



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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**MCPB**  
**Item # 2**  
**9/15/05**

**TO:** Montgomery County Planning Board

**FROM:** ICC Internal Review Team (301-495-4557)

**DATE:** September 2, 2005

**SUBJECT:** Intercounty Connector Study  
Planning Board Briefing # 8 (Recommendations on appropriate Parkland  
Replacement Mitigation for the ICC)

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**RECOMMENDATION: Approval of staff's proposed parkland replacement proposal to the Maryland Department of Transportation.**

This memorandum repeats staff's proposal for replacement parkland for the Intercounty Connector (ICC) in response to the July 11 announcement of a Locally Preferred Alternative by the Maryland Department of Transportation (MDOT).

This memo also provides information requested from the Planning Board at its July 28 session on this subject. The new information includes direct impacts to parkland, impacts to parkland and land held by M-NCPPC through the Advanced Land Acquisition Revolving Fund (ALARF) and additional environmental attributes on possible mitigation sites.

Staff recommends that the Planning Board support the following parcels as satisfactory replacement land for the Locally Preferred Alternative:

- Casey Property at Hoyles Mill
- Llewellyn Property
- Peach Orchard/Allnutt Property
- Southern Asia Adventist Property
- McNeill Property
- Dungan Property North

## **BACKGROUND**

The Maryland Department of Transportation has announced that Corridor 1 from the Draft Environmental Impact Statement is their preferred alignment. The Locally Preferred Alternative is consistent with the prior recommendations of the Planning Board. In making this selection the state has also taken significant steps to minimize impacts to parkland and natural resources. They have a preference for Rock Creek Option C which avoids Lake Needwood, Option A through Northwest Branch (which crosses the stream at respectful angles) and agreed to underground stormwater management through the Upper Rock Creek and Upper Paint Branch Special Protection Areas. The only reason the state is off the Master Planned alignment is where environmentally sensitive areas (some of which is parkland) are being avoided. It is now anticipated that the state will need to acquire approximately 82 acres of parkland. This land reflects federally defined Section 4(f) property.

This memo is the staff's response to the parkland replacement package proposed by the state. The state seeks the Planning Board's concurrence on the acceptability of parkland mitigation for inclusion in the Final Environmental Impact Statement document, which is expected this fall.

The staff evaluation of land replacement strategies is guided by the 1989 Memorandum of Understanding (MOU) between M-NCPPC and the State Highway Administration (SHA), included in staff's July 28 memo, available as Attachment A. Two types of County-owned property are involved in the ICC land acquisition:

- Land acquired for transportation purposes in the ICC right-of-way using the Advanced Land Acquisition Revolving Fund (ALARF) will be transferred to the state upon a payment of our acquisition cost plus interest. (This land is not Section 4(f) land and will be handled per our existing agreements with the state)
- Parklands needed by the state for ICC construction are to be compensated by state acquisition and transfer to M-NCPPC of equivalent replacement properties following the guidance of the 1989 MOU.

The 1989 MOU states that land will be replaced on an acre-by-acre basis. The MOU also states that "replacement land will be of equal or greater natural resource, recreation, and economic value as the parkland taken for or impacted by the project." Therefore, in evaluating replacement property, M-NCPPC and state staffs have worked collaboratively to compare acreage, natural resource, recreation, and economic values.

Based upon the discussions at the July 15, 2004 briefing to the Planning Board, staff is using the replacement of interior forest lost as the primary measure of environmental equivalency. We have provided the Planning Board with additional information on environmental buffer impacts (the acreage which includes stream buffer, wetlands, steep slopes and highly erodible soils) and have quantified impacts to ALARF property. Land can be both interior forest and part of an environmental buffer area.

## SUMMARY OF IMPACTS

The ICC has been recommended in Master Plans and the General Plan in the County for decades. M-NCPPC has been purchasing land for the purpose of assuring the right of way for the ICC since the 1980's. The construction of the ICC is required to meet the transportation needs of the County. While serving that purpose, the state is going to exceptional lengths to minimize impacts to the environment and M-NCPPC owned land.

**Table 1. Impacted M-NCPPC Parkland**

Based on Maryland DOT Right of Way and M-NCPPC GIS

Park	Direct Parkland Impact (acres)	Interior Forest Impact (acres)	Active Recreational Amenities	Zoning	Environmental Buffers (acres)
Mill Creek Stream Valley	2	1	none	R-90, R-200	2
Rock Creek Regional	7	17	none	RE-1, RE-2, R-200, RNC	2
North Branch Stream Valley	18	39	none	RE-1, RE-2	8
Layhill Local	3	0	1 soccer field	RE-2, R-200	1
Northwest Branch Recreational	22	0	1 softball field	RE-2, R-200	10
Northwest Branch Stream Valley	24	68	none	RE-2, R-200	16
Upper Paint Branch Stream Valley	6	56	none	RE-2, RE-2C, R-200	4
<b>TOTALS</b>	<b>82</b>	<b>181</b>	<b>2 fields</b>		<b>43</b>

Table 1 provides a tabular summary of these resource values for impacted parkland for the ICC Corridor 1 option recommended by MDOT, including Rock Creek Option C, Northwest Branch Option A, and the Layhill Road (MD 182) interchange. M-NCPPC staff developed the acreage numbers shown in Table 1. Staff used a right-of-way location digital map supplied by the state and the M-NCPPC Geographic Information System to determine the acreages of all other attributes. The numbers in Table 1 differ slightly from the state-supplied data that staff presented July 28 but they are not so different as to change staff's view of acceptable mitigation. Staff is working with the state to ensure that these minor differences will be reconciled with the impact and resource data that the state will include in the FEIS.

Each of the MOU qualitative requirements are described below with relevant comparisons provided in Table 2 for each property under consideration:

- **Natural resource value** is described in terms of interior forest loss, as presented to and accepted by the Planning Board at ICC Briefing #4 on July 15, 2004. The acreage of forest interior loss reflects the impact on forested areas outside the estimated limit of

disturbance and is therefore substantially greater than the acreage of direct parkland impact. With the Planning Board's concurrence, staff is using forest interior loss as a proxy for the acreage of adjacent conservation parkland where both the animal habitat and the human hiking experience would be impaired. Staff has also included the acreage of environmental buffer impacts in Table 1 in response to prior Planning Board request.

- **Recreational value** is described in terms of playing fields. The ICC is expected to impact two playing fields that would need to be relocated to a new area of parkland.
- **Economic value** has been estimated through use of assessed value from the Maryland Department of Tax Assessment and through other available estimates of current property value. Staff notes that the assessed values are highly imprecise due to variable differences between assessed value and real market value. Nevertheless, through the use of assessed value and other estimates of property value available to staff, the evaluation indicates that both the state's proposed replacement parkland package and the staff's alternative proposal meet the MOU threshold for economic value replacement. Due to the imprecision of the assessed values and the sensitivity of using more accurate estimates of land value, estimated values for each property are not listed in Table 1.

## **OTHER IMPACTS**

The state will require approximately 234 acres of ALARF for the right of way of the ICC. ALARF land was purchased with the intent of using the land for the ICC. There are 43 acres of interior forest and 44 acres of environmental buffers that would be lost on that land. ALARF land impacts are addressed by environmental resource mitigation and are **not a parkland compensation issue** in accordance with M-NCPPC practice and agreements.

In several instances, the size of the parcel purchased though ALARF exceeded the right of way needs of the ICC and the land adjoins the park system. It has been contemplated that this excess would formally go to the park system, as it is indistinguishable from the park around it.

There are currently no signed, mapped and maintained park trails along or crossing the ICC right of way. All parks are open to the public but we do not have a count of people who may be presently using them.

**All stormwater management facilities are to be located within the right of way acquired for the ICC.** The Maryland Department of the Environment must certify that the ICC will not change the use designation of the waterways downstream of the project.

Where noise will impact development to the extent that it would exceed noise standards, noise walls will be constructed along parts of the ICC within the right of way acquired. Noise is also a disturbance to animal habitat, particularly forest interior dwelling species. Staff recognized this concern in July 2004 when we proposed the use of interior forest impact as the primary measure of the environmental resource value of parklands.

**Table 2. Intercounty Connector Parkland Replacement Evaluation**

Staff Suggested Replacement Strategy

Property	Direct Parkland Acquisition (acres)	Environmental Buffers (acres)	Interior Forest Area (acres)	Active Recreational Amenities	Zoning	Adjacent to Existing Parkland
Casey Property at Hoyles Mill	459	101	205	none	RDT	Yes
Llewellyn Property	23	0	0	replacement fields	RE-2C	Yes
Peach Orchard/Allnutt Property	118	29	1	none	RE-1	Yes
Southern Asia Adventist Property	23	11	0	none	RE-1	Yes
McNeill Property	30	16	0	none	RE-1	Yes
Dungan Property North *	45	6	0	None	RNC	Yes
<b>TOTALS</b>	<b>698</b>	<b>163</b>	<b>206</b>	<b>multiple fields</b>		

\*Staff anticipates that the Dungan property would be dedicated as parkland outside the state's ICC mitigation process. However, this is based upon the joint development of this property with the adjacent Casey property. Staff has received a preliminary plan application for joint development of these properties. Yet there is no guarantee that these properties will be developed before the ICC is built. The state is proposing to insure that at least 45 acres of Dungan be added to the park system but they do not have any interest in interfering with the land owners' interests unless absolutely necessary.

Staff recommends that the Planning Board endorse these sites as mitigation from the state for impacts to parkland related to the construction of the ICC.

It is staff's opinion that the list of properties above, with a replacement ratio of 8.5 to 1, along with greater natural resource, recreation, and economic value than the Section 4(f) land to be acquired by the State, adequately mitigates the impacts to parkland related to the construction of the ICC.

- **The Casey Property at Hoyles Mill** satisfies the MOU requirements for natural resource value protection. The 459-acre site contains a total of 341 acres of forest including 205 acres of interior forest. The site is adjacent to Hoyles Mill Conservation Park and contains some forest on rare diabase rock outcroppings in addition to a large stretch of the Little Seneca Creek stream valley. Staff also understands that there is general state and federal agency staff support for acquiring this property for the purposes of protecting forest interior dwelling species (FIDS), recognizing that the property adds to the overall value of the park system. Although this property is not within the same watersheds as the ICC, it is a significant property that can replace the forest habitat loss from the ICC. Similar opportunities for interior forest replacement do not exist in the watersheds directly affected by the ICC.
- **The Llewellyn Property** is the platted but undeveloped portion of the Llewellyn Fields subdivision in Cloverly located south of Norbeck Road Extended. These parcels are currently owned by the state of Maryland and provide the opportunity for replacement

playing fields. Staff finds that the proposed Llewellyn Property is an appropriate location for future active recreational use and may be able to accommodate up to five playing fields. The state will need to replace the playing fields that they acquire for the ICC.

- The **Peach Orchard/Allnutt Property** is the platted but undeveloped subdivision located in Fairland on the south side of Spencerville Road (MD 198) and east of Peach Orchard Road. It is the headwaters of the right fork of the Paint Branch and a critical source for cold water. The state of Maryland currently owns both the recorded lots (on approximately 40 acres) and the remaining land along the stream valleys on the site (approximately 75 acres) that are indicated on a recorded plat as dedicated to M-NCPPC parkland. This site is in the Upper Paint Branch Special Protection Area and has been identified as a potential Legacy Open Space site. Using the entire site for replacement parkland would reduce impervious levels and preserve additional forest and groundwater recharge areas in the Right Fork of Paint Branch. It is an excellent mitigation site.
- The **Southern Asia Adventist Property** and the **McNeill Property** are two adjacent properties that total 59 acres and are located in Cloverly on the south side of Spencerville Road (MD 198) and east of Good Hope Road. Both properties are in the Upper Paint Branch Special Protection Area and are Class I Natural Resource sites within the Legacy Open Space program. All of the McNeill Property and part of the Southern Asia Adventist Property are identified in the 1997 Cloverly Master Plan for park acquisition. The 1995 *Upper Paint Branch Watershed Planning Study* identified the entirety of both properties for park acquisition to preserve water quality. The site contains extensive areas of stream valley buffer and good quality forest. Most importantly, the site contains the critical headwater wetland complexes of the Left Fork of the Paint Branch. Both properties are important to maintain as open land to keep impervious surfaces low and protect the cold-water flow in the entire watershed. A total of approximately six acres of these two properties is needed for right-of-way for the master planned widening of MD 198. Table 1 therefore reflects the remaining 53 acres that would be converted to parkland.
- The **Dungan Property North** is the portion of the Dungan property in Upper Rock Creek located north of the ICC right-of-way. The site is partially forested and adjacent to the North Branch Stream Valley Park with the large complex of wetlands located in that stream valley.

## **PUBLIC TESTIMONY**

The Department received approximately 56 statements on the staff's parkland replacement proposal to the Maryland Department of Transportation on the ICC as a result of the hearing record being held open until 5:00 p.m., August 15, 2005. The vast majority of comments are in opposition to staff's proposed replacement parkland for the project. Reasons cited include distance from areas impacted, irreplaceability of specific parkland lost, inadequate replacement in kind, no equivalent compensation for the loss of natural resource functions, impossibility to adequately mitigate lost natural resource values, and other reasons. Some individual responses did support the property replacement package, as did several organizations and businesses.

At the July 28 public hearing, representatives of Winchester Homes testified in regard to the relationship between the platted lots on the Peach Orchard/Allnutt property and the development potential on the Southern Asia Adventist and McNeill properties. In essence, the representatives asked the Planning Board to consider an option whereby the private sector could exchange the Southern Asia Adventist and McNeill properties for some or all of the development potential on the Peach Orchard/Allnutt property. Attachment B provides a follow-up letter from Linowes and Blocher in response to Planning Board interest in additional detail on the proposal. Staff does not support the proposal in Attachment B as we find that our proposal accomplishes the greater objective of minimizing impervious surface on all three properties involved. While staff acknowledges that the Attachment B proposal is creative and could reduce the state's expenditure on replacement parkland, it increases the complexity of the discussion without furthering parkland stewardship objectives.

Remaining testimony received through the August 15 Close of Record is included in Attachment C.

### **THE STATE'S POSITION**

**We expect that at the September 15 briefing, the state will accept staff's recommendation for parkland mitigation.** The state agrees not to disrupt the intent of the Dungan property owner to proceed through the development process and dedicate parkland. The state would also include the Santini Road Properties as part of their Section 4(f) mitigation package. The **Santini Road Properties** are in the platted but undeveloped subdivision located in Fairland on the north side of Spencerville Road (MD 198) directly northwest of the Burtonsville Elementary School. The site is partially forested, contains a very small area of interior forest, and drains to the Patuxent River watershed. The state wishes to include this property for the purpose of protecting the Patuxent water supply reservoir. It can be protected by easement, or ownership by WSSC. Staff is not recommending the property for ownership by M-NCPPC because it is not contiguous to any other park resources. Therefore, staff has not included the Santini Road Properties in Table 2.

### **ADDITIONAL REPLACEMENT PARKLAND CANDIDATES**

Some Planning Board members expressed interest in knowing about additional, or different, candidate replacement parcels for their preferred parkland replacement list. Staff identified additional high-priority properties within the Paint Branch and North Branch watersheds. Table 3 summarizes other candidate parcels that we presented July 28; with added information on the acreage of environmentally sensitive areas on each site. The sites are listed in order of staff priority. A summary of the sites is listed below and maps of the sites are in Attachment A.

**Table 3. Other Candidate Parkland by Watershed**

Property	Direct Parkland Acquisition (acres)	Interior Forest Area (acres)	Environmental Buffers (acres)	Active Recreational Amenities	Zoning	Adjacent to Existing Parkland
<b>Paint Branch Watershed</b>						
Erwin Property	52	8	10	none	RE-1	Yes
Anselmo Property	42	0	3	none	RE-1	Yes
Mitchell Property	36	5	2	none	RE-1	Yes
Lechluder Property	5	0	0	none	RE-2C	No
<b>North Branch of Rock Creek Watershed</b>						
Riggs Property	29	0	6	none	RE-1	Yes

**Paint Branch Sites**

**Erwin Property**

- 52 acres, RE-1
- Cloverly Master Plan (1997) indicates park acquisition of entire parcel
- Contains significant areas of the stream valley in the Left and Right Forks and closes a critical gap in park ownership
- Site entirely forested

**Anselmo Property**

- 42 acres, RE-1
- Contains stream valley and wetlands, some forest
- Potential to reduce impervious levels in Left Fork watershed and preserve groundwater recharge areas
- Opportunity for reforestation and wetland restoration on open land
- Connects Cloverly Local Park with the Upper Paint Branch Stream Valley Park

**Mitchell Property**

- 36 acres, RE-1
- Contains large block of good quality forest and wetlands
- Adjacent to Upper Paint Branch SVP and Maydale Nature Center
- Potential to preserve forest, reduce impervious levels in Left Fork watershed and preserve groundwater recharge areas



### **Lechliden Property**

- 5 acres, RE-2C
- Property may not be subject to SPA 10% imperviousness cap
- Potential to reduce impervious levels in Good Hope Tributary and preserve groundwater recharge areas

### **North Branch Site**

#### **Riggs Property**

- 29 acres, RE-1
- Contains large wetlands in headwaters of North Branch
- Adjacent to recently dedicated forested parkland
- Potential for wetland and forest retention and restoration
- Property may not be subject to SPA 8% impervious cap (if developed without sewer service)

### **STATUS OF ICC DESIGN EFFORTS**

Staff continues to work with the state on resolving those elements of roadway planning and design that fall into either the “avoidance” or “minimization” categories. Our discussions are focusing, most notably on our concerns regarding bike path continuity, stream crossing design, and stormwater management elements that were discussed with the Planning Board in early 2005 and ultimately incorporated into the County Council’s March 1 correspondence on a preferred alternative to the state. To date, the state has indicated support for addressing certain portions of the County’s concerns regarding the design of the Corridor 1 alternative, most notably;

- Construction of about a third of the master planned bike path
- Removing the ramps to Old Columbia Pike
- Reducing impacts with commitments to improved stormwater management within Special Protection Areas

To date, the state has offered a negative response to other concerns, most notably:

- Completion of the remaining portions of the continuous bike path
- Stream crossing treatments at the Mill Creek tributary (at Station 173)
- Dredging Lake Needwood as an environmental stewardship project

Staff is also participating in continuing discussions about the stream crossing treatment at the seeps/springs area for the Good Hope tributary (at Station 673). At this location, staff supported the original DEIS proposal for a bridge. Based on more detailed design information related to clearance and bridge piers, the state finds that a bridge would be more detrimental to the seep and spring areas than would a culvert. In response to continuing staff concern, the state is now considering some modified culvert design treatments that may or may not prove to provide an equivalent level of water quantity and quality as a bridge.

The state is developing a list of recommended conceptual mitigation and environmental stewardship elements to be incorporated into the Final Environmental Impact Statement (FEIS). In July, the state announced their preferred alternative along Corridor 1. The FEIS, however, will identify and document for the record a set of alignment options, conceptual mitigation, and

environmental stewardship package elements for both the state's preferred alternative along Corridor 1 as well as for the best possible alternative that could be identified in Corridor 2. This process of identifying multiple conceptual mitigation strategies will facilitate documentation and review of the decision-making process. However, the process is also complex and deliberative, so that the state now expects an FEIS will not be available until at least mid-October, and the project schedule anticipates a Record of Decision in late December or early January.

The Planning Board's discussions on July 28 and September 15 regarding parkland mitigation are based on the 1989 MOU with the state regarding parkland value and equivalency. Our findings under this MOU need to be consistent with the federal NEPA process, yet there may be programmatic differences between our MOU process defining parkland equivalency and the federal review of impacts under both the Section 4(f) umbrella and other NEPA guidance. Therefore, staff has asked the Board to address the parkland replacement equivalency independent of a comprehensive review of all details regarding environmental impacts. We frankly believe this independent review confirms the integrity of both the staff and the Planning Board in the public negotiating process – our assessment of property equivalencies should be independent of our concerns regarding other design details. We would not, for instance, recommend considering a "trade off" between bike path connections or stream crossing treatments and replacement parkland. The concepts of facility design, construction, and parkland replacement are each independent in our MOU and staff follows that lead in developing our parkland development recommendation independent of other design or construction considerations.

## **STATUS OF MITIGATION AND STEWARDSHIP ELEMENTS IN PARKLAND**

While the conceptual mitigation and environmental stewardship packages are not yet fully developed, staff offers the following summary on the range of conceptual mitigation and environmental stewardship elements that affect the park system. This is a timely opportunity to provide the Planning Board and the public a sense of the types of mitigation and stewardship opportunities that are being considered in the park system and to identify two particular concerns regarding environmental stewardship elements that staff is currently working through with the state.

### **Potential Conceptual Mitigation Strategies In Parklands**

At the FEIS stage, conceptual mitigation strategies may be described in varying levels of detail. Some projects, such as stream restoration or fish passage improvements, may already have a well-defined, logical definition based on field reviews. Other elements, such as noise abatement or reforestation strategies cannot be as well defined until further roadway design details have been developed. The state will be developing a conceptual mitigation strategy that assumes a conservative (i.e., high level) of impacts and allows for the identification and use of backup sites in the event that a design flaw is found in one of the primary sites.

Staff concurs with the following conceptual mitigation strategies for Corridor 1 in parklands, generally listed from west to east:

- Stream restoration projects at selected sites within the park system that would include floodplain creation, bank stabilization, and enhancements to benthic, riparian, and fish habitats. Staff has participated in the identification of candidate sites within:
  - The Northwest Branch Stream Valley Park including the Northwest Branch between Bonifant Road and Indian Spring Golf Course as well as portions of the Rolling Stone tributary.
  - The Paint Branch Stream Valley Park system, including the Left Fork, and the Good Hope, Gum Springs, and Hollywood Branch tributaries.
- Establishment of two fish passage sites in Rock Creek near the District of Columbia where utility/sewer lines block fish passage during low flow periods.
- Wetlands creation sites, including:
  - The Boys and Girls Club playing fields (that would be relocated to Llewellyn Fields in staff's parkland replacement strategy) in Northwest Branch park
  - A site along the Right Fork of the Paint Branch watershed on the Peach Orchard/Allnutt property (that would become parkland under staff's parkland replacement strategy)
  - A site in the Goshen Branch Stream Valley Park
- A water quality mitigation site in Peachwood Park to construct a previously planned extended detention facility to protect the Good Hope tributary
- Use of selected areas of stream valley parks for reforestation
- Use of selected areas, primarily in the vicinity of wetlands creation sites, for vernal pool creation sites

Additional stream restoration projects in the Hawlings River Stream Valley Park have been identified as potential Corridor 2 conceptual mitigation strategies. While staff does not support the selection of Corridor 2, this additional stream restoration project on park property would be a valuable and supportable project.

#### **Potential Environmental Stewardship Elements In Parklands**

The state has identified Environmental Stewardship elements as projects that benefit either the Natural Environment or the Human Environment and would be beneficial regardless of the status of the ICC. In other words, these projects are not linked, either functionally or legally, to the impacts of the ICC.

Staff has transmitted concerns to the state regarding two potential Environmental Stewardship elements associated with Corridor 1:

- The state has not at this time concurred with the dredging of Lake Needwood as an Environmental Stewardship element. Staff finds that this is the most important element not incorporated in the state's environmental stewardship category and it was considered important enough to be included in the County Council's March 1 correspondence to the state.

- The state proposes the creation of a dog park at East Norbeck Local Park as an environmental stewardship element, possibly to be managed by MCDOG. Staff does not believe this project is feasible at East Norbeck Local Park, primarily for reasons of accessibility previously discussed with the Planning Board in recent park planning efforts. Staff therefore suggests that if the state wishes to pursue the implementation of a dog park as an environmental stewardship element, that the state implement the dog park now planned at Olney Manor Recreational Park, about a half-mile to the north of East Norbeck Local Park.

Staff concurs with the remaining environmental stewardship elements currently being considered within parklands, generally listed from west to east:

- Stream restoration along the headwaters tributary to Mill Creek within the portion of Mill Creek Stream Valley Park north of the Station 173 stream crossing
- Creation of a hiker-biker trail along the south side of Needwood Road between the western end of the ICC bike trail and access points to the Rock Creek Regional Park trail system
- Conversion of two former parking areas and access roadways along the east side of Lake Frank in Rock Creek Regional Park to hiker-biker trails, including asphalt removal and landscaping implementation
- Stormwater management retrofit of a dry pond within Crabbs Branch Park adjacent to Buena Vista Drive
- Stream restoration and repairs to an adjacent stormwater management pond along the Cherrywood Manor Tributary within the North Branch Stream Valley Park
- Stream restoration along Manor Run in Flower Valley Park
- Rehabilitation of the Woodlawn Barn in Woodlawn Park as a visitor center to serve as a trailhead for the Rural Legacy Trail and a gateway to historic Sandy Spring.
- Stream restoration along the western branch of Northwest Branch that runs along the southern edge of the Indian Spring Golf Course within the Northwest Branch Stream Valley Park.
- Stream restoration along the Oursler Road tributary to the Rocky Gorge reservoir in the Patuxent River Watershed Conservation Park.

## **NEXT STEPS**

Attachment D summarizes the prior actions by both the state and Planning Board on the ICC environmental impact statement process, including the formal public meetings and public hearing held by the state and the three public hearings held by the Planning Board to date. Attachment D also outlines the remaining steps in the planning process, notably the state's completion of an FEIS and the federal issuance of a Record of Decision (ROD), both anticipated during the next few months. Should the state's preferred alternative be confirmed in the ROD, staff attention would shift toward implementation activities, including continuing Planning Board briefings.