



Seneca Crossing Local Park Facility, Forest Conservation Plan, PP2012001



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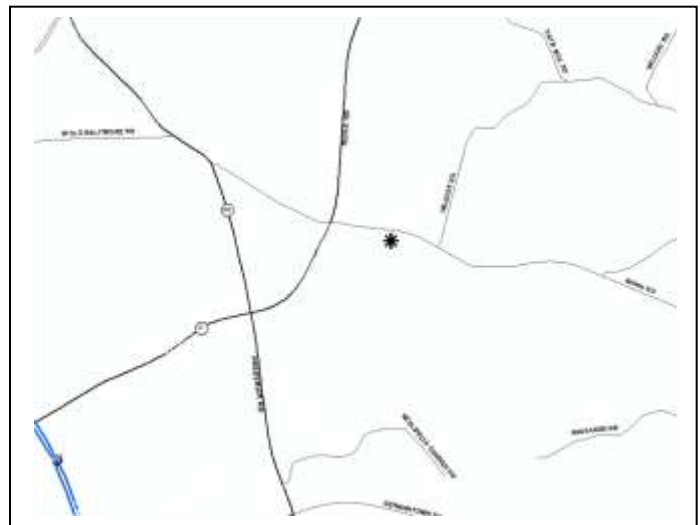
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description

Seneca Crossing Local Park

A: **Forest Conservation Plan PP201201: Seneca Crossing Local Park** ; Located on the south side of Brink Road just east of Ridge Road, Germantown Master Plan area. NRI/FSD: 420101010 Approved 3/16/2010

Staff Recommendation: Approval with Condition



summary

There are two items for Planning Board review for the Seneca Creek Local Park: the Park Facility Plan and the Preliminary Forest Conservation Plan (FCP). This memorandum covers Staff's review and recommendations on the Forest Conservation Plan.

RECOMMENDATION

Staff recommends approval of the Forest Conservation Plan with the following condition:

1. Provide a Final Forest Conservation Plan for review and approval prior to any land disturbance.

DISCUSSION

The proposed Seneca Crossing Local Park is approximately 28-acre site comprised of parcels E and F, zoned RE2/TDR. The site is located south of Brink Road just east of Ridge Road on the north side of Germantown.

The site is located high on the landscape of the Great Seneca Creek watershed (Use I waters). Apart from a stormwater management facility on the south side of the park there are no stream or wetland features on this site. A 2.19 acre area of forest, which was planted as part of a previous development plan, exists on the northwest corner of the site.



Figure 1: 2009 Aerial Photograph of Site

ANALYSIS

The proposed plan is to construct new areas of active recreation. Fields, recreation facilities and parking areas will be located on the hilltops. In addition to preserving the existing forest, the Department of Parks plans to plant 1.98 acres of forest along the southern slopes to meet forest conservation requirements. They plan to supplement this planting with another 3.64 acres to provide a forested buffer between the park and the existing community.

Areas of forest retention and planting on parkland are not placed into conservation easement but are protected as per the approved plan and assumed protected by ownership, the parkland being owned by the Maryland-National Capital Park and Planning Commission.

The Board's actions on the Preliminary Forest Conservation Plan (PFCP) are regulatory and binding. The Planning Board must act on the PFCP before it finalizes its recommendations on the Park Plan.

The Germantown Master Plan designates this site as part of the Germantown greenbelt. This plan helps to meet the goal of providing an effective visual and physical border which establishes the edges of the Germantown Community. Although at only 500-ft wide (the narrowest part of the Greenbelt) this section has not been successful in preventing sewer and water extensions through this area to institutional facilities across Brink Road.

CONCLUSION

Staff finds the application complies with Chapter 22A by preserving all forested areas and by planting forest in excess of required standards. Staff recommends that the Planning Board approve the Preliminary Forest Conservation Plan with the condition cited above.