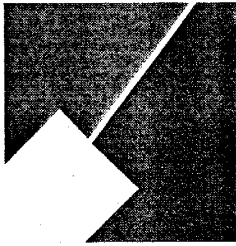


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

April 6, 2006

MEMORANDUM—MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
Mary Dolan, Master Planner/Supervisor, Environmental Planning *MD*
Countywide Planning Division

FROM: Khalid Afzal, Team Leader, Georgia Avenue Team (301-495-4650) *KA*
Michael Zamore, Senior Planner, Environmental Planning *MZ*
Countywide Planning Division

SUBJECT 1: Forest Conservation Plan for Mandatory Referral No. 05504-DPWT-1:
Mid-County Recreation Center, 2004 Queensguard Road, R-200 Zone,
1994 Aspen Hill Master Plan

SUBJECT 2: Mandatory Referral No. 05504-DPWT-1: Mid-County Recreation Center,
2004 Queensguard Road, R-200 Zone, 1994 Aspen Hill Master Plan

This combined staff report provides the Forest Conservation Plan and the mandatory referral review recommendations for the proposed Mid-County Recreation Center at 2004 Queensguard Road.

SUBJECT 1: Forest Conservation Plan for Mandatory Referral No. 05504-DPWT-1

STAFF RECOMMENDATION: Approval with the following conditions:

1. Submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulations to the M-NCPPC staff for approval prior to any clearing or grading for the new facility.
2. Montgomery County Department of Permitting Services (DPS) approval of a stormwater management plan for the site.
3. Mitigate for the loss of wetlands and wetland buffer areas by creating an additional 0.39 acres of wetlands with associated wetland buffer, as shown on the Preliminary Forest Conservation Plan. This shall include removal and rehabilitation of the existing basketball court. Any wetland mitigation must not include the removal of existing trees.

4. Include, prior to the start of construction, the M-NCPPC Plan Inspector in any fieldwork locating the limits of disturbance in order to minimize wetlands impacts and the loss of individual large trees. Explore other opportunities for minor realignments of the Limits of Disturbance (LOD) to reduce tree removals/wetlands loss at that time.
5. Submit a Final Landscape Plan to the M-NCPPC staff for review.

SUBJECT 2: Mandatory Referral No. 05504-DPWT-1

STAFF RECOMMENDATION: Approval with the following comments:

6. Provide street trees along the Queensguard Road frontage at approximately 25'-0" to 30'-0" on center.
7. Work with the County Department of Public Works and Transportation (DPWT) and the State Highway Administration to install a signal at the intersection of Queensguard and Layhill Roads to help create a better pedestrian access and street crossing of Layhill Road.
8. Extend the southern terminus of the on-site shared use path east along the southern lot lines of the site and the adjoining local park to connect to the future Mathew Henson Hiker-Biker Trail. Also, connect the shared use path to the terminus of the existing sidewalk on the north side of Sullivan Lane.
9. Modify the proposed shared use bike path alignment through the site and widen the sidewalk in front of the recreation center to eight feet, as shown on circle page 18, Attachment 3.
10. Seek a park permit from the M-NCPPC for construction of the athletic field or any other construction activity on park property.
11. Work with the Parks Department staff to determine if a legal agreement is required to address maintenance, public safety and security responsibilities.
12. Submit a revised traffic study to satisfy Local Area Transportation review for any future expansion of the recreation center.
13. Insure adequate pedestrian and bicycle connection from the proposed on-site shared use path to the building and other facilities including designated crossing of the parking lot.
14. Provide three inverted-U bike racks in front of the main entrance to the community center

THE PROPOSAL

The County Department of Recreation is planning to build an approximately 32,000 square foot community recreation center on the south side of Queensguard Road some 500 feet east of the intersection of Queensguard Road and Layhill Road.

The 9.3-acre County-owned site is located in the R-200 Zone in the 1994 Aspen Hill Master Plan area. The site has primary frontage on Queensguard Road with a small frontage on its southern edge on Sullivan Lane. Immediately to the east of the site is the Layhill Village Local Park. The Mathew Henson State Park corridor is to the south of the site across Sullivan Lane (see circle page 12, Attachment 1).

The proposed 32,000 square foot building is intended to serve a core population of more than 53,000 people in the service area. The Recreation Department estimates that the center will serve a larger population of approximately 100,000 persons going beyond the immediate service area. It will have programs typically offered by the County's full service recreation centers including gymnasium, exercise room, social hall, multi-purpose classrooms, senior lounge, arts and crafts room, conference and community rooms, game rooms and related circulation, maintenance and office spaces (see circle page 25, Attachment 5, for a full list of spaces). There will be parking for approximately 158 cars, 128 of which will be new construction while the remaining 30 spaces are existing located partially on this site and partially on the adjoining local park.

The proposed hours of operation of the proposed recreation center will be similar to other County recreation centers. Generally, these recreation centers are open Monday through Saturday from 9:00 a.m. to 9:00 p.m. Some facilities have partial hours on Sundays. Private use of County recreation centers for private receptions and parties, which happens on average at less than one a week, is allowed to occur until midnight, which may keep the center open until 1:00 a.m. to allow time for clean up and closing after the event.

Green Building Design

The project will seek the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification, and is designed to incorporate many elements that will significantly reduce the project's potential impact on the environment. Attachment 8 on circle page 30, submitted by the applicant, includes a summary of these elements.

SUMMARY OF MAJOR ISSUES AND STAFF ANALYSIS

Opposition of the Adjacent Community

There is only one major outstanding issue on this proposal--the opposition of the adjoining Layhill Village East Homeowner's Association to the proposed center at this location. More specifically, the adjoining homeowners have expressed concerns that the proposed recreation center would reduce green space, increase traffic congestion, increase pollution and crime, and have negative environmental impacts.

Members of the Layhill Village East Homeowner's Association have stated that they are in favor of building a recreation center in the area, but believe that another, more suitable site should be selected for this use. In the fall of 2005, the association asked the County Council's Planning, Housing, and Economic Development (PHED) Committee to look into locating the recreation center at the Strathmore Local Park site on Beaverwood Lane. After two worksessions analyzing the various aspects of the sites and operations of the proposed center, the PHED Committee decided that the Queensguard site is the appropriate site for the proposed recreation center, which is discussed in more detail in the Community Notification section of this report.

Staff agrees with the PHED Committee's decision that the subject site is an appropriate site for the proposed recreation center. The map on circle page 34, Attachment 9, shows the service area of the Mid-County Recreation Center, which is generally bounded by Norbeck Road and Norwood Road in the north, New Hampshire Avenue in the east, Randolph Road in the south, and Georgia Avenue in the west. The Queensguard Road site is located very close to the geographic center of this area. It is also located close to a major highway with transit access and the future countywide trail in the Mathew Henson State Park.

Wetland Buffer Encroachment

A second issue, which required extensive analyses and exploration of alternative designs by both the M-NCPPC staff and the applicant, is the presence of a wetland on the site near the eastern property line. Staff raised serious concerns about the initial design that had placed a large part of an outdoor multipurpose court in the wetland buffer area. The applicant explored alternative layouts and design modifications to stay out of the wetland buffer or, if that was not feasible, reduce the potential impact on the wetlands (see Attachment 11 on circle pages 38-43). None of the designs could keep the proposed outdoor court clear of the wetland buffer without severely reducing the needed parking spaces for the proposed full service recreation center, or impacting the operation of the center in other ways. The proposed layout was selected because, even though it encroaches into the wetland buffer, it minimizes wetland buffer encroachment through modifications to the layout of the outdoor court, the parking areas and the ballfields. The applicant has proposed extensive restoration and other measures to mitigate the potential impacts to the wetland discussed in more detail in the memo from the Environmental Planning staff attached to this report (see circle page 14, Attachment 2). Staff believes that the applicant has clearly demonstrated that this site is the only viable location, and that there is no other feasible layout of the site that would eliminate all impacts to the wetlands without severely impacting the programmatic requirements of the proposed recreation center. Staff believes that, given the need for a recreation center and the lack of a more suitable site in this area, combined with the proposed mitigation measures offered by the applicant, the proposed layout is an acceptable compromise and that the public benefit of the proposed center outweighs the unavoidable impacts to the wetlands on site.

The proposal is consistent with the goals and recommendations of the 1994 Aspen Hill Master Plan, which stressed the need for a County recreation center for this part of the Master Plan area, and recommended the adjacent three-acre site at the corner of

Layhill and Queensguard Roads as one of the three locations for the recreation center. The subject site is more suitable for the recreation center than the one highlighted in the Master Plan since that site is privately owned, is smaller than what a typical recreation center needs, and has significant environmental constraints.

The proposal complies with the development standards of the R-200 Zone, and is compatible with the surrounding neighborhood.

The rest of this report is a detailed discussion of the background information and analyses of the major elements of the proposal.

BACKGROUND

The subject site was originally assembled between 1967 and 1970 for a future East Layhill Elementary School. In accordance with the determination of need by the Montgomery County Public Schools (MCPS), the 1994 Aspen Hill Master Plan recommended retention of the site for an elementary school. Soon after the adoption of the Aspen Hill Master Plan in April 1994, the MCPS decided that the subject site was not needed for a future Layhill Elementary School. It surplused the property to turn it over to the Montgomery County Students Construction Trades Foundation, which would subdivide the site into single-family lots and use them for hands-on vocational training in construction trades. The Montgomery County Recreation Department requested that the County retain this site for a community recreation Center. In October 1994, the Planning Board reviewed the mandatory referral request for the disposition of the subject school site and disapproved the requested disposition recommending instead that the site be retained in County ownership and that it be used for both a community recreation center and for constructing housing for the Foundation's program. The Planning Board acknowledged the importance of the Foundation's vocational training program, but stressed the need for a community recreation center at this location as reflected in the Aspen Hill Master Plan.

Since then, the Mid-County Citizens Advisory Board has held numerous CIP forums, which recommended a future recreation center on this site. In January 2001, a site selection committee, established by the County, began studying different sites for a possible Community Recreation Center in the Mid-County area where the County's 1997 Recreation Facilities Plan had identified a need for a full service community recreation center. The site selection committee concluded its work in June 2001 and recommended the Queensguard site for a recreation center. In July 2002, Councilmember Marilyn Praisner held a public meeting at the M-NCPPC's Saddlebrook facility to announce the County Council's approval of a Mid-County recreation center at the subject site. In early 2004, the County began work on facility planning and the selection of a design consultant for the project.

In May 2004, at the request of the MCPS, staff from MCPS, Montgomery County Department of Recreation, and the M-NCPPC conducted a preliminary feasibility study of this site and the adjoining Layhill Village Local Park site for the possibility of a shared use of the combined sites that would include a local park, a community recreation center and an elementary school. The purpose of the study was to investigate whether

the combined park and recreation center site can also accommodate an elementary school with shared parking and other amenities. The study concluded that, based on the information available for the study at the time, the combined site could possibly accommodate all three facilities. However, due to wetland issues discovered and analyzed as part of the review of this proposal, MCPS has decided not to pursue the idea of co-locating an elementary school on this site.

This mandatory referral review is only for a community recreation center on the 9.3-acre site and a small portion of the adjoining local park for play fields. Any future proposal for a combined school/recreation center on this or the adjoining local park site would be subject to a separate mandatory referral review.

ANALYSIS

The Need for a Mid-County Recreation Center

Although the proposed recreation center on Queensguard Road is called the Mid-County Recreation Center, it serves only a portion of the overall Mid-County service area, which covers Layhill, Kemp Mill, Wheaton and Kensington. The table on circle page 35, Attachment 9a, shows that the estimated 2010 population of this larger mid-County service area is approximately 140,000 people.

The 2000 population for the targeted service area of the proposed project bounded by Norbeck Road, Norwood Road, Randolph Road, and Georgia Avenue, was 52,953. The 2005 estimated population for the same area is 53,274 with 23,361 housing units.

The draft 2005 Update of the County's Recreation Facility Development Plan (FY 1997-2010) recommends that one community recreation center of approximately 33,000 gross square feet be provided for every 30,000 people. It recognizes, however, that due to practical limitations of available land and budget constraints, the centers will continue to serve a wider variety of population sizes. Based on this standard, there is a need for 32 community recreation centers to serve the County's recreation needs for a projected 2010 population of 975,000 persons. Since some incorporated municipalities provide their own recreation facilities, the total needed number comes to be 28 facilities. There are currently eleven such facilities and six neighborhood recreation centers and centers for cultural diversity in operation; nine are in the recommended schedule through 2010.

The estimated need for 28 community recreation centers is also supported by the travel behavior data of center users. According to the Recreation Facilities Plan, attendance figures indicate that a majority of the center users come from within a three-mile distance from the center. Beyond a three-mile distance, the participation rate of residents drops significantly. If we use this travel distance criterion, the County would need a minimum of 28 centers to cover the entire County regardless of the population density. Adding the population density element to this factor means that the more densely populated down-County areas would need more closely spaced recreation centers. The map on circle page 34, Attachment 9, shows that the proposed recreation center will primarily serve the recreation needs of residents in the area between the Bauer Drive and Fairland recreation centers.

Location of the Proposed Project

Staff believes that the Queensguard site is appropriately located in the area it is intended to serve. The map on circle page 34, Attachment 9, from the Montgomery County Department of Recreation's 2005 Update draft of the Recreation Facility Development Plan shows the service area of the Mid-County Recreation Center, which is generally bounded by Norbeck Road and Norwood Road in the north, New Hampshire Avenue in the east, Randolph Road in the South, and Georgia Avenue in the west. The Queensguard Road site is located very close to the geographic center of this area.

Some members of the local community have stated that the existing recreation center in Wheaton, the Bauer Drive Recreation Center, or the Longwood Recreation Center in Olney should be used to serve the needs of this area.

The Wheaton facility is located on a park site of approximately two acres, which cannot accommodate building, circulation, outdoor play area, and parking needs for a full service 32,000 square-foot community recreation center, which typically needs a 10-acre site. The Recreation Facility Development Plan identifies the need for a full service community center in the Wheaton area and recommends that options for a joint facility to serve both the Wheaton and Kemp Mill area be explored since there are no readily available sites in these communities for two full-service community recreation centers.

The Bauer Drive Recreation Center is located on the west side of Georgia Avenue and is already serving a large enough portion of the population. The Longwood Recreation Center is located in Olney, which is too far to adequately serve the population in the Layhill area.

The County Council's PHED Committee further analyzed the question of the appropriateness of this site for a recreation center in the fall of 2005 at the request of the adjoining Layhill Village East Civic Association, which raised issues regarding the site selection process and asked the PHED Committee to review an alternate site at Strathmore Local Park located near Strathmore Elementary School on Beaverwood Lane next to and northeast of the Gate of Heaven Cemetery. The PHED Committee held two worksessions, December 5, 2005 and February 2, 2006 and, after analyzing the two sites, concluded that the Queensguard Road site was the appropriate location for a recreation center. This location is also consistent with the recommendations of the Aspen Hill Master Plan as discussed below.

Consistency with the 1994 Aspen Hill Master Plan

The proposed Mid-County Recreation Center is located within the 1994 Aspen Hill Master Plan area. In the Land Use chapter, under Publicly Owned Land and Community Services, (page 37), the Plan states:

"This community is on the edge of several government service areas. At a minimum this Plan recommends a new recreation center in the eastern portion of the Planning Area, but the area must compete with the adjacent planning areas on a need basis. The planning area is located between the City of Rockville, Kensington-Wheaton, Eastern Montgomery County and Olney. Aspen Hill tends to be split between several larger service areas. Some of those areas, such as Rockville and Kensington, already have adequate facilities; Eastern Montgomery County, Olney and the Upcounty areas are waiting to receive additional services.

Several services within the planning area, such as the library and recreation center, are located west of Georgia Avenue. This is the most fully built portion of the planning area. The Layhill portion of the planning area has been experiencing increased development pressure, such as the development of Longmead Crossing and other pending subdivisions."

In the Facilities Chapter, under Recreation Centers on page 189, the Master Plan recommends expanding the current recreation center on Bauer Drive and "locating a second recreation center east of Georgia Avenue to serve the Layhill Community." It identifies three potential sites in this part of the planning area. One of the three sites is the approximately three-acre site at the corner of Layhill and Queensguard Roads adjacent to the subject site. The Plan states:

"A possible site is located east of Layhill Road between Queensguard Road and Sullivan Lane. It is adjacent to the vacant East Layhill school site. This site has particular advantage because of its immediate proximity to the major activity center for the Layhill Community with its distance from Bauer Drive, its visibility from Layhill Road, and its proximity to both a park and school site."

The other two sites were: the club house of the Argyle Country Club if that property were to redevelop; and a site within the Northwest Branch Recreational Park to be studied as part of a future master plan for that park.

After researching the 1994 Aspen Hill Master Plan files, staff believes that the adjoining smaller site at the southeast corner of Layhill and Queensguard Roads currently owned by a church, and not this particular site, was recommended by the master plan for a community recreation center, mainly because at that time the MCPS determined that the subject site should be retained for a future East Layhill Elementary School.

Even though the 1994 Aspen Hill Master Plan did not recommend this particular site for a future recreation center in the area, it did recommend that if other sites become available in the future, they should also be considered. The language in the Master Plan points to the central location of the site in relation to its service area, close proximity to a local park and access and visibility from Layhill Road. Staff believes that the proposed recreation center at this location is consistent with the goals and objectives of the Aspen Hill Master Plan.

COMMUNITY NOTIFICATION

Staff originally scheduled a mandatory referral hearing by the Planning Board for this proposal on October 6, 2005. A mandatory referral notice for that date, as required by the Planning Board's Mandatory Referral Guidelines, was sent to the adjoining communities within a quarter-mile radius of the site on August 12, 2005.

The Planning Board hearing was delayed, and it was rescheduled for a hearing on October 20, 2005. On September 23, 2005, a second notice was sent to the area homeowners associations (HOAs) and civic associations within an expanded half-mile radius of the site. After staff heard from some citizens who lived beyond the half-mile radius of the site that they were interested in giving their input on this project, staff mailed a notice to HOAs and civic associations located between a half-mile and one-mile radius from the site.

At this point, the project was put on hold because the adjoining Layhill Village East Civic Association raised issues regarding the site selection process and asked the Council's PHED Committee to review an alternate site at Strathmore Local Park located near Strathmore Elementary School on Beaverwood Lane next to and northeast of the Gate of Heaven Cemetery.

In the meantime, Layhill Alliance held a town hall meeting on October 27, 2005, and discussed the proposed Recreation Center among other topics. Staff from the County, M-NCPPC, and County Council attended the meeting.

The PHED Committee held two worksessions, December 5, 2005 and February 2, 2006 and, after analyzing the subject site on Queensguard Road and the alternate Strathmore site, decided that the Queensguard Road site was the appropriate location for the proposed Recreation Center.

After the PHED Committee approved the proposed site for the recreation center project, staff resumed mandatory referral review of the project and on March 16, 2006 mailed a new mandatory referral notice to all homeowner and civic associations within one-mile radius of the site with the new Planning Board hearing date of April 27, 2006.

Staff also received numerous emails and written comments, both in opposition and in support of the proposal, that are included in this report (see circle pages 44-55, Attachment 12).

The Mid-County Recreation Advisory Board has scheduled a public presentation and public forum on the proposed recreation center at the former Roundhouse Theater, 4010 Randolph Road, on Tuesday, April 25, 2006.

COMPLIANCE WITH THE DEVELOPMENT STANDARDS

The proposed building will be separated from the nearest single-family house by a local park on the east side, Queensguard Road on the north side, and Sullivan Lane and the Mathew Henson State Park on the south side. A vacant site currently owned by a

church lies immediately to the west side of the proposed building. The proposed one-story building would be within the maximum 35-foot height limit in the R-200 Zone and, due to ample setback from the adjoining houses, would not have a negative visual impact on the surrounding properties. The proposal is consistent with the applicable development standards of the R-200 Zone, as shown in the table below.

Section #	Development Standard	Required	Proposed
59-C-1.322			
(a)	Minimum lot area (for one-family detached)	20,000 sf	405,108 sf
(b)	Minimum lot width:		
	- at front building line (for one-family detached)	100 feet	525 feet
	- at existing or proposed street line	25 feet	525 feet
59-C-1.323	Yard requirement:		
(a)	Minimum setback from street	40 feet	50 feet
(b)	Minimum side yard: --one side	12 feet	105 feet
	--sum of both sides	25 feet	280 feet
	Minimum rear yard setback	30 feet	N/A*
59-C-1.327	Maximum building height	35 feet	34'-6"
59-C-1.328	Maximum building coverage (% of the site)	25%	8%

*There is no rear lot line; the parcel is a through lot.

STORMWATER MANAGEMENT

The proposal has a stormwater management (SWM) conceptual plan approval from the Montgomery County Department of Permitting Services.

CONCLUSION

Based on the information submitted by the County's Department of Public Works and Transportation, and the analysis contained in this report, staff believes that the proposed Mid-County Recreation Center is consistent with the recommendations of the Aspen Hill Master Plan, and the proposed project is compatible with the surrounding single-family residential neighborhood in terms of its scale, size and building height and setback. Staff recommends approval of the Forest Conservation Plan and approval of the Mandatory Referral review subject to the conditions and comments listed at the beginning of this report.

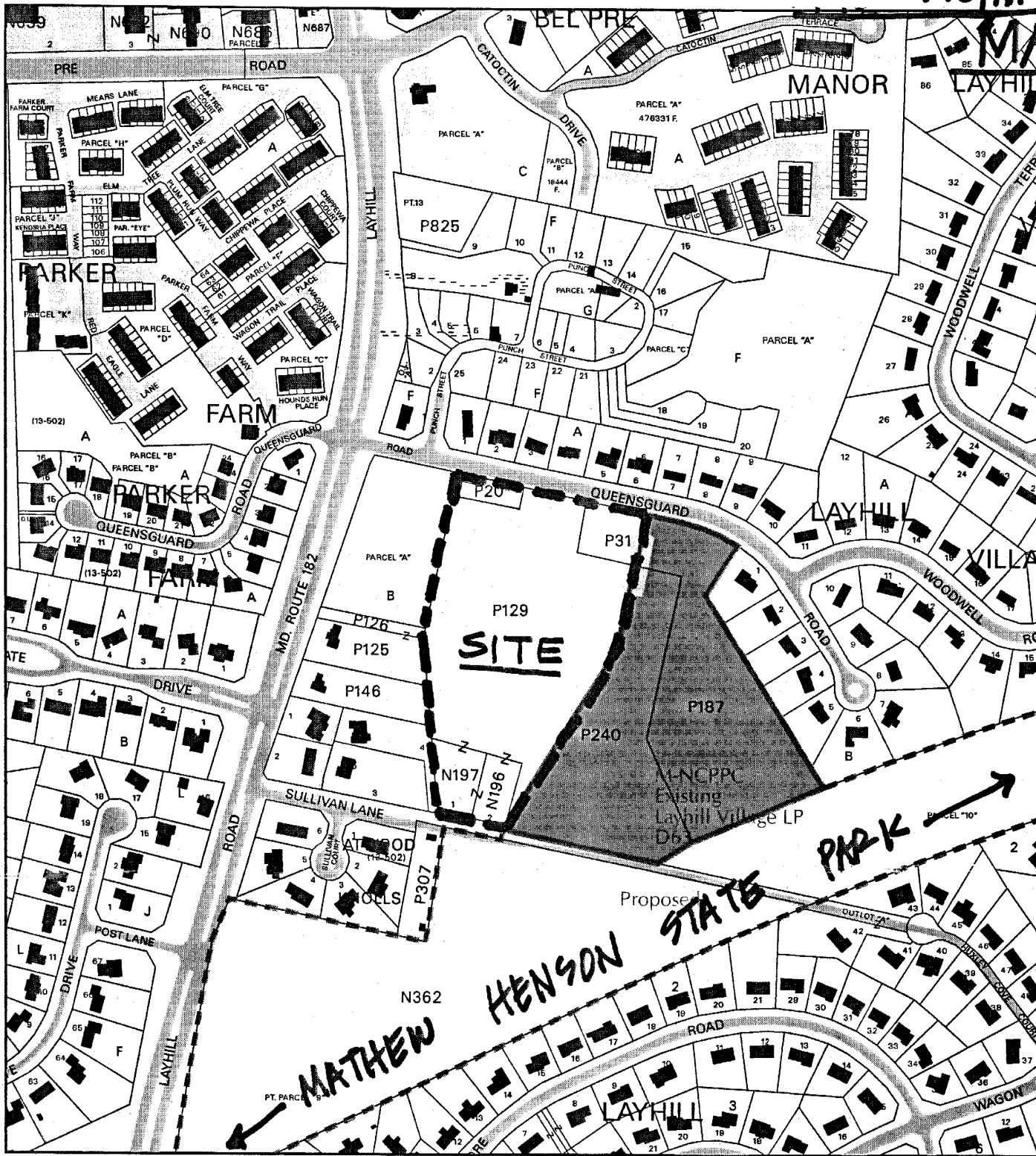
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Attachments:

1. Vicinity Map and Site Plan
2. Memo from Environmental Planning, Countywide Planning Division
3. Memo from Park Development Division, Countywide Planning Division
4. Memo from Transportation Planning, Countywide Planning Division
5. Recreation Center Building Program
6. Proposed Building Plan, Elevations, Sections
7. Preliminary Landscape Plan
8. Green Building Analysis
9. Service Area of Existing and Proposed Community Recreation Centers
- 9a. Community/Neighborhood Recreation Center Combined Needs Analysis, 2005
10. Decision Memorandum - Site Selection
11. Alternative Schemes
12. Community letters and emails

MID-COUNTY RECREATION CENTER SITE

VICINITY MAP



Map compiled on August 19, 2005 at 4:05 PM | Site located on base sheet no - 218NW02

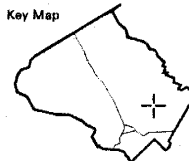
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Key Map



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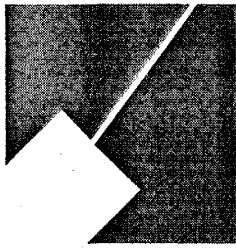
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M-NCPPC MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

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ATTACHMENT 2

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: April 6, 2006

TO: Khalid Afzal, Community Based Planning

VIA: Mary Dolan, Environmental Planning *MD*

FROM: Michael Zamore, Environmental Planning *MZ*

SUBJECT:

1. Forest Conservation Plan: Mandatory Referral No. 05504-DPWT-1
Mid-County Recreation Center – 2004 Queensguard Road
2. Mandatory Referral No. 05504-DPWT-1: Mid-County Recreation Center, 2004
Queensguard Road, R-200 Zone, Aspen Hill Master Plan

STAFF RECOMMENDATIONS:

1. **Approval** of the Forest Conservation Plan for Mandatory Referral No. 05504-DPWT-1 with the following conditions:
 - a) Applicant to submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulations. M-NCPPC Staff prior to any clearing or grading for the new facility must approve the Final FCP.
 - b) Montgomery County Department of Permitting Services (DPS) approval of a stormwater management plan for the site.
 - c) The applicant must mitigate for the loss of wetlands and wetland buffer areas by creating an additional 0.39 acres of wetlands with associated wetland buffer, as shown on the Preliminary Forest Conservation Plan. This shall include removal and rehabilitation of the existing basketball court. Any wetland mitigation must not include the removal of existing trees.
 - d) Prior to the start of construction, the Maryland-National Capital Park and Planning Commission (M-NCPPC) Plan Inspector must be included in field locating the limits of disturbance in order to minimize wetlands impacts and the loss of individual large trees. Opportunities for minor realignments of the LOD to reduce tree removals/wetlands loss should be explored at that time.
 - e) Final Landscape Plan to M-NCPPC for review.
2. **Approval** of Mandatory Referral No. 05504-DPWT-1: Mid-County Recreation Center – Queensguard Road, R-200 Zone, Aspen Hill Master Plan