



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

Item No. \_\_\_\_\_

January 4, 2007

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Mary Bradford, Director of Parks *MB*  
Michael F. Riley, Chief, Park Development Division *MFR*  
Doug Alexander, Project Management Section Supervisor *DA*

**FROM:** Parviz Izadjoo, Project Manager *PI*  
Ellen Masciocchi, Planner *EM*

**SUBJECT:** Facility Plan for Renovation of Evans Parkway Neighborhood Park

**STAFF RECOMMENDATION**

- Approve Facility Plan for renovation of Evans Parkway Neighborhood Park, including cost estimate.
- Approve project for competition in the FY09-14 Capital Improvements Program, at which time the priority and schedule will be determined.

**PROJECT DESCRIPTION**

**Introduction**

The purpose of this project is to prepare a facility plan to renovate Evans Parkway Neighborhood Park (Attachment A – Vicinity Map). The park was originally 5 acres and located on Evans Parkway five hundred feet east of Georgia Avenue. The additional parcels that front Georgia Avenue along the northern edge of the park were purchased in July 2005. The total acreage of the new parcels is 2.46 acres, bringing the total acreage of the park to 7.46 acres.

Evans Parkway Neighborhood Park was built in the 1960's. The site is accessed from Evans Parkway to the South, Cascade Place to the east and Georgia Avenue to the west. The park is located close to a bus stop at Georgia Avenue and Evans Parkway.

The park provides a walk-to facility for the single-family homes surrounding the park as well as nearby apartments on Georgia Avenue. It includes a informal play field, playground, swings, two tennis courts, basketball court, open field at the east end, and the additional property fronting Georgia Avenue which was added to the park by the recent acquisition. Pathways connect the surrounding communities through the park. Concrete lined Wheaton Branch stream bisects the site in the eastern portion of the park.

The park area is characterized as primarily urban and disturbed land. The site in general has a gentle slope of about 1% - 3%. The channelized, intermittent stream that runs through the site is a tributary to Sligo Creek and is referred to as Wheaton Branch. The stream is not channelized from the point where it exits the park. The concrete lined channel is 5 feet deep and 10 feet wide at the bottom with 1.5 to 1 side slopes.

### **Previous improvements**

Earlier in 2006, M-NCPPC and MCDEP collaborated with the community on utilizing excess fill material from the Sligo Creek/Kemp Mill SWM facility upgrade project to re-grade and level the informal play field within the park to improve interim usability and drainage. This area will receive some minor re-grading during the renovation project, but is intended to remain as open space for active, neighborhood play. Utilizing fill material from the County project presented an opportunity for improving the play field, which had deteriorated, becoming uneven and unusable for ball games, while benefiting the County project with a nearby location for constructive use for the fill material. The fill material used on the field was evaluated for quality and appropriateness for topping and establishing fresh turf.

### **Project Funding**

Facility planning represents thirty percent design completion, and results in a proposed design scheme, cost estimate, and determination of regulatory feasibility. The cost of the facility plan was funded through the Facility Planning: Local Parks budget within the Capital Improvements Program.

### **Facility Planning Process**

The goal of the park facility plan is to renovate and refurbish a 40 year-old park. Lardner-Klein Associates was hired as the consultant in November of 2005 to develop the plan. The facility planning process included the following steps:

- Preparation of site survey and geotechnical investigations
- Analysis of existing site conditions, which included several site visits with natural resources staff

- Preparation and approval of Natural Resources Inventory/Forest Stand Delineation
- Meetings with the community including a meeting on March 2, 2006 with the consultant presenting the two alternatives
- Notification to adjacent homeowners and civic associations to show the preferred alternative
- Meetings with WSSC staff
- Meetings with the Park and Planning staff team and consultant including, kick-off meeting, alternatives meeting, interim and final review meetings
- Approval of stormwater management (SWM) concept and Forest Conservation (FCP) Plans
- Approval of floodplain study
- Final staff team approval meeting held on September 5, 2006.

## **PLANNING DOCUMENT RECOMMENDATIONS**

### **Wheaton-Kensington Master Plan**

The 1989 Approved and Adopted Wheaton-Kensington Master Plan supports the purchase of additional parcels of property located to the west of the park along Georgia Avenue. This parcel group was approved as a special exception for the construction of a service organization. The special exception expired and the parcels were purchased in July of 2005. A dedicated right-of-way for Amherst Avenue, which cuts through the westerly portion of the park, will not be built. It will be partially used for the future bikeway SR-20, the Alternative Georgia Avenue Bikeway, recommended in the 2005 Countywide Bikeways Functional Master Plan. SR-20 serves as a parallel alternative to Georgia Avenue, providing an important connection between Wheaton and Forest Glen.

The recommended Facility Plan conforms to the Master Plan Recommendations.

### **2005 Land Preservation, Parks, and Recreation Plan (LPPRP)**

The 2005 Land Preservation, Parks, and Recreation Plan (LPPRP) identifies the need for 2.3 "Youth Multi-Purpose, Rectangular Fields" in the Georgia Avenue Corridor. This field designation is a Park permitted use. As a Neighborhood Park, Evans Parkway does not include a formal ballfield and does not have adequate parking to accommodate one. The facility plan recommendation is for the open play area to be designated as an informal play field, which would not be permitted for formal play.

## **PERMITS AND AGENCY APPROVALS**

### **Natural Resource Inventory/Forest Conservation Plan (NRI/FSD)**

A natural Resource Inventory (NRI) has been prepared which characterizes this site as primarily urban and disturbed land. The existing woodland is about 36,000 square feet and is comprised primarily of Black Locust and saplings of pioneer species. These vegetated areas do not qualify as "Forest". However, there are several specimen trees that are identified and recorded on the NRI/FSD plan. The majority of these trees will be protected and incorporated into the new design of the park. M-NCPPC Environmental Planning staff approved the NRI/FSD Plan on August 24, 2006.

### **Preliminary Forest Conservation Plan**

A preliminary Forest Conservation Plan (FCP) was prepared and submitted to Environmental Planning staff. Adjustments were made to the plan in response to comments from the Environmental Planning staff recommendations. A memorandum recommending approval of the plan with conditions is attached (Attachment B1 – Memorandum on FCP). A companion item and staff report for approval of the FCP is scheduled on the same Board agenda as the Facility Plan.

### **Storm Water Management**

The consultant has received Stormwater Management (SWM) Concept approval for the park renovation utilizing a series of grass swales and sheet flow to provide water quality treatment (Attachment B2 – SWM Concept Approval). Some existing swales will remain in order to avoid impact on mature trees. Other existing swales will be converted to water quality dry swales to enhance treatment. On-site water quantity treatment is not required for the renovation due to the proximity to the Dennis Avenue regional facility downstream. In October 2006, the County Department of Permitting Services (DPS) approved the stormwater management concept plan for the facility plan.

### **Floodplain Study**

A substantial portion of Evans Parkway NP lies within the historic floodplain of the Wheaton Branch tributary to Sligo Creek. One stream course, which runs north to south across the site, is contained within a concrete lined channel, which would be naturalized as part of this project. A second tributary once ran parallel to Evans Parkway and is now contained within a twin 66" RCP storm drain system that drains from Wheaton Plaza. Because each of these water courses drain more than 30 acres, MCDPS requires floodplain studies be performed as part of the development process. In the case of the concrete-lined channel, it is imperative that there is no increase in the 100-year floodplain elevations associated with the naturalization. In the case of the storm drain system, the pipes were not sized to convey the 100-year flows, so there will be rare events when the water will back-

up and pond above the ground surface; however, we do not believe this will be an adverse condition to the development of the park. A Floodplain Study prepared by the consultant was submitted to DPS. The study was approved on December 20, 2006 (Attachment B3 – Floodplain Study Approval).

### **Right-of-Way Issues**

Staff is in the process of re-platting the site to combine the three assessor parcels, five recorded lots at the end of Amherst Avenue, and abandonment of Amherst Avenue, and allow for a uniform right-of-way on the north side of Evans Parkway. The re-platting will also provide a rational park boundary and clarify maintenance responsibilities between M-NCPPC and County.

### **Stream Naturalization**

As part of this renovation, staff recommends a proposal to naturalize a 300 linear foot section of concrete-lined stream that bisects the park and feeds into Wheaton Branch, a tributary to Sligo Creek. The current stream condition presents a distinct barrier between the two sides of the park and is a relic of 1950's stream channeling programs. With the development of natural channel design techniques, it is now feasible to naturalize this stream reach to create a stable condition that will significantly improve the park setting and function as a unified facility. Furthermore, this new stream would serve as a demonstration project for future naturalization efforts within the County and invite greater community interest in watershed improvements in the area.

M-NCPPC has presented this project to the Interagency Wetlands Committee on two occasions and received positive feedback on stream naturalization. The stream naturalization design has been taken to Montgomery County Departments of Environmental Planning (DEP) and Permitting Services (DPS) for permitting requirements. According to DEP and DPS no prior agreement or permitting is required for naturalizing the stream.

The stream naturalization is further discussed in the Facility Plan Elements.

### **DESIGN CONCEPTS**

The consultant developed two alternative designs, "Formal Concept" and "Informal Concept". The designs were based on the "Program of Requirements" (POR) provided by M-NCPPC staff. The alternative designs were reviewed by community residents and further discussed by the staff team. The consultant developed a preferred alternative design, which combined some of the features in both designs.

## **Formal Concept**

The Formal Neighborhood Park Concept emphasizes the following elements:

- Formal, structured, neighborhood size facilities in each major area
- Hard surface neighborhood gathering space at Georgia Avenue
- Maintains the existing size of open grassy areas for informal active uses
- Increase in off-street parking spaces near Georgia Avenue (10 spaces) and at the Western Central Area (10 spaces)
- Pedestrian circulation is routed primarily at the edge of the park with crossovers at major features.

## **Informal Concept**

The Informal Neighborhood Park Concept emphasizes the following elements:

- Softer and more natural character and passive activities
- A sculpture garden and picnic area near Georgia Avenue
- Smaller open play field area to more clearly identify the intended informal use
- Smaller parking areas with additional landscaping
- Pedestrian circulation is more internal to the park and used to link together the various parts of the park, as a network of pathways for walking.

## **Preferred Alternative**

The majority of the residents who attended the March 2, 2006 public meeting and who filled out a questionnaire prefer the informal concept. The preferred alternative (Attachment C – Preferred Alternative) emphasizes a more natural treatment of the park, combines favored features from both alternatives, and makes no change to the tennis courts.

Structured, paved areas are kept to a minimum, instead offering many natural areas such as colorful butterfly and rain gardens, sunny open lawn areas, riparian plantings at the restored stream, and shady woodland and mature tree areas. Several of these design elements are sited along a central open space, lending a sense of structure and order to the overall informal character of the park. This central open space interconnects the individual elements and further serves to improve visibility within the park for the safety of park users.

The softer, more natural character of the preferred plan supports several passive activities such as butterfly or bird watching, however this in no way diminishes the plan's many opportunities for more active play. Extensive walking paths loop throughout the park linking other amenities. Sport facilities are redesigned to cater to less organized use by neighborhood residents and discourage use by serious, organized groups. Parking has been increased and reorganized to accommodate a total of 20 automobiles, including one handicapped space.

The resulting preferred plan is one that balances informality with a subtle formal structure and serves the functional needs of its neighborhood.

The preferred alternative was sent to citizens in October 2006. The mailing included a rendered version of the preferred alternative as well as notification of the Planning Board meeting to review the Facility Plan. Residents called or e-mailed their comments on the plan.

## **FACILITY PLAN ELEMENTS**

### **Georgia Avenue Parcel**

This newly acquired parcel is located at Georgia Avenue and Evans Parkway and forms the western most boundary of the park. With its prominent location, the design for this area will form the visual identity for the park as viewed from Georgia Avenue. The parcel is currently vacant. Design components for this area of the park include:

- **Public Arts Trust:** The Montgomery County Public Arts Trust supports Evans Parkway Neighborhood Park as a location for public art. The Public Arts Trust would provide funds for the artist's design fees. Based on the recommendation of the Public Arts Trust, a line item of \$60,000 is included in the Capital Improvements Program cost estimate for the purchase and installation of artwork. The best location for artwork in the park is likely to be in the western end of the park closest to Georgia Avenue. This location would help to identify the park as public pass-by on Georgia Avenue.
- **Sidewalk on Georgia Avenue:** The sidewalk along Georgia Avenue immediately behind the barrier curb is widened to approximately 10-feet to accommodate pedestrians crossing the park on Georgia Avenue to access the nearby bus stop. Sidewalk paving material along Georgia Avenue will be coordinated with the Georgia Avenue streetscape plan.
- **Tree Grove:** Multiple rows of tree plantings are proposed to line the park along Georgia Avenue and the extreme western end of Evans Parkway. The trees effectively enclose the park, buffering views out to busy Georgia Avenue from within the park while maintaining necessary sight lines into the park for safety. When viewed from Georgia Avenue, one may see beneath the tree canopies through to the open lawn area, walking paths, and butterfly gardens.

- **Butterfly Garden:** Moving east from the tree grove plantings is an open flat lawn area flanked by a butterfly garden and surrounded by one of the walking path loops. The butterfly garden serves to diversify the plant species found in the park with the added bonus of attracting and retaining butterflies.
- **Arbor/Trellis and “Wheeled” Area:** East of the butterfly garden, two wooden trellises span across the walking path and mark the entrance into the “wheeled area.” The trellises are approximately 25-ft long by 8-ft wide each and can be covered in flowering vines planted in the adjacent butterfly garden. The wheeled area is a flat, open, smoothly paved area designed for use by pre-teenagers and other novice riders just learning to ride bicycles, tricycles, skateboards, or inline skates. However, this space may also be used for a number of other activities. This facility was the suggestion of an Evans Parkway Neighborhood resident and proposed at the public meeting. Bench seating is provided at the edge of the paved area. Grassed mounds with trees are located north and south of the paved area to allow visibility into the wheeled area, but clearly separate the area from the park’s pathway system.
- **Existing woodland:** All dead, dying, and hazardous trees and all invasive plant species will be removed from the existing woodland located in the park just south of Amherst Avenue. Since most of the vegetation existing in the woodland falls into this category, the woodland should be considered a total rehabilitation. Two separate large woodland masses will be replanted to replace the existing woodland and a flat open grass area will be established to provide clear sight lines through the park from western end of the park through to the more active, central area of the park.
- **Signage:** Signage will be added to identify the park and mark its formal entrances.

### Central open space

The central open space currently provides the most opportunity for the active play in the park. Opportunities for active play remain in this general location in the preferred park plan with some amendments as described below.

- **Multi-purpose practice field:** Multi-purpose practice fields and informal lawn play areas will be accommodated in the flat open grass area labeled “open multi-use field” in the plan. This open grass area forms the link between the court sports to the east and the relocated playground to the west.
- **Basketball Court:** The existing basketball court will be removed and replaced with two, half-sized courts. The half-size courts will be centrally located in the park southwest of the tennis courts. The community strongly



advocated for this recommendation, as the existing court is too close to neighboring homes, is in disrepair and must be reconstructed, and the half-size configuration will discourage older youth and adults from co-opting the courts.

- **Tennis Courts:** The existing tennis courts will remain. Clear visibility of the tennis and basketball court areas will be maintained. Existing large trees will be supplemented with new medium to large-sized trees to soften these views into the tennis courts.
- **Drinking Fountain:** A drinking fountain will be located on the east side of the open field area between the two basketball courts.
- **Play Equipment:** The existing swings and play structure will be relocated to a dedicated playground area located in the southwestern corner of open multi-use field. This placement separates the play area from the more mature court sport areas and ensures clear visibility into the playground from Evans Parkway and other areas in the park.
- **Gazebo:** A small gazebo will be located adjacent to the new playground providing shaded seating for playground users.
- **Loop Path:** Members of the community endorsed the addition of this feature. Loop paths have proven to be a popular feature for local parks.
- **Signage:** Signage will be added to identify the park and mark its formal entrances.

### **Naturalized Wheaton Branch Channel**

Wheaton Branch tributary to Sligo Creek is currently confined to a straight concrete lined channel as it crosses the park from north to south. The design concept for the Wheaton Branch portion of the plan is to restore the stream to a more natural state, returning its currently paved channel to a more natural alignment complete with riparian edge plantings.

Restoration of the stream channel requires widening of the existing channel. Mature trees currently exist on either side of the existing Wheaton Branch alignment. Field analysis by M-NCPPC staff determined that trees on the east side of the current stream channel were healthy, desirable tree species and should be preserved in the stream restoration project.

A 15-inch sanitary sewer pipe currently follows the line of stream, crossing the channel once. WSSC records indicate this pipe is well below the channel invert and the stream channel design will include protective measures to avoid down cutting in this area.

The stream channel effectively bisects the park, running from Bucknell Drive southward to Etna Place. A very narrow bridge currently provides access between the two sides of the park, but is not ADA accessible.

The restoration design of the stream must accommodate location of a wider, more prominent and accessible stream crossing to visually and physically link the two sides of the neighborhood park. The restoration design incorporates rock cross vanes and pools to handle the fluctuating, and at times intense, flows the stream receives. The restored stream channel will be slightly curved to decrease slope and mimic a more natural stream alignment. A narrow, meandering low flow channel will be contained within the wider channel to handle the smaller, more frequent flows. At the upstream end, a cut-off wall will be installed to ensure the remaining flume does not scour, while at the downstream end, the flow back will be transitioned into the existing culvert.

The dynamic character of the stream presents a useful educational opportunity for park users. An 8-foot wide boardwalk is proposed that links the eastern, upper field area with the rest of the park. To avoid locating any of the boardwalk's footers in the stream channel, the boardwalk will include a pre-fabricated structure approximately 40-feet long to span the wider stream channel. The boardwalk includes bench seating for observing the sights and sounds of the restored stream and interpretive panels to explain not only the stream and stormwater processes, but also of the riparian plant communities proposed for the stream corridor.

The stream naturalization effort will take significant measures to ensure a stable stream channel within M-NCPPC property and secure transitions at the upstream and downstream ends. The Consultant has modeled the pre and post conditions to ensure no additional flooding would occur after construction. The only portions of the stream to be altered would be within M-NCPPC property, and it is not anticipated that cleaning and maintenance of the remaining facilities upstream and downstream of the property will be required as a result of this project. M-NCPPC would take steps to protect the remaining infrastructure as part of design and construction and make any repairs caused by the work.

### **Eastern Open Space**

Few changes are proposed in this portion of the park, as the desired character for this area is to keep it as is. Currently it is an open field area and offers an overlook of the park from the northeast corner. Proposed features for this area include:

- Addition of a pathway loop surrounding the open grass area with bench seating along the loop and at overlook area
- Provision of pedestrian access points into the park from Bucknell Drive and Cascade Place and access to the new boardwalk at the restoration area

- Augmentation of existing plant screening along the northern edge of the park
- Establishment of riparian edge plantings at the western edge of open space at the stream restoration area
- Signage will be added to identify the park and mark its formal entrances.

### **Circulation and parking**

The preferred plan provides a total of 20 parking spaces, doubling the amount of parking currently available at the park. There are 10 parking spaces proposed along Evans Parkway near Georgia Avenue in "parallel parking" configuration. Another 10 spaces are proposed in the small parking lot across from the proposed basketball court. Steel-backed timber guardrails will be located along Evans Parkway to discourage pull-off parking on the grassed shoulders. Two bicycle racks will be located in the park.

## **COMMUNITY OUTREACH AND STAFF TEAM INVOLVEMENT**

### **Community Meetings**

Two community meetings were held in October and December of 2003 before the consultant was hired for the project. The meetings were held to address interim improvements to the park pending the future renovation. The first was to discuss the program of requirements (POR) for the renovation of the park and the second was to discuss Crime Prevention in the community. Another community meeting was held in December 2004 to discuss the fill and re-grading of the undulating open play field space.

During the facility planning process, a community meeting was held on March 2, 2006, where the two alternatives for the facility plan for the park were presented with a PowerPoint presentation. Approximately fifty people attended. The consultant described each of the alternatives in depth and then opened up discussion from the citizens. The residents preferred the informal concept. The preferred alternative was further developed based on the comments from community members and M-NCPPC staff.

### **Mailings**

Staff kept the neighborhood informed of the project progress through both regular post and electronic mail. In February 2006, a package was sent to citizens living on the streets surrounding the park, along with an email requesting their presence at the March 2, 2006 public meeting to discuss the two alternatives. The mailings included color renderings of the two concepts being considered for the park, and contact information. In October 2006, the completed facility plan was mailed to the surrounding community for review and final comment. The community also received notification of the Planning Board meeting for the facility plan approval.

## **Staff Team Meetings**

The staff team was formed at the beginning of this project. The Team includes staff members from Park Development, County Wide Planning, Community Based Planning, Central Maintenance, Southern Region, Natural Resources, and Park Police. A preliminary meeting was held January 21, 2005 on site with Park staff to discuss any updates to the POR. The final POR was developed based on input received from the community and M-NCPPC staff team.

The kick-off meeting was held with the consultant and staff team participation on November 21, 2005. Additional staff team meetings took place on December 19 in 2005, and January 23, April 5, and September 5 in 2006.

## **COSTS**

### **Design and Construction**

The consultant prepared a detailed cost estimate for the design and construction of the renovations to Evans Parkway Neighborhood Park, which is included in the consultant's Facility Plan Report (Attachment D – Facility Plan Report). The cost for design and construction of the park is \$3,375,496. A summary of the estimated cost to complete the improvements follows at the end of this section.

Staff recommends that the park construction be planned to occur in one phase. The community has raised the issue of possible phasing of the project. The consultant identified several phases that are discussed within the Facility Plan Report. At the present time, Region staff is working to clear out brush and fallen logs from the small, forested area in the west central portion of the park acquired as part of the recent purchase. In conjunction with this largely maintenance activity, staff is also considering planting a small number of trees from Pope Farm. In addition, the Christmas tree rental on the Georgia Avenue frontage will cease following the coming holiday season and staff will take steps to restore this area to an open field,

### **Operating Budget Impact (OBI)**

The OBI impact will be relatively minor for this project since it is a renovation. The new elements added to the park will be the "wheeled area", the gazebo, the interior parking lot, loop path, bicycle connection, trellis over walking path, guardrail, butterfly garden, rain garden and additional landscaping. The last three elements listed will require some additional maintenance. OBI will be presented as part of the Project Description Form (PDF) during deliberations on the CIP in the summer of 2007.

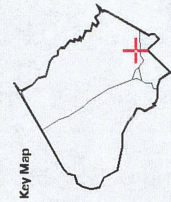
**Evans Parkway Facility Plan Cost Estimate**  
October, 2005

ITEM NO.	ITEM	TOTAL COST
1	<b>SITE PREPARATION &amp; DEMOLITION</b>	<b>\$122,800.00</b>
2	<b>EARTH WORK</b>	<b>\$32,000.00</b>
3	<b>STORM WATER MANAGEMENT</b>	<b>\$33,700.00</b>
4	<b>UTILITIES</b>	<b>\$25,000.00</b>
5	<b>VEHICULAR PAVEMENT</b>	<b>\$120,500.00</b>
6	<b>PEDESTRIAN PAVEMENT &amp; HARDSCAPE</b>	<b>\$194,500.00</b>
7	<b>RECREATION FACILITIES</b>	<b>\$90,550.00</b>
8	<b>STRUCTURES</b>	<b>\$67,000.00</b>
10	<b>SITE AMENITIES &amp; FURNISHINGS</b>	<b>\$138,700.00</b>
11	<b>LANDSCAPING</b> (Does not include landscaping for Stream Restoration)	<b>\$644,920.00</b>
12	<b>STREAM RESTORATION</b>	<b>\$415,250.00</b>
13	<b>STREAM CROSSING</b>	<b>\$186,800.00</b>
14	<b>AS-BUILT DRAWINGS</b>	<b>\$25,000.00</b>
15	<b>SEDEMENT &amp; EROSION CONTROL</b> (6% of construction subtotal)	<b>\$125,803.00</b>
16	<b>SANITARY SEWER RELOCATION CONTINGENCY</b> (if pipe is to be relocated))	<b>\$33,500.00</b>
17	<b>CONSTRUCTION CONTINGENCY</b> (30% of construction subtotal)	<b>\$629,016.00</b>
18	<b>CONSTRUCTION TOTAL</b>	<b>\$2,885,039.00</b>
19	<b>DESIGN CONTRACT WITH CONTINGENCY</b> (10% of construction total)	<b>\$288,504.00</b>
20	<b>STAFF CHARGEBACKS FOR DESIGN</b> (20% of design contract with contingency)	<b>\$57,700.00</b>
21	<b>CONSTRUCTION MANAGEMENT &amp; INSPECTIONS</b> (5% of Construction Total)	<b>\$144,252.00</b>
	<b>TOTAL PROJECT COST</b>	<b>\$3,375,496.00</b>

## **ATTACHMENTS**

- A - Vicinity Map
- B1 - Memorandum on Forest Conservation Plan
- B2- SWM Concept Approval
- B3 - Floodplain Study Approval
- C - Preferred Alternative
- D - Facility Plan Report





**NOTICE**

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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MADRI AND NATIONAL CAPITAL PARKS AND PLANNING COMMISSION

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# Evans Parkway Neighborhood Park

## Vicinity Map



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Ellen Masciocchi, Park Planning and Development  
SUBJECT: Evans Parkway Neighborhood Park Facility Plan  
Date Received: 9/25/06

NRI/FSD # 4-02054

The subject Tree Save Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

## SUBMISSION ADEQUACY

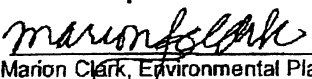
☒ Adequate as submitted

## RECOMMENDATIONS

☒ Revise according to the comments specified below.

☒ Comments:

1. Please make certain afforestation areas on plan are a minimum 50' wide, these look to be narrower.
2. Submit the final Forest Conservation Plan after Planning Board approvals. The Final FCP corresponding construction documents should show root pruning locations and tree protection fencing on the plan. It should also resolve location of off site forest mitigation. I am checking with Legal about whether Forest Conservation Easements are required.

APPROVED BY:   
Marion Clark, Environmental Planning

DATE: 16 October 2006

cc: Valerie Mosely, Lardner/Klein (for the applicant) fax: 703.739.0973





## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

October 13, 2006

Robert C. Hubbard  
Director

Ms. M. Valerie Mosley  
Lardner/Klein Landscape Architects, P.C.  
815 North Royal Street, Suite 200  
Alexandria, VA 22314-1778

Re: Stormwater Management **CONCEPT** Request  
for Evans Parkway Neighborhood Park  
SM File #: 227574  
Tract Size/Zone: 7.4 acres/R-60  
Total Concept Area: 7.4 acres  
Lots/Block: 1-5  
Parcel(s): 452,450,500  
Watershed: Sligo Creek

Dear Ms. Mosley:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via nonstructural methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling. Applying topsoil per the County specification will encourage percolation of stormwater and reduce the amount of fertilizer and pesticide needed to maintain the turf.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. A Floodplain Study is required for this site. Any changes to the plan required by the approved floodplain study may be cause to require a new stormwater management concept review.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

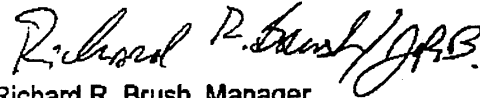
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush" with a stylized flourish at the end.

Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN227574

cc: C. Conlon  
S. Federline  
SM File # 227574

QN -onsite; Acres: 7.4  
QL - onsite; Acres: 7.4  
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Shahriar Amiri  
Acting Director

December 20, 2006

Richard Sobbott  
Daniel Consultants, Inc.  
8950 Route 108 East, Suite 229  
Columbia, Maryland 21045

Re: Floodplain Study for the Evans Parkway  
Neighborhood Park, Silver Spring, Maryland  
Floodplain Application Number: 229134  
SM Concept No: 227574  
Watershed: Sligo Creek

Dear Mr. Sobbott:

The Department of Permitting Services (DPS) has reviewed the 100-year floodplain study, dated September 25, 2006, and the additional information received December 18, 2006 for the above referenced project and found it is acceptable. The study is hereby approved. The 100-year floodplain delineation established by the analysis and its associated 25-ft. building restriction line must be shown on the plat prior to recordation. Any disturbance within 25 feet of the 100-year floodplain limits will require a Floodplain District Permit (FPDP).

Please provide this office with a copy of the Hec-Ras study data (for the double 66-inch RCP Bypass Flow) on a 3-1/2 inch data diskette. If you need additional information, feel free to contact Granville Campbell of this office at (240)-777-6341.

Sincerely,

Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

GLC: Fp229134.EvansPkwy.doc

CC: Parviz Izadjoo, MNCPPC  
Granville Campbell, DPS  
FP Study File: 229134  
SM File: 227574 /Nadine Piontko

