etemadi, Countywide Planning (CWP) Division, Transportation

VIA: Mary Dolan, CWP Division, Environmental Planning *MD*

FROM: Marion Clark, CWP Division, Environmental Planning *(M)*

SUBJECT: Mandatory Referral No. 04801-DPW&T-1
Brookeville Service Park Part I

Recommendations

Environmental Planning staff recommends **approval** of the Preliminary Forest Conservation Plan with the following condition:

- Submit a Final Forest Conservation Plan to M-NCPPC Environmental Planning staff prior to obtaining sediment and erosion control permits.

Environmental Planning staff recommends the mandatory referral be transmitted with no further comments.

Discussion

The Department of Public Works and Transportation is proposing a new access road to improve truck circulation and safety along the north side of an existing developed 11.45 acre site. Existing facilities are sited too close to the north property line to fully accommodate the road. Construction of the road and stormwater management basin requires that two small parcels and a grading easement adjacent to the northern property line be purchased from adjoining property owners. The two new parcels, area of the grading easement and a narrow portion of the existing site contain six specimen trees within a narrow strip of fragmented forest. Forest clearing will be necessary to construct the road. A seventh specimen tree will be removed to construct additional bus parking.

Reforestation to fulfill the Forest Conservation requirement is based on the combined acreage of the two new parcels and the existing site. The requirement will be met in an offsite mitigation bank on a two to one basis. The grading easement will be cleared and reforested on a one to one basis. The Preliminary FCP submitted by the applicant complies with the Forest Conservation Law.

Forest Conservation

This application has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). The NRI/FSD includes the entire area of the existing 11.45 acre site and the limit of disturbance as it extends onto the two adjoining parcels to the north. There are approximately 1.08 acres of existing forest, 6 specimen trees and 8 significant trees. Four of the trees are in poor to fair condition. The applicant proposes to clear all of the existing forest and specimen and significant trees. Planting requirements include 2.16 acres of reforestation and 1.68 acres of afforestation. Planting requirements for reforestation will be met off-site in the Montgomery County DPWT Tridelphia Forest Bank. Planting requirements for afforestation will be met by combining retention of existing landscaping and new planting on site with offsite reforestation.

Environmental Guidelines

This property is not located within a Special Protection Area or Primary Management Area. There are no steep slopes, wetlands, floodplains, or environmental buffers encumbering the site.

Stormwater Management

The Department of Permitting Services has approved a Stormwater Management Concept request for this site. The applicant is providing on site water quality and quantity for the new area of disturbance. Additional water quality pre-treatment for an existing oil grit separator will also be provided.

Regional Water Quality

This site straddles the Lower Mainstem and Donnybrook Tributary of the Lower Rock Creek watershed. Lower Rock Creek is classified as a Use I watershed by MDE. A Use I classification means that the waters are suitable for activities where the human body may come in direct contact with the surface water.

The *Countywide Stream Protection Strategy* (CSPS) categorizes these subwatersheds as Watershed Restoration Areas. This category is applied to older developed areas of the County where streams are degraded to varying degrees and restoration tools are necessary to stop further degradation. The CSPS rates stream quality poor and habitat conditions poor to fair noting the problem of channel scoring, sediment deposition and limited riparian buffers.