

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Department of Park and Planning, Montgomery County, Maryland
9500 Brunett Avenue • Silver Spring, Maryland 20901

January 18, 2002

AGENDA DATE: January 24, 2002

M E M O R A N D U M

TO: The Montgomery County Planning Board

FROM: Jerry Bush, Administrative Supervisor *JB*

SUBJECT: White Oak Golf Course Improvements - Preferred Concept Plan

STAFF RECOMMENDATION: Approval of preferred concept plan for future improvements to the White Oak Golf Course

Executive Summary

Commission consultants have finished their work on an abbreviated facility planning process (feasibility study) for proposed improvements at White Oak Golf Course. Staff and consultants will be presenting the preferred concept plan for Board review and approval on January 24th.

Two broad concepts for development of the golf course were presented to the public and the Planning Board during July 2001. The concerns expressed at these meetings focused on entrance issues, clubhouse location, proposed lighting for the practice range, the proximity to private residences along the south property line of the Research Center of an expanded section of the golf course, and possible impacts of the golf course improvements on Hillandale Local Park. Planning efforts since July have strived to address these issues.

The current concept plan to be reviewed by the Board includes: a downsized practice range and realigned holes to increase the wooded buffer between the golf course and the residences along the south property line of the Research Center; an entrance to the course through Hillandale Local Park that avoids any impacts to the facilities in the park; and a preferred clubhouse location with parking near the practice range

Staff is seeking Planning Board approval of the plan and approval to move forward to complete facility planning on this project in order to obtain a more accurate cost estimate for budget purposes.

List of Attachments

- Attachment 1: FWA Report
- Attachment 2: Letter - Maryland Department of Housing and Community Development
- Attachment 3: Enterprise Fund - Schedule of Net Cash Flows

Background

In 1995, the closure of the former Naval Service Warfare Center ("NSWC") on New Hampshire Avenue, in White Oak, Maryland, was announced as part of the Federal Government's base closure and relocation program (see vicinity map as part of **Attachment 1**). The property, comprising 730 acres, included a nine-hole golf course which served as a buffer area to the former Naval activities at the installation. The golf course was developed by an employees group in the 1950's, and was operated and maintained by the group for the exclusive use of their members. The employees group relinquished their control of the course effective January 1, 1997.

The Department of the Navy ("Navy") granted the Maryland-National Capital Park and Planning Commission ("Commission") a temporary license to operate the golf course, and the course was opened to the public in July, 1997. Administrative jurisdiction of the NSWC transferred from the Navy to the General Services Administration ("GSA") on October 18, 1997. On July 1, 1998, the Commission and GSA entered into a Service Contract for the Commission's continued operation and management of the golf course. The term of the Service Contract expired on October 31, 2000. The Commission is currently negotiating with GSA for a short-term lease to continue operating the course during the planning process for long-term improvements to the course.

Upon transfer of the NSWC from the Navy to GSA, the property became known as the Federal Research Center at White Oak ("the Center"). 130 acres of the Center toward the front of the property will be used for the long-planned consolidation of the Food and Drug Administration ("FDA") operations at one primary location. Budget appropriations permitting, the phased construction of the FDA campus will be completed in 2009. It is expected that more than 6,200 FDA employees will eventually work at this site.

As currently planned, the FDA campus will be served by two entrance roads off New Hampshire Avenue. A third entrance from the Prince Georges County side of the Center is anticipated, but planning for this entrance is still preliminary. The two entrances off New Hampshire Avenue will be an improved Mahan Road (the existing main entrance) and a re-

located Michelson Road to the north of Mahan. Michelson will be relocated across from Northwest Drive and will make an immediate swing to the north after entering the Center in order to minimize the impact on the amount of land available to the golf course.

The current golf course property boundary generally follows the line established for the huffer area, which was available to the Navy employees group. However, the current maintenance area occupies a site at the north end of the golf course that was formerly used for base housing (see existing site conditions in **Attachment 1**). The golf course plays to about 2,400 yards. Former hole #4, which was established by the employees group due to ball overflight problems at Michelson Road, is currently used as a practice range for instructional programs, specifically youth golf initiatives. Miller Hall, which served as a social hall for the golf course and NSWC functions, now serves as the clubhouse for the course. All-weather hose bibs near the tee/green complexes provide the only irrigation for the course. Turf conditions are not to the standards of a regular course, though staff has done an excellent job maintaining and improving the conditions of tees, greens, and fairways under less than ideal conditions.

Due to the nature of the FDA project and the infrastructure improvements required to accommodate FDA, an extensive reconstruction of the golf course will be necessary to re-route the course and replace facilities and infrastructure to accommodate that re-routing. Reconstruction would be desirable in any case to enhance the turf conditions, features, and playability of the course, and to add desirable amenities including a practice range and short game area (learning center), expanded clubhouse and parking, and cart paths.

Based on the proposed footprint for the FDA campus, GSA has provided the Commission a new golf course boundary line which generally preserves the buffer and provides approximately 79 acres for golf course activities; roughly the same acreage currently available to the Commission, but not in the same configuration. Since the boundary line incorporates Mahan Road and a State of Maryland easement along New Hampshire Avenue, the useable acreage available to the Commission is something less than 79 acres. Further affecting the acreage available to the Commission is the planned widening of New Hampshire Avenue that will encroach on the course perhaps as much as 75 feet.

The Commission has received tentative approval from GSA for an additional 27 acre parcel of land for the golf course on the south side of the Center and contiguous to the present golf course premises. This additional land is crucial in being able to incorporate the aforementioned learning center while achieving a desirable length for the golf course (see below).

Golf Course Features & Design

The oft-stated vision for this course is to offer a quality nine-hole facility that:

- offers programming and amenities targeted at meeting the special needs of the beginning or novice golfer and individuals who are unable or unwilling to golf at the average public or private course. These target groups include youth, seniors, women, and individuals with disabilities
- will appeal to golfers from other target markets that play regularly but occasionally appreciate a more relaxed atmosphere or have a limited amount of time in which to hit a few balls or play a quick round. These groups include the established following of golfers at White Oak and the eventual FDA employees.
- is designed to accommodate The First Tee or other comparable youth golf program.

To achieve this vision, to broaden the appeal of this golf course, and to enhance its ability to generate revenue, there are several design features or criteria which are deemed essential or desirable. Maintenance facilities, full irrigation, and other support facilities or infrastructure are considered givens in any golf course improvement project and are therefore excluded from this list.

- A practice range and short game area (learning center).
 - Necessary for conducting any type of lesson program including a comprehensive youth golf program.
 - Desirable in terms of enhancing the revenue potential and net operating income from the course.
- A total length from the back tees approaching 3,000 yards.
 - Desirable (even necessary) in order to enhance the golf course's appeal for the more seasoned golfer who wants more distance off the tee and wants to be able to use the full range of clubs in his/her bag.
- Multiple forward tees.
 - Necessary for conducting a youth golf program.
 - Desirable in terms of enhancing the appeal of the course for golfers of all abilities and skill levels.

- Golf carts (some specially equipped) and cart paths, accessible tees and greens, and some accessible sand bunkers for disabled access and play.
 - Necessary to make this a fully accessible course for persons with physical disabilities.
 - Golf carts and tee-to-green paths desirable for generating revenue flow to the course.

- Meeting/assembly space in the clubhouse.
 - Necessary for conducting youth golf programs.
 - Desirable for conducting golf outings or other golf related functions at the course or as rental space.

- Full-service clubhouse with pro shop and snack bar, offices, and restrooms.
 - Necessary for greeting and hosting customers and conducting the business of the golf course.
 - Pro shop and snack bar desirable for enhancing the appeal of the course and generating additional revenue from course operations.

Desirable (but not necessarily essential) additional items would be covered and heated tees and low-level lighting for the practice range to provide for expanded hours and seasons of operation and increased revenue potential. Understandably, there are community concerns related to the lighting, but many people have remained open to the idea of the low impact lighting currently in use on a number of driving ranges across the country. However, lighting remains an unresolved issue with the community and requires further investigation and discussion during the next phase of the planning process (facility planning).

The degree to which the Commission can accomplish all of these design objectives will have a direct bearing on the marketability of this course and the resultant revenue potential. In particular, the practice range and how it is designed and outfitted is the single most significant component of the proposed design in achieving the vision for this course and in helping to ensure its financial viability.

The Planning Process

Early last year, the Commission contracted with Frederick Ward Associates, Inc. (FWA) to perform an abbreviated facility plan for the proposed improvements to White Oak Golf Course. FWA partnered with Hurdzan-Fry, a golf course design firm under separate contract

with the Commission. FWA's final report and concept design to be presented on January 24th can be found in **Attachment 1**.

The consultant team was instructed to look at two primary design alternatives for the golf course: one which positioned the clubhouse and golf course parking on GSA property near the proposed location for the practice range, and the other which located the clubhouse and associated parking on Hillandale Local Park, adjacent to the golf course. Both design alternatives were to reflect the golf course entrance on Hillandale Park.

Two such design alternatives with the above clubhouse locations were presented to the public at a public information meeting on July 16, 2001. However, the design alternative with the clubhouse positioned on GSA property (Alternative 2) showed a newly proposed entrance to the golf course on GSA property across from Cresthaven Drive. A summary of the public meeting comments regarding these two design concepts and the golf course plans in general can be found in the consultant's report - **Attachment 1**.

The public comments voiced at the July 16th public meeting, and at a subsequent Planning Board briefing on the golf course plans, generally supported the idea of positioning the clubhouse on GSA property (Alternative 2) and using the FDA entrance for access to the course, thus avoiding any impact to Hillandale Local Park. GSA staff comments at the public information meeting favored the alternative that kept the clubhouse and golf course entrance (as well as the maintenance facility) off GSA property entirely. However, GSA staff left open the possibility of the bringing the golf course entrance through FDA, should the clubhouse be positioned in the location preferred by the public and the Commission, next to the practice range. The Cresthaven Drive entrance garnered little support from either side.

Additional concerns expressed by the public included the closeness of some holes to adjacent residences and the possible impact of driving range lighting.

Over the next few months, the Commission and GSA discussed at length competing issues with respect to the location of the golf course entrance, clubhouse, and parking. Heightened security concerns as a result of the September 11th tragedy reinforced early GSA and FDA opinions that the FDA entrance could not be used for access to the golf course, despite GSA staff comments to the contrary on July 16th. These same security considerations also seemed to galvanize GSA's concerns about the proposed clubhouse location and parking on GSA property in close proximity to the FDA campus.

However, both agencies were able to reach conceptual agreement in December on a design that preserves the clubhouse and golf course parking on GSA property near the practice range, but in a more removed location from the FDA facilities. The agreed-upon access road into the golf course uses the current entrance to Hillandale Local Park but follows a modified alignment through the park and across GSA property that leaves the existing park facilities untouched and, like the clubhouse and parking, remains a comfortable distance from FDA.

To address community concerns about golf holes too close to private residences along the south boundary of the Center, the driving range has been downsized and shifted to allow a more generous area in which to route the holes while preserving an adequate buffer between the fairways and the backyards of the adjoining neighbors. Some re-routing of the golf holes has been necessary to provide this additional buffer, address environmental issues, and adjust for changes in the clubhouse and entrance location.

Staff believes that the resultant design concept, presented herein for Planning Board review and approval, meets the Commission's vision for the golf course, minimizes or avoids unnecessary impacts on the adjacent communities, acts in concert with and complements the proposed FDA development plan, and responds to community interests and objectives for this project. However, further investigation as part of a full facility planning process will be necessary in order to refine the details of this plan and to be able to represent it, or a modification thereof, as a fully buildable project with an accurate, defensible cost estimate.

Facility Planning

On January 10th, the Planning Board approved a CIP funding transfer of \$229,300 to the Facility Planning Non-Local PDF to complete facility planning for the White Oak Golf Course improvements and arrive at a firm cost estimate for detailed design and construction. This transfer was accomplished by redirecting unspent funding from four existing Enterprise PDFs that were pending closeout or contained insufficient funding to accomplish desired projects at the respective facilities. Facility planning will take the design detail on the golf course improvements to approximately 35% completion as opposed to the 15% detail currently available as a result of the feasibility study.

Much has been accomplished thus far in investigating the feasibility of this project as evidenced by the attached consultants report with the CATEX (Automatic Categorical Exclusions Assessment) report, which was prepared in response to GSA's required compliance with the National Environmental Policy Act (NEPA) for projects on Federal property. However, significant work remains in determining: stormwater management and utility requirements; building programs and design; other infrastructure requirements; and a myriad of design details related to the approved concept plan. Additional work will also be required to satisfy NEPA requirements as well as Section 106 requirements for sites of historical significance. See attached letter (**Attachment 2**) from the Maryland Department of Housing and Community Development regarding a prehistoric archeological site on the golf course premises.

Staff will begin immediately to secure a consultant team to complete the facility planning process.

Project Timing and Funding Issues

As emphasized over the past several months, timing remains a critical element of this project, driven primarily by the progress of the FDA consolidation and associated road improvements. The continued operation of the course in its current configuration will be significantly affected by the scheduled widening of New Hampshire Avenue, and the improvements to Michelson and Mahan Roads. Construction on the New Hampshire Avenue improvements is scheduled to begin in 2003. GSA construction on Michelson and Mahan Roads and the FDA internal road network could be delayed until 2004 or later, but the exact timing on this work remains somewhat unclear at this time.

Should the State Highway Administration (SHA) move forward as planned on New Hampshire Avenue improvements and GSA move sooner than later on road improvements on the Center, golf course operations will be terminated, by necessity, until such time as permanent improvements can be made to the course. Ideally, the Commission would move forward on an expedited schedule to secure funding for the golf course improvements and negotiate a long-term lease with GSA which identifies the boundaries of the lease premises. This would allow the Commission to construct the improvements roughly on the same schedule as the roadway improvements or perhaps prior to these improvements should construction be delayed by either SHA or GSA.

Hand in hand with the issue of timing is the matter of funding for this project. Currently, the only available funding is for facility planning. Near-term capacity in the Enterprise Fund to design and construct this project with cash receipts is non-existent due to the two recently completed ice rink projects and the phased implementation of a new policy to increase the minimum cash balance in the Enterprise Fund. See **Attachment 3** (Enterprise Fund Schedule of Net Cash Flows), Line 19, for the uncommitted cash balance available for project funding through FY08. Preliminary costs estimates for this project, can be found in the consultants report in **Attachment 1**.

Also, in consideration of the yearly debt service obligations of the Fund (approximately \$1.6 million/year), further indebtedness would be risky and would almost certainly require overwhelming evidence that this golf course could support its own debt, which is an unlikely scenario.

Staff previously recommended a funding scenario for this project that would have used available Enterprise funding, by way of a supplemental appropriation, to complete facility planning and go directly into detailed design. Staff now believes that the completion of facility planning, including the determination of a firm, defensible cost estimate for design and construction of the proposed improvements, will be necessary prior to seeking non-Enterprise funding for this project in a very tight and competitive budget environment.

Summary

Staff recommends approval of the preferred concept plan with the caveat that staff will return upon completion of facility planning to address any concerns or unresolved issues in the minds of the Board or the public with respect to the current plan.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FINAL REPORT
FOR
WHITE OAK GOLF COURSE FEASIBILITY PLAN

JANUARY 18, 2002

1. Introduction

The White Oak Golf Course project involves the reconstruction of the existing golf course, which is necessitated by the realignment of the White Oak Naval Research facility for proposed use by FDA. This proposed construction, as well as the proposed widening of New Hampshire Ave, reduces land available for the course along New Hampshire Ave, on the north side in the vicinity of the relocated Michelson Road entrance to the facility and in the area near the existing club house. Approximately 27 acres will be added to the course property along the southeast side. The project consists of reconstruction of the course, relocation of the clubhouse and maintenance facility, construction of a new entrance for the course and construction of a learning center consisting of a practice range and short game practice area with putting green.

Frederick Ward Associates, Inc. (FWA) was hired by M-NCPPC to develop the facility plan for the golf course reconstruction. The team members for FWA include Craig Ward, PE, AICP, Senior Vice President, Bruce Beasman, PE, Project Manager, Kevin Small, RLA, Landscape Architect and Planner, Robert Jones, Environmental Scientist and Scott McGovern, AIA, Architect. Also included in the FWA team is Mammen Daniel of Daniel Consultants, Inc., traffic consultant. Mr. David Whelchel, Golf Course Architect with Hurdzan/Fry, Inc. is under separate contract with M-NCPPC to perform golf course design. Mr. Jerry Bush is the Project Manager for M-NCPPC Enterprise Division.

Frederick Ward Associates, Inc. assembled base information on the property boundary, performed topographic surveys of the site, performed an environmental investigation to determine land uses, delineated non-tidal wetlands and other regulated areas, located specimen trees on the site and compiled the environmental features map. FWA then worked with golf course architect Whelchel and developed two alternatives for the project. These alternatives actually consist of three primary elements which can be interchanged between the alternatives should this eventually be desired. Alternate One uses the existing entrance to Hillandale Local Park and locates the clubhouse on the Hillandale property in the vicinity of the existing recreation center. Alternate Two creates a new entrance from New Hampshire Avenue across from Cresthaven Drive and locates the clubhouse on the GSA lease parcel.

2. Proposed Project Program

A. Golf Course

Any golf course project and resulting golf course is only as good as the vision of the owner of that golf course. Realizing that sounds very simplistic makes golf course design all the more intriguing and when completed, quite fulfilling, because the basic reason for creating a golf course is to provide a venue where thousands of golfers of all ages can enjoy the great outdoors in the venue of the greatest game going. Golf is a game of integrity in which the golfer is charged with the responsibility of policing his own game and calling any penalties that might be incurred *upon himself*. The fact that the game has survived and grown for the past five centuries is testament to the challenge, enjoyment and camaraderie that is golf. And golf courses are those places where this all occurs.

The White Oak Golf Course can become one of those places. It is already but as we know there are various constraints and restrictions that are forcing a change to what exists and it only makes sense that while deciding how to react to those challenges, that the golf course become a better place to learn and play the game.

Features:

1. Realign the golf course to allow for a new clubhouse/pro shop location. Whether this is on the golf course property or Hillandale really makes no difference relative to the quality of the golf holes, but it will contribute to convenience and management of the facility.
2. Create a longer more challenging golf course and at the same time make sure the course can be played and enjoyed by golfers of all abilities. Our goal is to create a 9-hole course that would be 3,000 yards, more or less, from the back tees and as short as 2,000 yards from the forwardmost tees. This will allow for beginners, juniors, seniors, ladies --- everyone to have a set of tees from which to play that will allow them to enjoy each and every hole.
3. The golf course must meet the guidelines as suggested by the ADA. The fact that our firm worked with the Justice Department in the early stages of the way this law is applied to golf courses, gives us tremendous insight into how handicapped golfers would be able to get around the course and enjoy it the way it is intended. This will involve having a minimum of 1 tee on each hole being accessible, each green will be accessible from at least one direction, providing for access to sand bunkers wherever possible, and creating practice areas that are also usable by all golfers.
4. The inclusion of a complete Learning Center is important to be able to allow golfers to refine their skills and to introduce new golfers to this game. The complete practice area might include a practice range of sufficient length for

golfers to hit all their clubs, target greens in the landing area of the range, a practice chipping and putting green, and practice sand traps. This will allow the Parks Staff to arrange clinics for golfers and groups of golfers to improve their game and the ultimate enjoyment of that game.

5. The golf course must be aesthetically pleasing and good design and a good site are important to achieving that goal. This includes designing in good maintenance that is within the budgets of the golf course. Sand traps need to be large and visible but without faces that are too steep to maintain. Shape and movement of fairways and greens that follow the smooth lines of nature and compliment the site that we have along with the mature trees of the site will make the course feel and look mature from the date it opens.
6. The golf course must be environmentally responsible. One major design goal is to avoid impact to sensitive areas if at all possible. These early plans indicate that the golf course can be built without any filling of the wetland areas and will also respect the buffers along the streams. A plan will be created that shows where these trees would be planted to frame and enhance the new golf course. Grass types for the golf course will be selected based on resistance to diseases and insect pressures, as well as those that require minimal irrigation and minimal fertilization.
7. Fairways, tees and greens will be fully irrigated to maintain visual aesthetics and to ensure the health of grasses.
8. The golf course will include cart paths between each hole and to and from the clubhouse and learning center.

B. Clubhouse

A Clubhouse will be included in the golf course to provide a welcoming center of activity for the golf course and to provide administrative offices. In addition to serving the golf course itself, the Clubhouse may also include community amenities such as meeting rooms should the need arise based on the actual siting of the building.

The visual qualities of the Clubhouse will be pleasing and will reflect both the use of the building and the natural surroundings in which it is located. The total floor space is expected to total approximately 10,000 square feet, divided into two levels.

Features:

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|--|----------|
| 1. Pro shop, including retail area, work shop and storage: | 900 s.f. |
| 2. <i>First Tee</i> program space: | 750 s.f. |

3. Snack bar/café, including kitchen:	1100 s.f.
4. Miscellaneous meeting rooms:	500 s.f.
5. Administrative offices:	610 s.f.
6. Restrooms, mechanical rooms, general storage, janitor space:	1150 s.f.
7. Cart storage (lower level):	2100 s.f.
8. Lobby, circulation space:	1600 s.f.
9. <i>Optional</i> recreation center:	1500 s.f.

C. Learning Center

The Learning Center is proposed for the purpose of allowing golfers to refine their skills and to introduce new golfers to the game. The Learning Center will be contained within its own area but will be blended into the golf course itself.

Features:

1. 300-yard practice range with varying target greens and open and covered tees
2. Short game practice area with chipping and putting greens and sand traps
3. Low-level lighting

D. Maintenance Facility

The Maintenance Facility is an essential part of the golf course in that it will the storage and staging area for the labor- and materials-intensive maintenance support of the course. The Maintenance Facility will be contained within its own area and will be fenced for security and will be landscaped to be unobtrusive to the public.

Features:

1. Maintenance Building: 4950 s.f.
 - Manager's office
 - Mechanics office
 - Four bay (drive-through) maintenance shop
 - Irrigation control room
 - Tractor reel grinder room

- Employee break room
 - Restrooms & showers
 - Miscellaneous storage rooms
 - Mech/elec/telephone room
2. Equipment Storage Building (7 bays): 1680 s.f.
 3. Bulk Material Storage Building (4 bins under roof): 2150 s.f.
 4. Self-contained Equipment Wash Pad (on end of Bulk Storage): 375 s.f.
 5. Pre-assembled, self-contained Chemical Storage Building 315 s.f.
 6. Fuel Storage and Dispensing Pad

4. Study Findings and Alternatives

A. Neighborhood Plan

The White Oak Golf Course is located along New Hampshire Avenue just outside the beltway. The former Surface Naval Weapons Center has its main access (Mahan Road) located opposite Schindler Drive. This is a boulevard entrance that is signalized and serves as the access for the existing golf course clubhouse. A secondary unsignalized entrance from New Hampshire is located to the north (Michelson Road), and accommodates the Maintenance Area. There are three other median breaks along New Hampshire Avenue at Northwest Drive, Ruppert Road, and Cresthaven Drive. Michelson Road will be re-aligned to intersect New Hampshire at Northwest Drive. Crouch Road is an internal facility road connecting with Green Acres Drive to the south. This road is closed at the property line and will not be reopened.

Hillandale Park gains its access from two intersections. The Recreation Center, tennis courts, and tot lot share their entrance with the Hillandale Volunteer Fire Station and an office building at Chalmers Road. This access is also signalized but because of the awkward alignment of the entrance and the existing development on both sides, expansion of the capacity seems unlikely. The softball fields and basketball courts gain access from an unsignalized entrance opposite Rooney Road. This entrance has visibility problems with sight distances south along New Hampshire Avenue.

New Hampshire Avenue will be improved along the frontage with the golf course. This improvement will require approximately 70 to 90 feet of additional right-of-way and construction easements from the White Oak property. In addition, at least two storm water management ponds will be needed and their preliminary locations are shown.

The Property is surrounded by Single Family Development to the south and west. The future FDA facility occupies the area to the east, and commercial and multi-family

development abuts Michelson Road to the north. There is little land that is not already developed and connections

B. Existing Conditions

The existing golf course is a nine-hole course with a practice range, and putting/chipping green. There is a clubhouse with associated parking, and a maintenance facility. The clubhouse is located just north of the FDA facility entrance with the first tee driving south and the course crossing the entrance winding to the south and east and coming back to the clubhouse at the ninth hole just north of the facility. The course crosses the existing stream several times and most drive are made in the north/south direction. The practice range is located away from the clubhouse to southeast and the putting/chipping green is located immediately adjacent to the clubhouse and parking. The maintenance facility is located at the northern boundary adjacent to the eighth green.

The topography is rolling with all of the drainage flowing to the stream that bisects the site. This stream flows to Paint Branch that is a class III trout stream. The site is heavily wooded at the southern and eastern portions of the site. The areas located to the north are sparsely wooded, especially the stream. There is a small pond located at the fourth hole that dams up the stream flow. Releasing this impounded water would help the water quality for the system.

Hillandale Park consists of two tennis courts, one basketball court, two-softball fields/soccer field, a tot lot, a Recreation Center and associated parking. All of these facilities should be avoided if possible when considering development of the golf course and clubhouse facilities.

C. Natural Features

FWA conducted a field survey of the existing natural features of the subject property. This included a detailed analysis of the on site stream systems, non-tidal wetlands, waters of the U.S., steep slopes, forested stands and specimen trees (any tree with a diameter breast height of 24 inches or greater). The Environmental Features Plan identified the results of our surveys including the surveyed location of 252 specimen trees. Our analysis involved field identifying all areas of non-tidal wetlands and jurisdictional waters of the U.S. These features were located by global positioning system (GPS) and represented on the accompanying plans. The appropriate stream buffers were applied based on the, "Guidelines for Environmental Management of Development in Montgomery County." In addition, FWA completed a survey of the existing forest stands and specimen trees per the Montgomery County Tree Protection Ordinance. All specimen trees were field located by GPS and represented on the Environmental Features Plan and the Forest Stand Delineation (FSD). This information, along with analysis of soils, steep slopes and other relevant features is being used in the formulation of the various development alternatives as described below. The FSD plan was approved by MNCPPC on October 5, 2001.

D. Public Meeting

A public meeting was conducted on the evening of July. Alternatives One and Two were presented and described to the attendees and comments were solicited. A copy of the minutes of the public meeting is contained in the Appendix.

E. Lighting Issues

Nighttime illumination of the practice facility was a major concern of the adjacent residents expressed at the public hearing and subsequent on-site meetings. The concern centered around issues of night glow and light trespass. FWA investigated the availability of measures to reduce these nuisances. Several manufacturers offer lighting products which help to attain this end. Features of these products include shielding and the placement of upward-facing lighting at ground level. FWA visited a golf practice facility located near BWI Airport and observed shielded lighting. A combination of shielded lighting and ground-based is recommended for the White Oak facility to reduce the extent of glow and trespass. A photo image depicting this type of lighting is found in the Appendix.

F. Alternative One

The clubhouse is located within Hillandale Park just north of the existing tot lot. The existing connection with the signalized intersection at Chalmers Road is removed and all traffic is brought from the existing intersection at Rooney Road. The visibility at this intersection is improved by removing the existing vegetation just south along New Hampshire and grading back the slope. The existing parking adjacent to the softball fields and basketball courts is removed and integrated with proposed bays of parking on both sides of the entrance drive. The existing Recreation Center is removed and meeting room's capacity is integrated with the clubhouse facility. The existing tot lot is removed and a new playground is built just north and west of the clubhouse. An alternative to this location would be adjacent to the basketball courts where the parking lot used to occupy. The tennis courts in this concept would have to be moved slightly north or be reduced to one court oriented east west.

The maintenance facility is located to the north of the fire station and is accessed from the clubhouse entrance drive. This facility would be oriented away from the road and screened on all sides. The practice range and putting/chipping green would be located more internal to the course across the stream to the east and north. This would mean a cart path be maintained from the clubhouse to the learning center and a shuttle service used for those wishing to utilize the practice facilities. Cart storage would be located in the lower level of the clubhouse. Approximately 149 parking spaces (eight dedicated to the maintenance facility) are proposed. This would replace the 31 existing spaces removed and share the remaining 35 spaces with the firehouse.

G. Alternative Two

Alternative Two excludes Hillandale Park entirely. The recreation center and its facilities would remain separate from the golf course. However, access between the two uses could be connected to allow traffic to be dissipated from multiple entrances and exits. Access to the clubhouse would be via a new intersection at Cresthaven Drive. This entrance drive would wind around the maintenance facility (located in the same place as in Alternative One), cross the stream at the existing pond dam, and ascend the hill to the clubhouse located near the existing practice facility. This alternative puts the clubhouse, practice range, and putting/chipping green in the same area. This site is within the course and within easy access from the FDA facility. As with alternative one, the first hole and ninth hole start and finish at the clubhouse. Approximately 120 spaces (six spaces would be dedicated to the maintenance facility) would be proposed adjacent to the clubhouse and the existing 66 spaces within the park would remain.

H. Preferred Alternative

The Preferred Alternative was developed after review and comment of the above two alternatives by the General Services Administration (GSA) and local residents. A plan of this alternative can be found in the Appendix. This alternative is essentially a comprise of Alternatives One and Two and includes those features requested by GSA . GSA reviewed the Alternatives One and Two in the Fall of 2000 and forwarded these general comments:

- (1) The location of the clubhouse on GSA property is acceptable provided that its location is farther away from the FDA site than as shown on Alternate Two in order to be more visually separated from it.
- (2) The entrance road to the clubhouse shall be not be accessed from the FDA entrance or loop roads and shall cross the golf course only to the minimum extent possible. The access road shall be connected to New Hampshire Avenue and the approach to the clubhouse shall be on the south side of the clubhouse. Entrance from New Hampshire Avenue across from Cresthaven drive is not acceptable.
- (3) The project must go through the National Environmental Policy Act (NEPA) process. The MNCPPC shall assist GSA in this matter by preparing a aCATEX report. (This report was prepared by FWA and a copy can be found in the Appendix.)
- (4) Alcohol consumption on the golf course is probably not an issue due to a legal decision that allows for jurisdiction of this matter to be delegated to local/regional GSA offices closer to the issue.

Local residents expressed a desire to keep the practice range as far as possible from the neighborhood on the south side. This should be accomplished by making the range narrower.

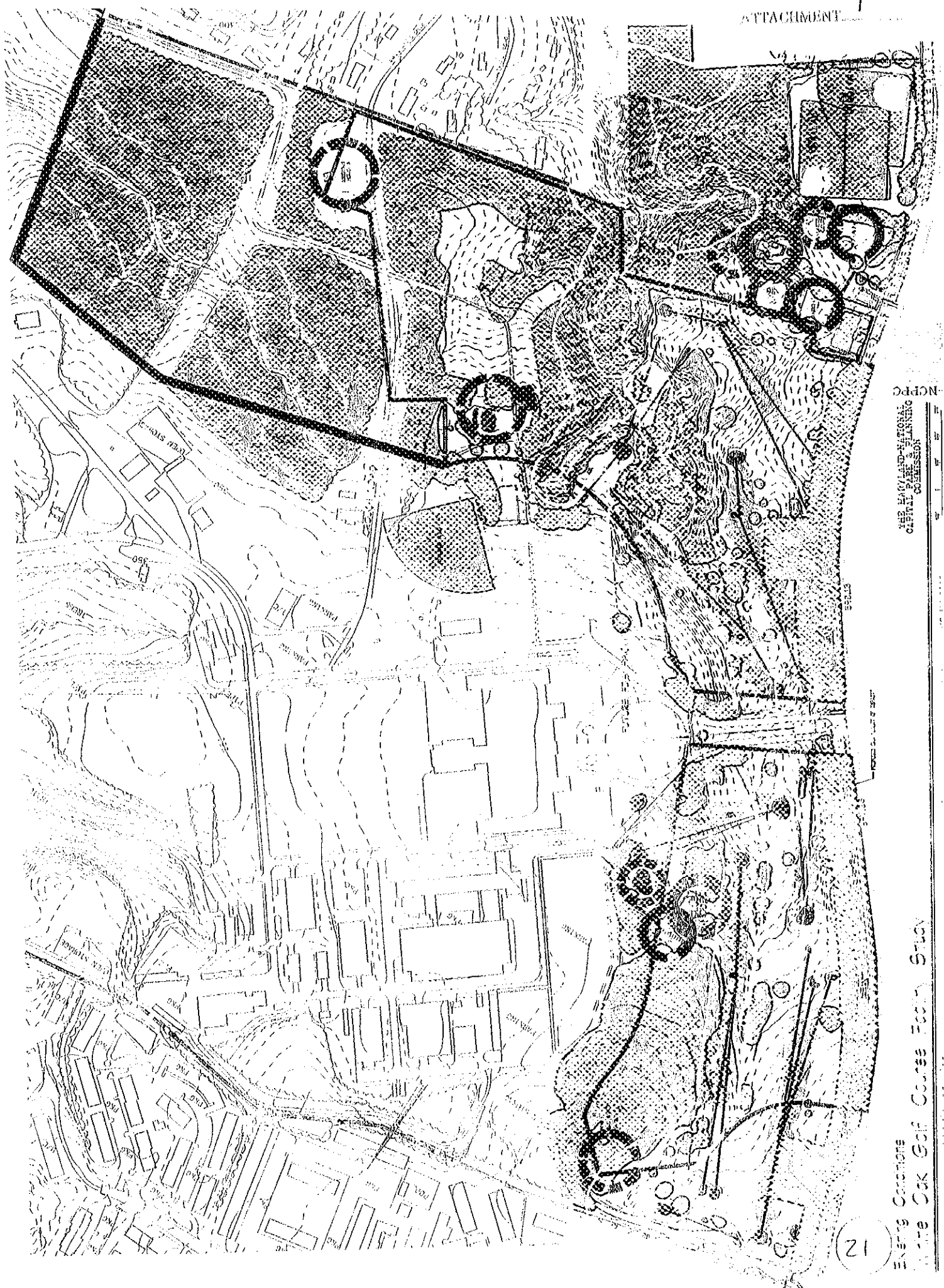
Using the above comments, the Preferred Alternative was developed with the consultation of the golf course architect Hurdzan/Fry. The environmental impacts of this alternative were forwarded to the Commission for review, however no comments had been received as of the date of this report.

I. Cost Estimate

The estimated cost for the design and construction of the golf course as represented by the Preferred Alternative is \$5,900,000. A breakdown of the cost estimate can be found in the Appendix.

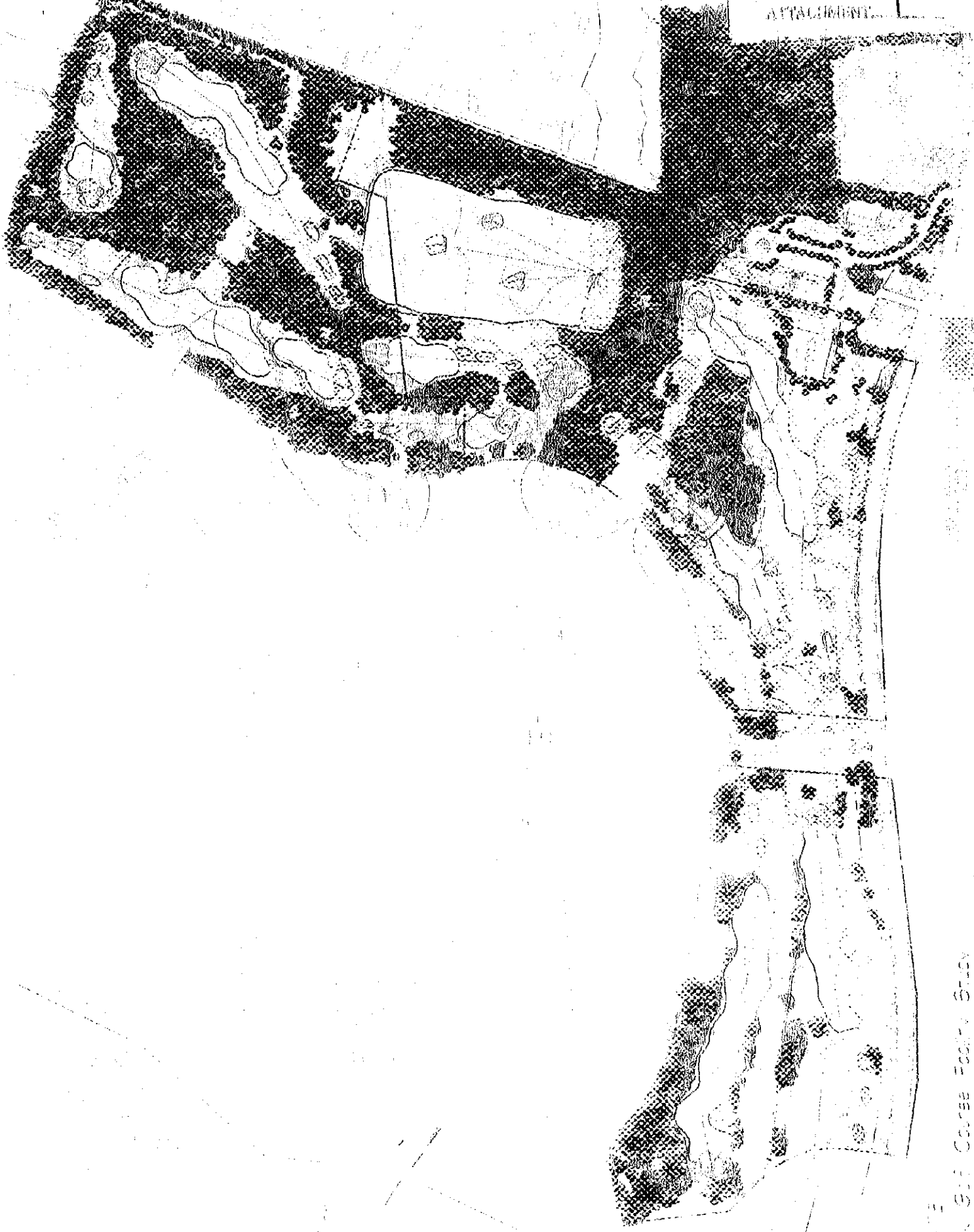
APPENDIX

- Vicinity map
- Existing Conditions plan
- Alternative One plan
- Alternative Two plan
- Preferred Alternative plan
- Public meeting agenda and minutes
- Practice range lighting photo exhibit and manufacturer's catalogue cut
- Project cost estimate
- CATEX report



THE MAR/LAND-NATIONAL
CAPITAL PARK & PLANNING
COMMISSION

THE DAK GOLF COURSE FEEDING STUDY





Case 5:13-cv-01000-UNA Document 1-1 Filed 08/14/13 Page 23 of 23



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS
ARCHITECTS
SURVEYORS

WHITE OAK GOLF COURSE FEASIBILITY PLAN
PUBLIC MEETING
JULY 16, 2001 @ 7:00 P.M.

AGENDA

- Team Introductions
- Project History
- Proposed Project Program
- Study Findings / Alternatives
- General Public Comments and Questions
- Exhibit Reviews

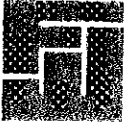
MARYLAND

BEL AIR

COLUMBIA

VIRGINIA

WARRENTON



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS
ARCHITECTS
SURVEYORS

MINUTES OF PUBLIC MEETING
July 16, 2001; 7:00 p.m. – 9:00 p.m.
Center for the Handicapped, 10501 New Hampshire Avenue
White Oak Golf Course Feasibility Plan
Maryland-National Capital Park & Planning Commission, Contract No. 200929/006833

<u>Presentation Team:</u>	Craig Ward	FWA Principal	410-838-7900
	Bruce Beasman	FWA Project Manager	"
	Kevin Small	FWA Planner/Landscape Arch	"
	Robert Jones	FWA Environmental Scientist	"
	Mammen Daniel	Daniel Consultants, Inc.	410-995-0090
	Jerry Bush	M-NCPPC Project Manager	301-495-2516
	Dave Whelchel	Hurdzan/Fry G.C. Architect	614-457-9955

Attendees: (See attached Sign-In Sheet)

Agenda:

1. Introduction (Craig Ward)
 - Team members
 - Meeting purpose
 - Project summary
 - Study process

2. History (Jerry Bush)

3. Proposed Project Program (Bruce Beasman)
 - Golf Course
 - Support Facilities:
 - Clubhouse
 - Learning Center
 - Maintenance Facility

4. Study Findings and Alternatives
 - Neighborhood Plan (Kevin Small)
 - Existing Conditions (Kevin Small)
 - Natural Features (Rob Jones)
 - Alternative No.1: Clubhouse and Access in Hillandale Park (Presentation Team)
 - Alternative No. 2: Clubhouse and Access in Golf Course (Presentation Team)

5. Public Comment and Questions

6. Exhibit Reviews

Public Comment and Questions:

1. Jim Sorenson (M-NCPPC Staff Archeologist) advised the FWA team that he will examine the proposed siting of the golf course and support facilities for archeological

MARYLAND

BELAIR

COLUMBIA

VIRGINIA

WARRENTON

Minutes of Public Meeting
White Oak Golf Course Feasibility Plan
July 16, 2001 @ 7:00 p.m.
Page Two

features. Mr. Sorenson also forwarded to FWA for its use a copy of the "Historical and Archeological Resources Protection (HARP) Plan for NSWC" (Greenhorne & O'Mara, Aug. 1992) and various historical maps.

2. *Why is the access to the proposed golf course not from the future FDA perimeter road/main entrance?* Previous discussions with GSA and FDA yielded concerns about security, locations of guard houses, safety and the logistical problem of mixing Golf course and FDA traffic, possible improper FDA use of golf course parking, and the quality and clarity of the golf course entrance.
3. *How will golfers cross Mahan Road?* A tunnel is proposed under Mahan Road for access. The tunnel design is to be included in the New Hampshire Avenue widening plans by Sverdrup.
4. *For Alternative #2, will there be only one access point at New Hampshire Avenue?* A connection to the Hillandale Park roadways is a possibility from the proposed clubhouse access road.
5. *What will be impacted in Hillandale Park by Alternative #1?* The baseball/football fields and the basketball court are to remain as is. The existing parking in the park will be incorporated into the new parking layout for the clubhouse. The existing recreation building will be removed and its meeting space will be replaced by meeting space in the proposed clubhouse. The tot lot will be moved from its location near the woods and be placed adjacent to the tennis courts. The tennis courts will be reduced to one court and will be turned 90 degrees from the existing orientation.
6. *Will the practice range be lighted? What are the hours of operation for the practice range?* The practice range is proposed to be lighted. The hours of operation have not been determined yet and this issue is being investigated.
7. *There is a letter in the file that was signed and agreed to by GSA and the Commission that there would be no such lighting as proposed in the presentation. Is M-NCPPC reneging on this promise? Please drop lighting and night-time use from the project.* M-NCPPC will check its files for the presence of this letter. The lighting is being proposed for the purpose of accommodating the expected evening customers and will help to make the project economically viable.
8. *During the presentation, mention was made of the continuing investigation as to the future use of Green Acres Drive. Explain.* This statement was made in error. There is no planned use for Green Acres Drive. The closure at the boundary of the Research Center property will be permanent.
9. *During the presentation, mention was made that many "outstanding issues" need to be resolved by the September 20 Planning board meeting. How do you intend to complete*

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White Oak Golf Course Feasibility Plan
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your recommendations in such as short timeframe, and how will the public be able to comment of the final feasibility plan? Much work indeed needs to be done to finalize the plan. The public may comment at the July 30 and September 20 Board meetings, and the Board may elect to either accept the plan or defer its decision if it believes outstanding issues are not resolved.

10. *What are the buffer distances from the practice range in Alternative #1 to the houses adjacent the property boundary near Green Acres Drive? Is the buffer wooded?* The buffer distance to the nearest houses is a minimum of 150 feet. The minimum buffer inside of the perimeter fence will be 100 feet, wooded. The buffer will remain wooded where it currently exists, and will be allowed to re-vegetate or will be planted with trees where the buffer is currently open.
11. *Are there any safety problems with golf balls being hit outside of the property boundary?* Due to the wooded buffers, the direction of the play, and statistics indicating the flight of balls hit by the average golfer, we do not feel that there are any safety issues associated with errant golf balls.
12. *What about safety from errant balls within the golf course?* Intra-golfer safety is always a concern, however, with proper course etiquette and conscience practiced by golfers, safety can be maximized.
13. *There appears to be a difference in the boundary lines between the two alternatives. Both boundaries are identical and were taken from the electronic file of the "Map of Computation" forwarded by Greenhorne & O'Mara.*
14. *For Alternative #2, access from northbound New Hampshire Avenue will be difficult in rush-hour traffic. A deceleration lane will likely required by SHA.*
15. *The clubhouse access road for Alternative #2 is longer and will cause pollution due to run-off. The ultimate design must conform to new SWM regulations governing run-off.*
16. *No matter what buffers are provided, golfers will occasionally manage to hit golf balls way off-course and damage nearby homes and cars. Also, driving ranges in the county with night lighting are too bright and intrusive. The concern for safety is noted. The practice range proposed for the White Oak site is not intended to be an intensive commercial operation; therefore, the emphasis on attracting customers for late-night hours with bright lighting will not be duplicated. New technology used by lighting manufacturers have led to reductions in sky-glow and light spillage, and this technology is expected to be used at White Oak.*
17. *Perhaps a field trip can be arranged to visit a driving range using this new low-level lighting technology. The possibility of arranging a field trip will be investigated after speaking to some manufacturers who specialize in this field.*

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White Oak Golf Course Feasibility Plan
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Page Four

18. *Security issues should not be a limitation for connecting the clubhouse access road to the proposed FDA perimeter road. There was never a concern raised previously about this issue by GSA or FDA. GSA will review these apparent concerns and any restrictions to the land as applies to the golf course. Security, employee safety and the location of guard stations were discussed previously in negotiations with GSA/FDA, that is why this feasibility plan was approached with criteria that access to the golf course will be completely separate from the new FDA facilities. If this situation has changed, then it will be considered.*
19. *Concerning the possible impacts to Hillandale Park, it should be noted that Cresthaven Elementary School is growing in enrollment and that it is losing its playground to new classroom space. These facts increase the importance of retaining the recreational facilities at Hillandale Park. Alternative #2, which has little or no impact on the park, is preferred to keep vehicular traffic away from the park. This concern is noted.*
20. *Having the tot lot close to the tennis court also makes it closer to the clubhouse access road. This concern is noted.*
21. *Will the use of golf carts mean that more green space will be disturbed due to the presence of cart paths? Will they be paved? The carts do address some ADA issues, but the type of surface must therefore also be considered. The cart path materials need to be further considered during the design. The paths themselves will not substantially increase the disturbance to green space, and trees will not be removed for cart path construction.*
22. *Hillandale VFD has two concerns: (1) The need to retain a paved area in the rear of the building to allow the ladder truck to re-fuel and then back out of the fueling area. Currently, the truck backs down almost to the tennis court. (2) The VFD may need to expand due to increase in service area and calls. Consider leaving space for expansion. For Alternative #1, the back-up paving area is retained. Furthermore, all ingress and egress for park and golf course users has been eliminated from the road located between the VFD and the dentist's office. (Alternative #2 does change the current paving or access situation in the park or roadway.) The expansion of the VFD will be considered in the final layout by retaining future expansion space on GSA land.*
23. *Considering the current traffic light at Chalmers Avenue, how will the new traffic signal at either of the two proposed access points be synchronized to eliminate backups that interfere with the existing light? No traffic lights are proposed, nor will they be approved by SHA, at the proposed access road intersections at New Hampshire Avenue.*
24. *Concern is voiced that without the night lighting, the new golf course will not economically viable. I support night lighting. Concern is noted.*
25. *Consider expanding golf course boundaries on GSA property to eliminate need for use of Hillandale Park. Comment is noted.*

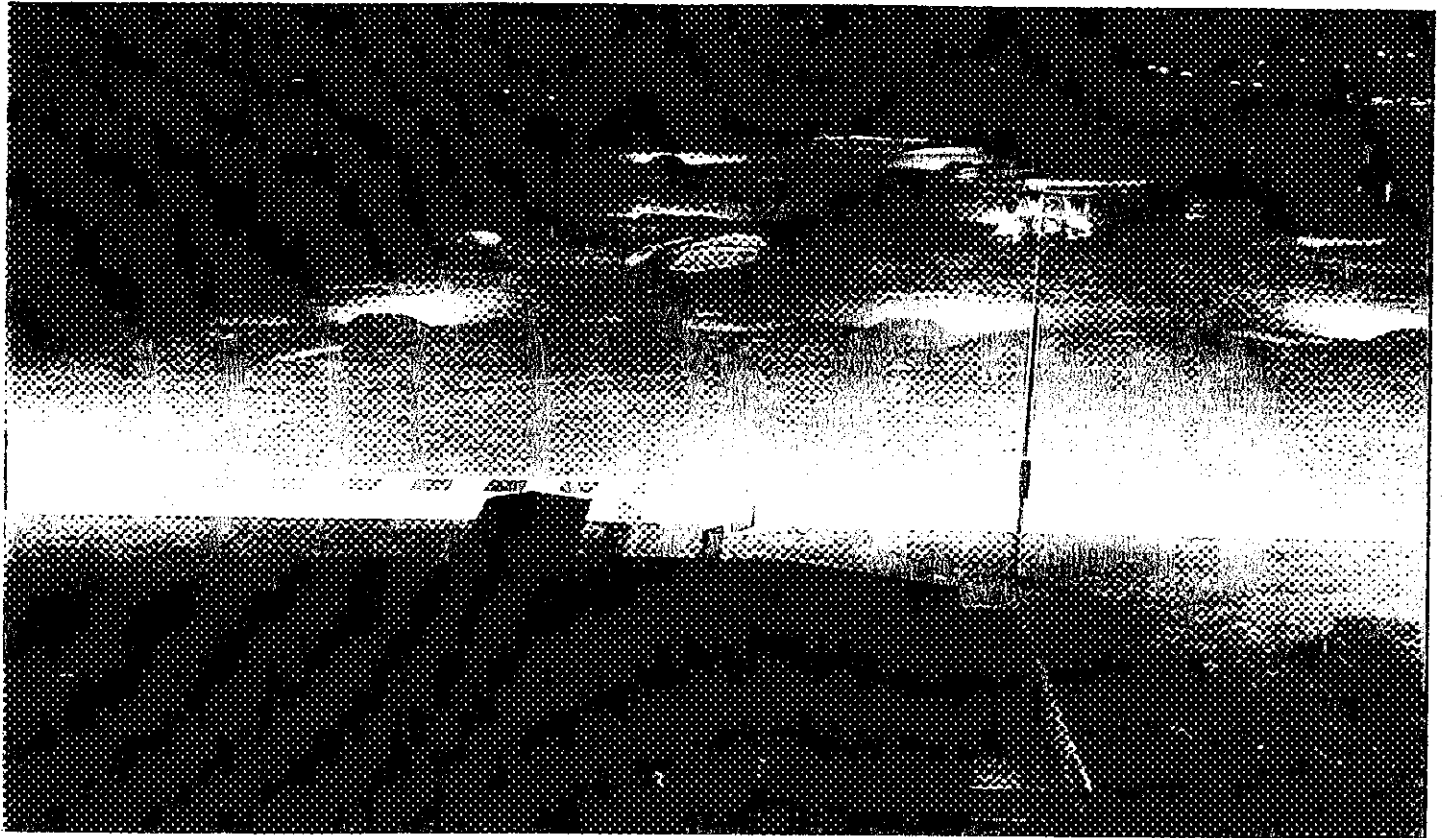
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White Oak Golf Course Feasibility Plan
July 16, 2001 @ 7:00 p.m.
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26. *Does golf course adhere to M-NCPPC golf course guidelines?* The proposed golf course will adhere to all regulatory and zoning requirements.
27. *How will storm water management be undertaken. Will there be retention ponds? The retention pond at Sligo Golf Course is ugly, weed-choked and full of litter.* New storm water management regulations due to go into effect will be adhered to in the design. These regulations generally promote water quality measures such as natural vegetative filters over such means as ponds. The course layout lends itself to innovative water quality measures such as dry retention and filter strips.
28. *How much forest will be lost? Suggest reforesting the open stream channels.* The quantity has been finalized yet, but the approximate range is from 10 to 15 acres. Reforestation on-site is a given due to the amount of forest to be cut. Environmentally-sound reforestation will be considered in this project.
29. *Is the golf course located on GSA property? Is it leased?* The golf course is located on GSA property under a lease arrangement.
30. *The White Oak area masterplan contains a reference to the future location of a community center on Hillandale Park. If the clubhouse is to be located in the park, and the recreation building is eliminated, will the clubhouse contain the elements of this future community center?* The clubhouse will not contain the community center spaces, but may replace those spaces currently used in the existing recreation building for such things as birthday parties and community meetings. The existing adult education classes will probably be moved elsewhere.
31. *Has the cost of the two alternatives been developed?* Cost estimates will be developed when the alternatives are finalized.
32. *Alternative #1, with the clubhouse at Hillandale Park is good from the standpoint of bathroom access and potable water. There are currently no bathroom facilities in the park and people tend to use the woods.* Comment is noted.
33. *In Alternative #2, it is believed that there is too much traffic to safely negotiate left hand turns.* The audience is reminded that the golf course traffic is light overall and is spread throughout the day.
34. *The public notification for this meeting was poor. The number of people notified seems to have been limited.* This concern is noted.

End of Meeting Minutes

Brooks Hide Lakes Golf Academy

Fort Myers, Florida



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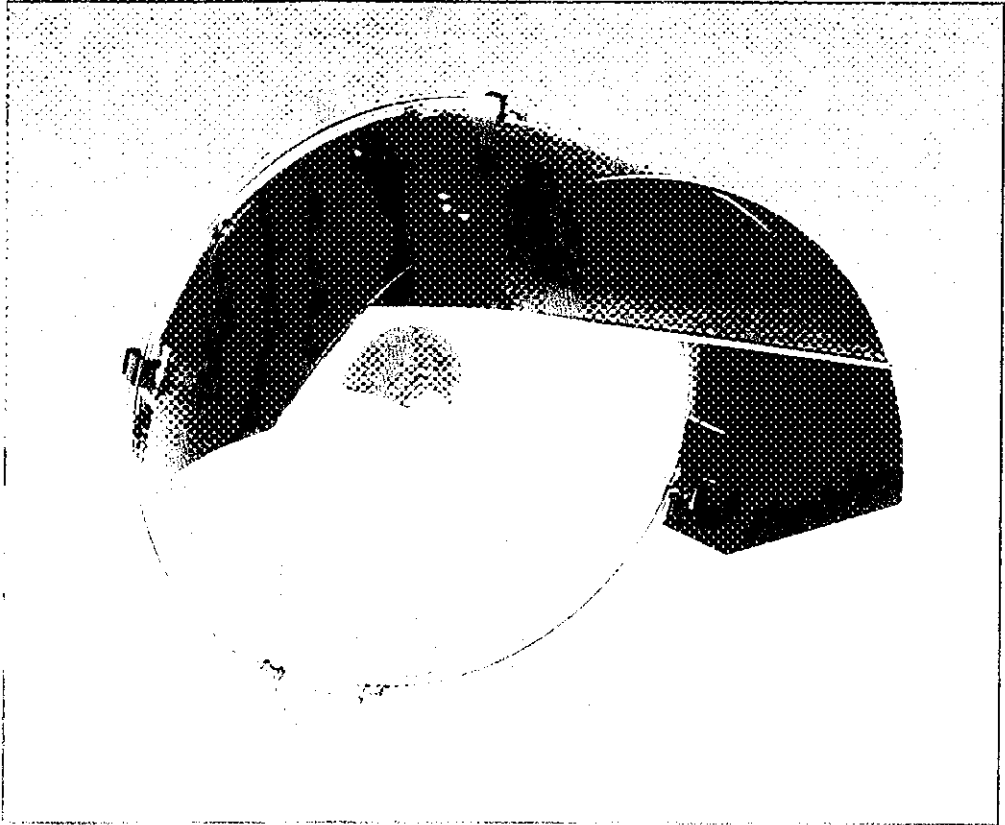
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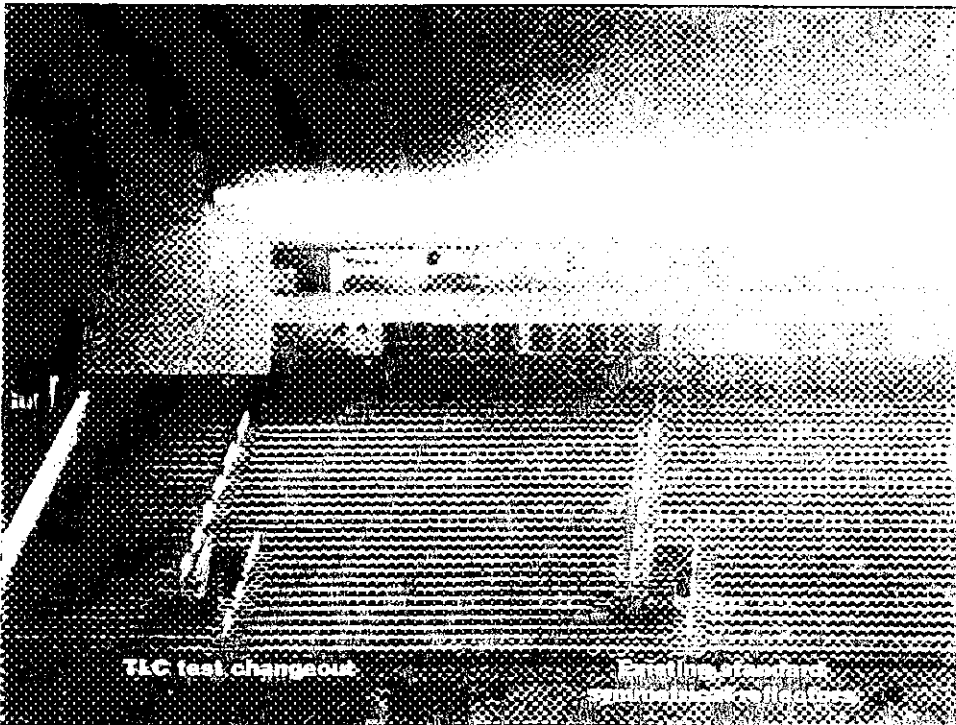
-Eric Sharf, Design Phase Coordinator, University of Arizona



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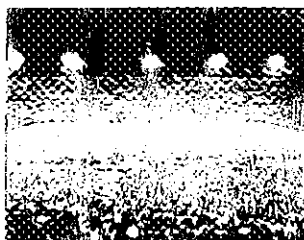
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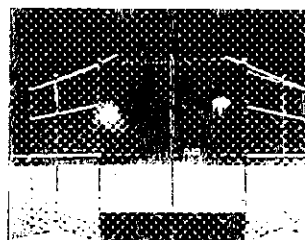
Charlotte Coliseum
Charlotte, North Carolina

- Achieved light cutoff around video scoreboard without creating shadows on the court
- Eliminated glare for spectators and players



Rose Bowl
Pasadena, California

- Satisfied requirements of neighborhood association and city's Cultural Heritage Commission
- Achieved lighting requirements for telecast of Super Bowl XXVII



Tomocula Sports Park
Tomocula, California

- Met local observatory requirements for control of upward spill light
- Satisfied glare control restrictions for residents living 200' from park

CONSTRUCTION COST ESTIMATE



FREDERICK WARD ASSOCIATES, INC.
Architects/Engineers/Surveyors
(410) 838-7900 (410) 879-2090

SHEET 1 OF 1
DATE: January 16, 2002

PROJECT NO. 2011150.00

ESTIMATE ON: White Oak G.C. Re-Construct. - PREFERRED ALTERNATIVE

LOCATION: New Hampshire Ave - Mont. Co.

BUDGET ESTIMATE

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL UNIT PRICE	SUBTOTAL	TOTAL
1	Mobilization	1.00	LS		\$ 50,000.00	\$50,000.00	
2	Erosion & sediment control/ SWM	1.00	LS		\$ 150,000.00	\$150,000.00	
3	Tree clearing & grubbing	3.00	AC		\$ 15,000.00	\$45,000.00	
4	Topsoil stripping & stockpiling	3800.00	CY	1.00	\$ 3,800.00	\$3,800.00	
5	Curb & gutter	1800.00	LF	6.60	\$ 11,880.00	\$11,880.00	
6	Driveway and parking lot paving	47000.00	SF	2.70	\$ 126,900.00	\$126,900.00	
7	8" water service	1800.00	LF	75.00	\$ 135,000.00	\$135,000.00	
8	Water meter vault	1.00	LS		\$ 25,000.00	\$25,000.00	
9	Grinder pump lift station	1.00	LS		\$ 25,000.00	\$25,000.00	
10	2" sanitary force main	2000.00	LF	50.00	\$ 100,000.00	\$100,000.00	
11	Electrical service	1.00	LS		\$ 50,000.00	\$50,000.00	
12	Storm drains	1500.00	LF	75.00	\$ 112,500.00	\$112,500.00	
13	Storm drain inlets	10.00	EA	2,000.00	\$ 20,000.00	\$20,000.00	
14	Clubhouse building	8000.00	SF	150.00	\$ 1,200,000.00	\$1,200,000.00	
15	Maintenance building	4950.00	SF	110.00	\$ 544,500.00	\$544,500.00	
16	Equipment storage building	1680.00	SF	25.00	\$ 42,000.00	\$42,000.00	
17	Bulk storage building	2150.00	SF	25.00	\$ 53,750.00	\$53,750.00	
18	Pesticide storage building	300.00	SF	150.00	\$ 45,000.00	\$45,000.00	
19	Equipment wash pad and containment equip.	1.00	LS		\$ 15,000.00	\$15,000.00	
20	Fuel storage & dispensing station	1.00	LS		\$ 25,000.00	\$25,000.00	
21	Chain link fence	800.00	LF	25.00	\$ 20,000.00	\$20,000.00	
22	Restoration, seeding & mulching, relocate equip.	5.00	AC	1,500.00	\$ 7,500.00	\$7,500.00	
23	MD 650 frontage improvements	1.00	LS		\$ 50,000.00	\$50,000.00	
24	Landscaping/Reforestation	10.00	AC	8,000.00	\$ 80,000.00	\$80,000.00	
25	Golf Course (by Hurdzen/Fry)	1.00	LS		\$ 1,980,600.00	\$1,980,600.00	
						Subtotal:	\$4,918,430.00
	Engineering, permits, contingencies: 20%						\$983,686.00
						TOTAL:	\$5,902,116.00

**AUTOMATIC CATEGORICAL EXCLUSIONS (CATEX) ASSESSMENT
FOR THE
PROPOSED WHITE OAK GOLF COURSE REALIGNMENT**

MONTGOMERY COUNTY, MARYLAND

DECEMBER 2001

(REVISED JANUARY 2002)

**FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
(410) 879-2090**

PROJECT NO. 2011150.00

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1.0 INTRODUCTION

1.1 Purpose Of Report

The purpose of this report is to provide an evaluation of the proposed White Oak Golf Course improvements subject to the Automatic Categorical Exclusions (CATEX) checklist in compliance with the U.S. Government General Services Administration (GSA) and the National Environmental Policy Act (NEPA) of 1969. The project is located in the White Oak section of Montgomery County, Maryland and is currently operated by the Maryland-National Capital Park and Planning Commission (M-NCPPC) on lands owned by GSA and planned for occupation by the Food and Drug Administration (FDA). This evaluation consists of a brief description of the existing features; the proposed development and relevant development related issues, which may or may not require a further review under NEPA and/or Section 106 of National Historic Preservation Act (NHPA). This review has been completed on behalf of the M-NCPPC under Contract Number 200929.

This report is based on information obtained during the environmental assessment and alternative layout design process. It is based on information made available to Frederick Ward Associates, Inc., (FWA) by the Montgomery County Government, the M-NCPPC Park Maintenance Office, published information, correspondence and field investigations. This report incorporates by the reference the approved Natural Resource Inventory (NRI) and Forest Stand Delineation (FSD) completed by FWA dated 10/01.

1.2 Project Location

The project is comprised of two properties, the White Oak Golf Course / Naval Surface Warfare Center (United States of America Public Works) and the Hillandale Local Park owned by the MNCPPC. The total project acreage is 112.14 acres, which includes 89.94+/- acres of the Naval Surface Warfare Center and 22.2+/- acres of the Hillandale Local Park. The Naval Surface Warfare Center property is described as Parcel Number 700 on Montgomery County Tax Map Number KQ 21 and is Zoned RE2. Ownership is recorded in Liber 960/357 (Civil Case 2296 & Deed 966/342). Hillandale Park is comprised of two parcels, 233 and 340. Both are Zoned R90. Ownership is recorded in Liber 927/ 503 for Parcel 233 and 924/270 for Parcel 340. The project is located in the Fifth Election District of Montgomery County, Maryland. The ADC Grid Coordinates are D9 at the entrance. The GSA property is accessed by Mahan Road which intersects with Maryland Route 650 (New Hampshire Avenue). Hillandale has a separate access also on to Route 650. The two properties are currently not interconnected with vehicular access. The surrounding properties include residential development (White Oak Park) and a public park (Paint Branch Park) to the north, the remaining GSA lands to the east, residential development to the south (Hillandale) and Route 650 to the west. Major transportation routes include Interstate 495 (Capital Beltway) to the south and U.S. Route 29 (Columbia Pike) to the north.

1.3 Project Description

The proposed development for the subject properties is to reconstruct the existing nine hole White Oak Golf Course facility to a new nine hole alignment, increasing the total length of play from the existing 2,400 yards to approximately 3,000 yards. A new club house and maintenance facility will be added to the complex and a driving/practice range will also be added. Access to the course, clubhouse and driving range will be via a new interior road which will connect to the existing access point for Hillandale Park and extend into the interior of the new facility. The accompanying Recommended Alternative – CATEX Review Plan depicts the existing and proposed conditions of the project based on the current conceptual design. The golf course will utilize approximately 112.14 acres of land and will include 18.13 acres of forest removal. Streams, nontidal wetlands, steep slopes and other sensitive environmental features traverse the property. It also potentially contains historic buildings and archeological resources as identified by the Maryland Historical Trust (MHT). The property is currently experiencing degradation from stream erosion and defoliation from deer browse.

2.0 CATEX REVIEW

2.1 Federal, State, Indian tribal, or Local Law

“Is the action likely to be inconsistent with any applicable Federal, State, Indian tribal, or local law, regulation, or standard designed to protect any aspect of the environment?” NO

The proposed realignment plan for the golf course will impact nontidal wetlands and waters of the United States (streams). These areas are subject to regulation by the U.S. Army Corps of Engineers (COE) and the Maryland Department of the Environment (MDE) in addition to the protection policy of the M-NCPPC. An application will be filed with the MDE Water Management Administration and the COE to permit the unavoidable impacts to these areas and their buffers. Currently, the M-NCPPC is reviewing various layout alternatives in an effort to minimize impacts to these areas prior to permit application. If the application is approved, mitigation will be required to replace and/or improve the wetland resources on site. The application review process includes public notices and may require additional comments from other federal and state resource agencies such as the Maryland Department of Natural Resources (DNR), Environmental Protection Agency (EPA), United States Fish & Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS).

According to the Maryland Historical Trust (MHT), one prehistoric archeological site exists within the project area identified as site 18MO113. A scaled plan showing the proposed layout was submitted to MHT to ascertain whether a Phase II archeological survey is deemed necessary for this project. A letter dated December 28, 2001 was received from MHT which stated that proposed hole number 6, the adjacent fairway, and possibly the tee for hole number 7, are in proximity to 18MO113. MHT recommends that a Phase II archeological investigation be conducted of site 18MO113. See the attached letter in Appendix 4.3. This investigation will need to be conducted during the concept phase of the course design effort.

Further consultation, including Section 106 Review will be required as part of the wetland permitting process with MDE and COE.

The construction of the revised course alignment and new facilities will require review and permitting through the M-NCPPC and Montgomery County Government. All local laws and regulations will be adhered to for the design, construction and operation of this facility. No Indian tribes or ownership is involved in this project.

2.2 Social and Economic

“Is the action likely to have results that are inconsistent with locally desired social, economic, or other environmental conditions?” NO

Two public hearings have been completed to date on the proposed golf course improvements. Various social topics addressed during these hearings include the need for the proposed course improvements, affect on the local residential neighborhoods from noise, lighting, hours of play, and traffic, overall traffic circulation patterns, integration with the new FDA use of the property and continued safe use of the Hillandale Park by local residents. Economic issues addressed related to the economic justification for the park and the need to attract continued use of the golf course facilities and to provide educational opportunities for golf students. Mr. Dave Welchel of Hurdzan - Fry, is a certified golf course architect and has been retained by the M-NCPPC for design and operations guidance on the proposed facility. He has commented at public hearings as to the economic need for the planned improvements to the White Oak Golf Course.

2.3 Hazardous Chemicals

“Is the action likely to result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive material, or in the exposure of people to such materials?” NO

White Oak Golf Course and Sligo Golf Course are maintained by the same groundkeepers. This group is in charge of the usage, storage and application of all fertilizers, pesticides, and regular grounds maintenance. The existing golf course maintenance facility contains only small amounts of petroleum liquids used for vehicle and equipment operation in the general day to day maintenance of the grounds and equipment. These compounds are stored in the maintenance-shed area near the access road along the northern property line. With the new proposed expansion, the new maintenance area will be located off of the new clubhouse road. Currently, these materials are found in a dry (locked) area away from the public view and access. This course operates under the M-NCPPC, “Turf Grass Integrated Pest Management Manual – Guidelines for M-NCPPC” as published in April, 1994. In addition, M-NCPPC has recently adopted the, “Pesticide Safety Policy and Guidelines” (January 01, 2001) for use in the necessary application of pesticides. All fertilizer and pesticides are applied by a licensed applicator. There are petroleum products stored in small quantities for the mowers and grass trimmers. All used oil is sent to the Sligo golf course used oil container, then is dispensed of at the county recycling

facility. No underground storage tanks are used by this facility, however, a 1,000-gallon, "Lube-Cube" above ground tank is located near the maintenance shed. This tank holds gasoline for the maintenance vehicles of this course. No toxic or hazardous materials, other than those listed are used by the facility. White Oak Golf Course is not subject to the reporting requirements of the Resource Conservation Recovery Act (RCRA) nor is it the subject of any on going violations. This statement specifically excludes the use and operations of the former Naval Surface Warfare Center facilities. To the best of our knowledge, no radioactive materials are used or stored on the premises.

2.4 Natural Environment

"Is the action likely to adversely affect a significant aspect of the natural environment?" NO

According to correspondence received from the United States Fish and Wildlife Service and the Maryland Department of Natural Resources division of Wildlife and Heritage, the project area contains no Federal or State rare, threatened or endangered (RTE) plants or animals. Copies of this correspondence have been included in the Appendices of this document.

FWA completed a Natural Resource Inventory (NRI) and Forest Stand Delineation (FSD) Plan for the proposed development. These plans and narrative were reviewed and approved by the Maryland-National Capital Park and Planning Commission Environmental review staff on . High priority forested areas and large groups of specimen trees were identified on the subject property along with stream valley buffers and other sensitive features. The current alternative analysis efforts are aimed at reducing impacts to these features.

The White Oak Golf Course has a serious whitetail deer population problem which has resulted in a stressed vegetation community within certain portions of the property. The herbaceous layer and understory contain a high tree/shrub browse created by the deer. Additional site landscaping and native plantings will be in jeopardy due to the high number of deer and lack of population control.

2.5 Sociocultural Environment

"Is the action likely to adversely affect a significant aspect of the sociocultural environment?" NO

The adjacent White Oak Golf Course is located on GSA lands that are directly adjacent to the Hillandale and White Oak residential communities. The present configuration provides buffers to these neighborhoods and does not mix vehicular traffic between the two uses. The proposed realignment will continue to provide existing and planted forest buffers between these two land uses and will not intermix vehicular traffic. The existing buffers range between 70 and 200 feet in width along the adjacent residential communities. The proposed buffers will range from 48 to 150. These buffers will help to attenuate noise and light pollution generated by the continued operation of the golf course. Impacts from noise will be generated during the

construction operations which should be limited to less than 9 months. Operations generate noise on a routine basis for mowing and maintenance during the appropriate season. All equipment is routinely checked to make sure it is in compliance with local noise limitations and all manufacturer installed noise abatement equipment is functional. Lighting for security and after dark play is in the evaluation process. Reduced wattage and sharp cutoff features will be incorporated into the proposed lighting plan for the facility once it has been developed.

2.6 Environmental Controversy

“Is the action likely to generate controversy on environmental grounds?” NO

The proposed changes to the golf course should not create controversy since careful consideration to environmental issues is being incorporated into the design process. The project contains high priority forested areas with numerous specimen trees, wetlands, streams and buffers. The current layout minimizes removal of specimen trees, forest clearing and wetland impacts. Impacts that are unavoidable will be mitigated to the fullest extent possible in accordance with the local requirements.

There are no known rare, threatened or endangered species, which will be effected by the proposed improvements.

2.7 Environmental Effects

“Is there a high level of uncertainty about the action’s environmental effects?”

NO

The proposed impact areas are already defined and have been quantified through working with the Maryland-National Capital Park and Planning Commission Environmental Review Division. These actions will disturb approximately 9,448 sq. ft. of waters of the United States, 3,980 sq. ft. of nontidal wetland, 0 sq. ft. of 100 year floodplain and remove approximately 977,922 sq. ft. of forested area. All of these impacts will occur during the construction phase of the project.

The course is expected to experience an increase in play time and players due to the upgraded facilities. Traffic and parking requirements of the project are being designed to accommodate the anticipated increase in usage. These improvements should not significantly impact air quality in the surrounding area. This area is already in a highly developed region with major arterial transportation routes nearby. Increases in airborne particulates, including ground level ozone should be negligible as a result of the development.

2.8 Human Environment

“Is the action likely to do something especially risky to the human environment?”

NO

The proposed facilities will meet all required life safety codes for buildings and public use areas including the Americans with Disabilities Act (ADA). All proposed building plans will be reviewed by the local officials and State Fire Marshals Office. In addition, revised traffic patterns should minimize conflicts between uses and provide for safe ingress and egress to the site. All traffic improvements will be reviewed by the Montgomery County Department of Public Works Traffic Review Division and the State Highway Administration as needed.

2.9 Ongoing Patterns

“Is the action part of an ongoing pattern of actions (whether under the control of the GSA or others) that are cumulatively likely to have adverse effects on the human environment?” **NO**

The proposed golf course improvements are not part of an ongoing pattern that will effect the surrounding community. This area is comprised of a highly developed residential and commercial region with commensurate vehicular traffic. The golf course is not increasing the number of holes but is lengthening the area of play and providing a new driving/practice range. The new clubhouse facility and practice range are part of the golfing experience and needed in order to keep the facility viable and competitive to other regional facilities. These improvements have met with many favorable comments during the public hearings for the proposed project.

2.10 Future GSA Actions

“Is the action likely to set a precedent for, or represent a decision in principle about, future GSA actions that could have significant effects on the human environment?”

UNKNOWN

2.11 Public Health and Safety

“Is the action likely to have some other adverse effect on public health and safety or on any other environmental media or resources that are not specifically identified above?”

NO

3.0 CONCLUSIONS AND RECOMMENDATIONS**3.1 Conclusions**

Based on the information compiled by this review including archival research, field inspections, plan review and correspondence, FWA has determined that the proposed

development, if designed and constructed in accordance with the recommendations provided below, will be in compliance with all federal, state and local development regulations. No significant environmental, cultural, social or economic impacts are anticipated as a result of this development.

3.2 Recommendations

This report is accompanied by the Preferred Alternative White Oak Golf Course / CATEX Review Plan. This report makes the following project recommendations to insure compliance with the provisions of the CATEX Program and other local, state and federal requirements.

1. All required project plans and permits should be reviewed and approved by the relevant local, state and federal agencies prior to initiation of the site construction operations. A detailed sediment control plan will be required prior to site grading. This plan should provide for immediate stabilization of disturbed areas to the extent practicable in order to minimize soil erosion and sedimentation to the adjacent stream and wetland systems.
2. Final project plans should incorporate innovative stormwater management systems utilizing enhanced water quality provisions to the extent possible. The new Maryland Stormwater Management regulations and Montgomery County standards should be utilized to provide adequate protection of water quality.
3. The "Turf Grass Integrated Pest Management Manual" should be utilized for the White Oak facility to provide Best Management Practices to reduce over fertilization, use appropriate pesticide applications including biologic methods where possible and reduced maintenance of roughs and natural edges. The new layout should incorporate the use of native plant material resistant to deer browse and reduced irrigation techniques. A Nutrient Management Plan should be incorporated into the IPM to reduce the amount of fertilizers used during operations.

APPENDIX 4.1
SELECTED REFERENCES

Appendix 4.1Selected References

General Services Administration web site - www.hydra.gsa.gov.com 2001.

Maryland – National Capital Park and Planning Commission published information and interviews with staff (Mr. Jerry Bush and Kevin May – various dates, 2001).

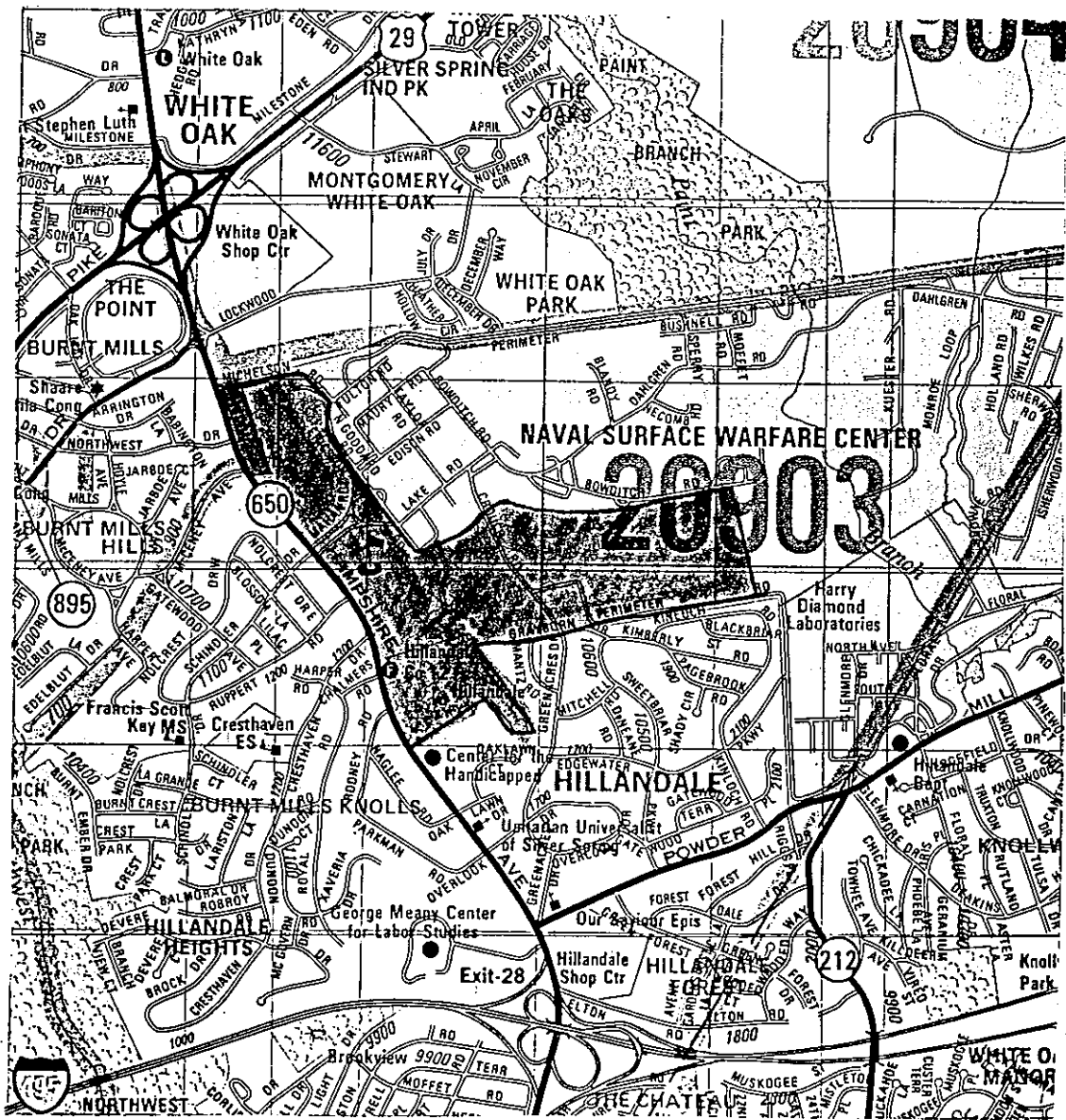
Harker, Donald et al. Landscape Restoration Handbook. Second ed., United States Golf Association, and New York Audubon Society 1999. Lewis Publishers, USA

Frederick Ward Associates, Inc., Natural Resources Inventory / Forest Stand Delineation Plan, dated September, 2001.

“Turf Grass Integrated Pest Management Manual – Guidelines for Maryland-National Capital Park and Planning Commission” published by the M-NCPPC, April, 1994 (incorporated by reference).

“Pesticide Safety Policy and Guidelines” Adopted by M-NCPPC, January 01, 2001 (incorporated by reference).

APPENDIX 4.2
VICINITY MAP



SCALE 1" = 2000'	DATE 1994
DR. BY ADC	CH. BY
PLAT NO.	JOB NO. 2011150.00



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014-0727
 ARCHITECTS Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243
 SURVEYORS Columbia, Maryland Manassas, Virginia Warrenton, Virginia

VICINITY
MAP

48

APPENDIX 4.3
CORRESPONDENCE



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401



August 21, 2001

Mr. William S. Twupack
Environmental Technician
Frederick Ward Associates, Inc.
P.O. Box 727
5 South Main Street
Bel Air, Maryland 21014-0727

RE: FWA Project No. 2011150.00
Proposed Expansion of the White
Oak Golf Course
Montgomery County, MD

Dear Mr. Twupack:

This responds to your July 23, 2001, request for information on the presence of species which are federally listed or proposed for listing as endangered or threatened within the above referenced project area. We have reviewed the information you enclosed and are providing comments in accordance with Section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

Except for occasional transient individuals, no federally proposed or listed endangered or threatened species are known to exist within the project impact area. Therefore, no Biological Assessment or further Section 7 Consultation with the U.S. Fish and Wildlife Service is required. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

This response relates only to federally protected threatened or endangered species under our jurisdiction. For information on the presence of other rare species, you should contact Lori Byrne of the Maryland Wildlife and Heritage Division at (410) 260-8573.

An additional concern of the Service is wetlands protection. Federal and state partners of the Chesapeake Bay Program have adopted an interim goal of no overall net loss of the Basin's remaining wetlands, and the long term goal of increasing the quality and quantity of the Basin's wetlands resource base. Because of this policy and the functions and values wetlands perform,

the Service recommends avoiding wetland impacts. All wetlands within the project area should be identified, and if construction in wetlands is proposed, the U.S. Army Corps of Engineers, Baltimore District, should be contacted for permit requirements. They can be reached at (410) 962-3670.

We appreciate the opportunity to provide information relative to fish and wildlife issues, and thank you for your interests in these resources. If you have any questions or need further assistance, please contact Andy Moser at (410) 573-4537.

Sincerely,

Mary Rathaswamy

Mary J. Rathaswamy, Ph.D.
Branch Chief, Endangered Species
Chesapeake Bay Field Office



Parris N. Glendening
Governor

Maryland Department of Natural Resources

Stanley K. Arthur
Acting Secretary

Forest, Wildlife and Heritage Service
Tawes State Office Building, E-1
Annapolis, Maryland 21401

August 27, 2001

Mr. William S. Twupack
Frederick Ward Associates, Inc.
P.O. Box 727
Bel Air, MD 21014-0727

RE: Environmental Review for Proposed Expansion of the White Oak Golf Course, FWA Project No. 2011150.00, New Hampshire Avenue, Hillandale Area, Montgomery County, Maryland.

Dear Mr. Twupack:

The Wildlife and Heritage Division has no records for Federal or State rare, threatened or endangered plants or animals within this project site. This statement should not be interpreted as meaning that no rare, threatened or endangered species are present. Such species could be present but have not been documented because an adequate survey has not been conducted or because survey results have not been reported to us.

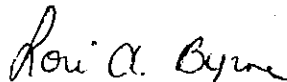
However, the forested area on the project site contains Forest Interior Dwelling Bird habitat. Populations of many Forest Interior Dwelling Bird species (FIDS) are declining in Maryland and throughout the eastern United States. The conservation of this habitat is strongly encouraged by the Department of Natural Resources. The following guidelines will help minimize the project's impacts on FIDS and other native forest plants and wildlife:

1. Concentrate development to nonforested areas.
2. If forest loss or disturbance is absolutely unavoidable, concentrate or restrict development to the perimeter of the forest (i.e., within 300 feet of the existing forest edge), particularly in narrow peninsulas of upland forest less than 300 feet wide.
3. Limit forest removal to the "footprint" of houses and to that which is absolutely necessary for the placement of roads and driveways.

4. Wherever possible, minimize the number and length of driveways and roads.
5. Roads and driveways should be as narrow and short as possible; preferably less than 25 feet and 15 feet, respectively.
6. Maintain forest canopy closure over roads and driveways.
7. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
8. Maintain or create wildlife corridors (for details, see Critical Area Commission's Guidance Paper on Wildlife Corridors).
9. Do not remove or disturb forest habitat during May-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
10. Afforestation efforts should target (1) riparian or streamside areas that lack woody vegetation, (2) forested riparian areas less than 300 feet, and (3) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

For additional assistance regarding conservation of FIDS habitat, please contact David Brinker, Central Regional Ecologist for the Wildlife and Heritage Division, at (410) 744-8939.

Sincerely,



Lori A. Byrne,
Environmental Review Specialist,
Wildlife & Heritage Division

ER# 2001.1548.mo



**Maryland
Department of
Housing and
Community
Development**

*Division of Historical and
Cultural Programs*

100 Community Place
Crownsville, Maryland 21032

410-514-7600

1-800-756-0119

Fax: 410-987-4071

Maryland Relay for the Deaf:

711 or 1-800-735-2258

<http://www.dhcd.state.md.us>

Parris N. Glendening
Governor

Raymond A. Skinner
Secretary

Marge Wolf
Deputy Secretary

27 August 2001

Mr. William S. Twupack
Frederick Ward Associates, Inc.
P.O. Box 727
5 South Main Street
Bel Air, MD 21014-0727

Re: Proposed Wetlands Permit for Expansion of the White Oak Golf Course, Montgomery County, FWA Project No. 2011150.00

In response to your request of 20 July 2001, the Maryland Historical Trust (MHT) has reviewed the above-referenced project with respect to effects on historic properties.

Our records indicate that one prehistoric archeological site—18MO113 (Hillendale)—is located within your project area. The enclosed inventory form and map provide basic information on the site, whose eligibility for the National Register has not been evaluated. Some prior archeological work and steep slopes in most of the remainder of the project area indicate little likelihood that other sites are present. Please submit to MHT more specific plans of the proposed golf course expansion to comply with Section 106 of the National Historic Preservation Act. Once we receive those plans, showing where ground disturbance is proposed, we can inform you if Phase II archeological investigation of 18MO113's significance is warranted.

With respect to historic standing structures, the golf course is located within the boundary of the Naval Ordnance Laboratory Survey District, White Oak (MIHP M33: 25) which has been determined eligible for inclusion in the National Register of Historic Places. For your reference a GIS map is enclosed with the boundary of the district delineated as well as individual resources with a red border. Within the complex are the following individually surveyed resources: Main Building (M 33:14); Cafeteria/Auditorium (M 33:15); Ordnance Environmental Lab (M 33:16); Technical/Public Works Shop (M 33:17); Explosives Lab (M 33:18); X-Ray & Plastics Lab (M 33:19); White Oak Lab Tech Shop (M 33:20); and the Marine Barracks (M 33:21). At the time the eligibility was assessed, the Trust was not provided enough information to concur with GSA's determination on contributing and non-contributing resources. Additional information is necessary to assess whether or not the golf course is in fact a contributing resource of the historic district.

The property was transferred to the U.S. Food and Drug Administration (FDA) at which time a Memorandum of Agreement (MOA) was executed, a copy is enclosed for your reference. Ms. Tania Tully with the Trust's Office of Preservation Services, is currently working with GSA and the FDA to ensure fulfillment of the MOA's stipulations.

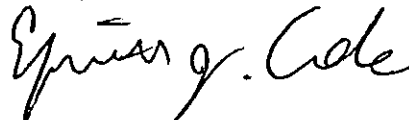


Mr. William S. Twupack
27 August 2001
Page 2

Please submit to MHT more specific plans of the proposed golf course expansion to comply with Section 106 of the National Historic Preservation Act. Once we receive those plans, showing where ground disturbance is proposed, we can inform you if Phase II archeological investigation of 18MO113's significance is warranted.

MHT requests that you treat the enclosed site locational information as confidential as possible, in order to prevent site damage. If you have any questions or require further information, please contact Dr. Gary Shaffer (archeology, 410-514-7638) or Ms. Patricia Blick (structures, 410-514-7637).

Sincerely,



Elizabeth J. Cofe
Administrator
Project Review and Compliance

EJC/GDS/PMB/200102627

cc: Ms. Amanda Sigillito (MDE)
Mr. Phil Cwiek (Corps)
Mrs. Lynette Rhodes (Corps)
Dr. Jim Sorensen (M-NCPPC)
Mr. William Potterton (GSA)
Hon. Gilbert Gude
Mr. Charles Edson
Ms. Tania Tully (MHT/OPS)

Enclosures

MA... LAND ARCHEOLOGICAL SITE SURVEY

ATTACHMENT 1

Name of site Hillandale

Number 18 MO 113

Other designations

County Montgomery

Type of site open

Cultural affiliation prehistoric

How to reach site

Landmarks to aid in finding site On NOL (now Naval Surface Weapons Laboratory) property between New Hampshire Ave. and the outer side of the property fence.

Position of site with respect to surrounding terrain On edge of upland near headwaters of a tributary of Paint Branch Creek.

Latitude ° " north. Longitude ° " west.
(or distance from printed edge of map: bottom edge ; right edge)

Map used (name, producer, scale, date) Beltsville 7.5 USGS 1964

Owner/tenant of site, address and attitude toward investigation US Navy

Description of site (size, depth, soil, features, test pits)

Present use and condition of site, erosion

Reports or evidence of disturbance by excavation, construction or "pothunting"

Nature, direction and distance of natural water supply (fresh or salt)

Natural fauna and flora

Specimens collected (specify kinds and quantities of artifacts and materials)

6 broken projectile points

Specimens observed, owner, address

Specimens reported, owner, address McPike reports finding 6 broken projectile points in 1972.

Other records (notes, photos, maps, bibliography)

Recommendations for further investigations

Informant Bro. James McPike

Address Trinity Missions, Silver Spring, Md.

Date ~~9 Mar 76~~
5 Dec 75

Site visited by

Date

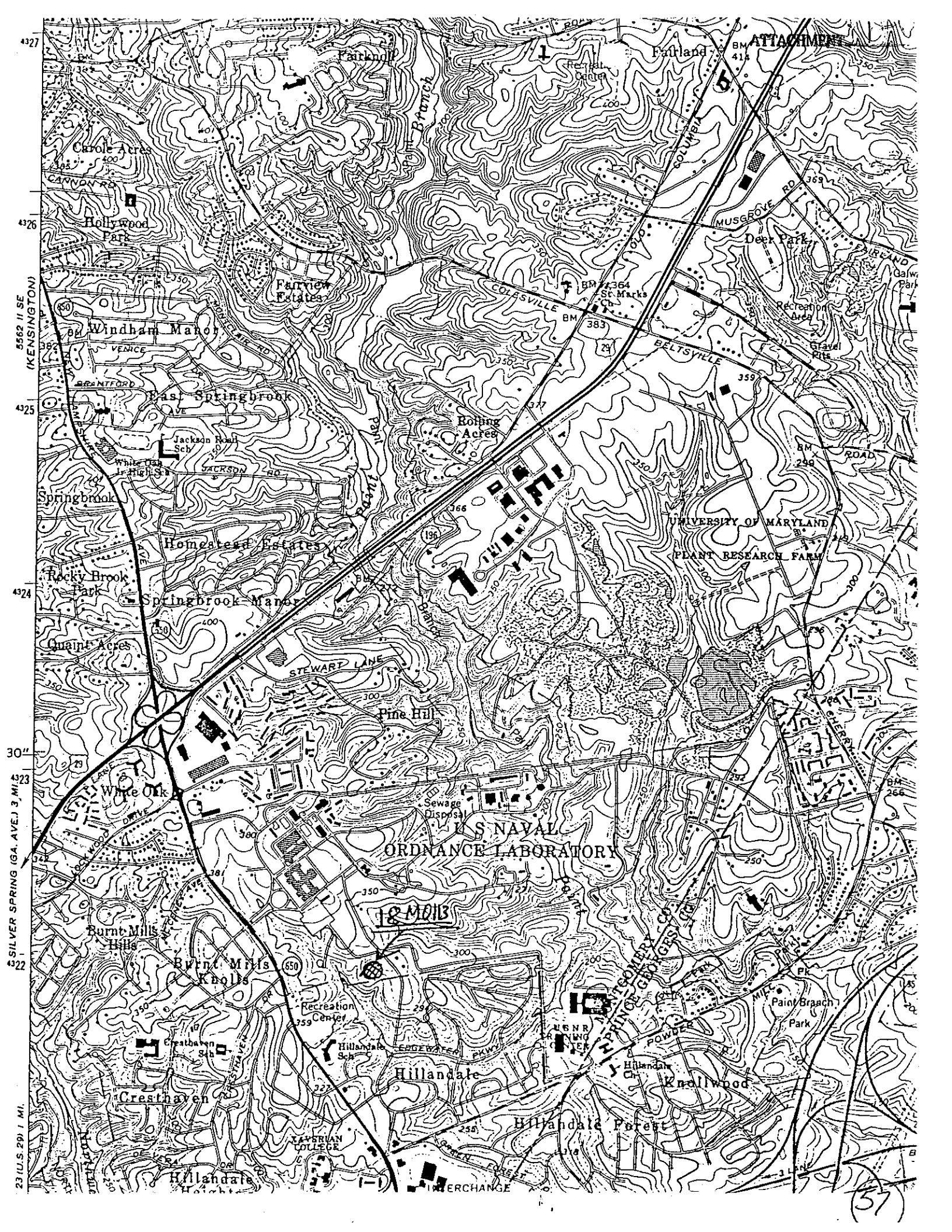
Recorded by T Bastian

Address MGS

Date 24 Aug 76

(Use reverse side of sheet and additional pages for sketches of site and artifacts)

56



5582 1/2 SE (KENSINGTON)
23 1/2 SILVER SPRING (GA. AVE.) 3 MI. E
23
22
21 U.S. 29) 1 MI.



**Maryland
Department of
Housing and
Community
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*Division of Historical and
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Parris N. Glendening
Governor

Raymond A. Skinner
Secretary

Marge Wolf
Deputy Secretary

December 28, 2001

Mr. William S. Twupack
Frederick Ward Associates, Inc.
P.O. Box 727
5 South Main Street
Bel Air, MD 21014-0727

Re: Proposed Expansion of White Oak Golf Course
Montgomery County, FWA Project 2011150.00

Dear Mr. Twupack:

Thank you for your letter of November 26, 2001 to the Maryland Historical Trust (Trust) with the supplemental information for our historic preservation review of the above-referenced project.

As noted in our original letter of August 27, 2001, prehistoric archeological site 18MO113 was located in your project area and was a subject of concern. The large-scale plans of the golf course that you just submitted show that construction of holes 6 and possibly of 7 will disturb the ground where 18MO113 is reported (see Attachment A). There has been no previous evaluation of the eligibility of this site for the National Register of Historic Places.

Since planned construction could destroy a significant site, the Trust recommends that a Phase II archeological investigation be conducted of 18MO113. The purpose of this archeological research is to: a) identify the site's vertical and horizontal boundaries; b) interpret the site's cultural affiliations, functions, and significance; c) evaluate the site's integrity; d) conclusively determine the site's eligibility for the National Register; and e) define the need for further archeological work. The investigations should be undertaken by a qualified archeologist and performed in accordance with the *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994) and with *Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines* (1983). Based on the investigations' results, we will be able to determine whether or not the project will



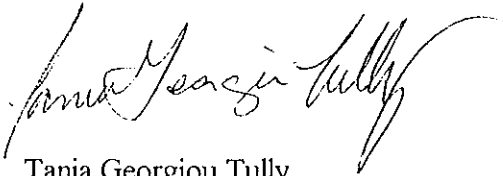
Mr. William S. Twupack
December 28, 2001
Page 2

have an effect on National Register eligible archeological resources, and make appropriate recommendations. Implementation and review of the Phase II research should be closely coordinated with our office, and we will be happy to provide guidance on the recommended work.

With respect to the historic built environment, the project will likely have no adverse effect. However, we will need additional information to be certain. A 1,200-foot buffer at the front of the historic campus should be maintained. The revised golf course layout appears to do so. Please provide simple site plans of the existing and proposed golf courses for our comparison.

Further consultation with the Trust is necessary to comply with Section 106 of the National Historic Preservation Act. If you have any questions, please contact Dr. Gary Shaffer (for archeology) at 410-514-7638 or me (for historic built environment) at 410-514-7636.

Sincerely,



Tania Georgiou Tully
Preservation Officer
Project Review and Compliance

GDS/TGT
200104169

cc: Ms. Amanda Sigillito (MDE)
Mr. Phil Cwiek (Corps)
Mrs. Lynette Rhodes (Corps)
Dr. Jim Sorensen (M-NCPPC)
Mr. William Potterton (GSA)
Hon. Gilbert Gude
Mr. Charles Edson

Enclosure

100 Ft

ATTACHMENT

Attachment A

Approximate Location
OF 18 MO 11.3

60





**Maryland
Department of
Housing and
Community
Development**

*Division of Historical and
Cultural Programs*

100 Community Place
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December 28, 2001

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Frederick Ward Associates, Inc.
P.O. Box 727
5 South Main Street
Bel Air, MD 21014-0727

Re: Proposed Expansion of White Oak Golf Course
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61

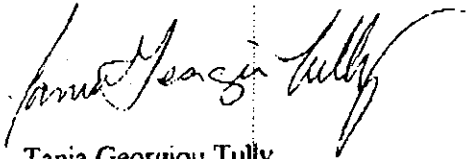
Mr. William S. Twupack
December 28, 2001
Page 2

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Sincerely,



Tania Georgiou Tully
Preservation Officer
Project Review and Compliance

GDS/TGT
200104169

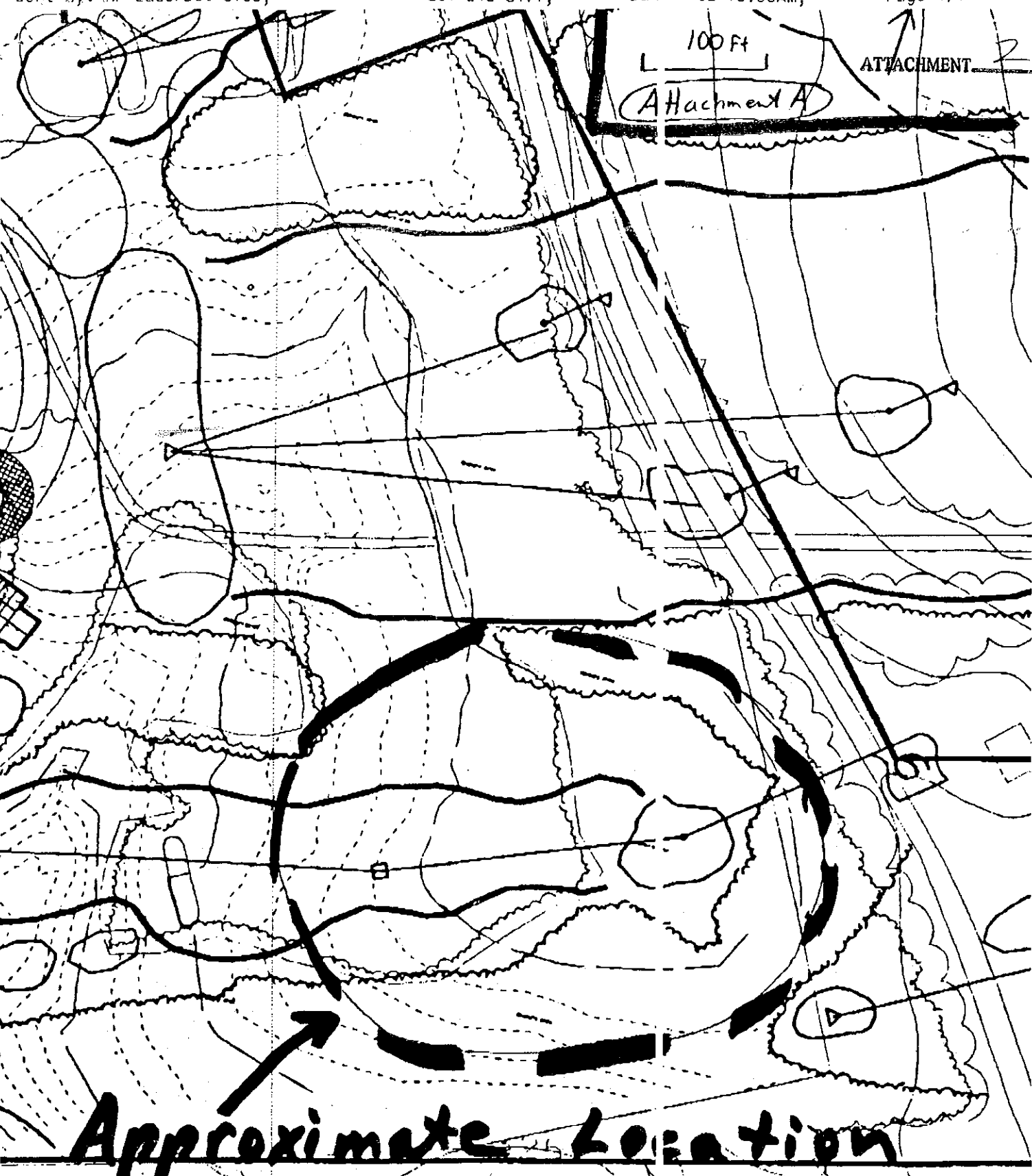
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Mr. Phil Cwiek (Corps)
Mrs. Lynette Rhodes (Corps)
Dr. Jim Sorenson (M-NCPPC)
Mr. William Potterton (GSA)
Hon. Gilbert Crude
Mr. Charles Edson

Enclosure

100 Ft

ATTACHMENT 2

Attachment A



Approximate Location
OF 18 MW 11.3

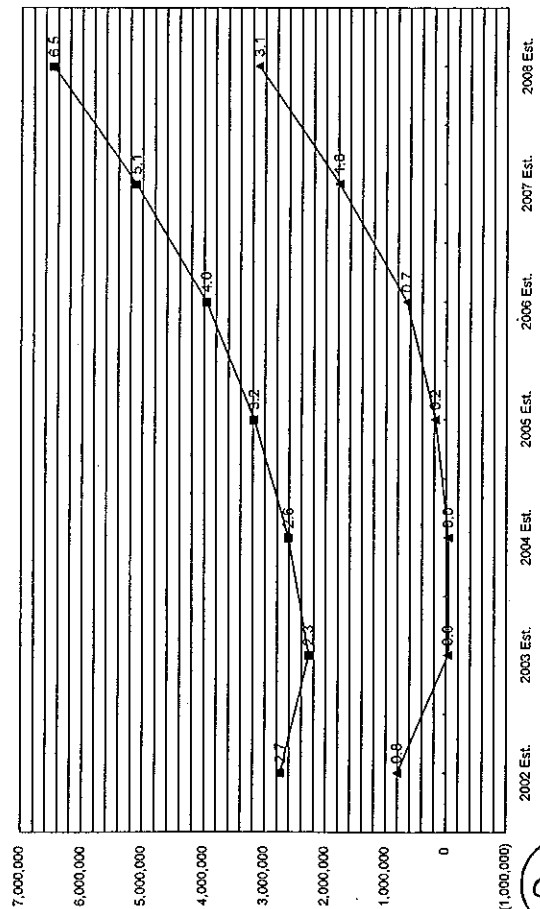
Montgomery Enterprise Fund

Schedule of Net Cash Flows

Chart 1

	2000 Actual	2001 Budget	2001 Actual	2002 Budget	2002 Est.	2003 Est.	2004 Est.	2005 Est.	2006 Est.	2007 Est.	2008 Est.
1 Golf Courses	(634,746)	306,400	(249,910)	71,200	398,200	439,400	542,100	648,300	792,100	950,100	1,083,700
2 Ice Rinks	(7,763,452)	(1,190,700)	(2,700,168)	(819,000)	(768,000)	(597,200)	(513,900)	(430,700)	(338,102)	(239,600)	(142,300)
3 Indoor Tennis	567,909	(50,500)	736,945	207,900	215,000	323,100	325,700	328,100	330,300	332,300	334,100
4 Park Facilities	422,387	445,200	464,638	529,000	344,700	513,900	513,900	513,900	514,000	513,400	511,500
5 Social/Conference Centers	(36,868)	(74,900)	50,845	(51,300)	(33,100)	(24,300)	(31,500)	(39,100)	(47,000)	(55,300)	(64,000)
6 Total Net Cash Flow	(7,444,770)	(564,500)	(1,697,650)	(62,200)	156,800	654,500	836,300	1,020,500	1,251,298	1,500,900	1,723,000
7 Cost of Living Adjustment							(99,910)	(102,907)	(105,995)	(109,174)	(112,450)
8 Capital Transactions, net					(3,307,442)	(1,216,342)	(499,442)	(464,442)	(496,442)	(432,000)	(467,000)
9											
10 Interest Income FY02-08					125,807	98,525	95,968	113,609	140,193	177,973	227,157
11 Beginning Cash	14,911,297		7,466,527		5,768,877	2,744,042	2,280,725	2,613,641	3,180,401	3,969,455	5,107,154
12 Ending Cash	7,466,527		5,768,877		2,744,042	2,280,725	2,613,641	3,180,401	3,969,455	5,107,154	6,477,861
13					2.7	2.3	2.6	3.2	4.0	5.1	6.5
14 Less Reserves:											
15 Debt Service Reserves	(599,017)		(599,017)		(599,017)	(599,017)	(599,017)	(599,017)	(599,017)	(599,017)	(599,017)
16 Other Cash	(27,675)		(34,350)		(34,350)	(34,350)	(34,350)	(34,350)	(34,350)	(34,350)	(34,350)
17 Bond Sale Proceeds	(2,454,414)		(367,876)		0	0	0	0	0	0	0
18 Fund Balance Reserves	0		0		(1,305,303)	(1,679,933)	(2,015,763)	(2,362,503)	(2,676,685)	(2,686,823)	(2,740,303)
19 Uncommitted Cash	4,386,209		4,767,634		805,372	(32,575)	(35,489)	184,531	659,403	1,786,964	3,104,191
20					0.8	0.0	0.0	0.2	0.7	1.8	3.1
21 Capital Transactions:											
22 Less Capital Outlay/Equipment Debt Service					(157,442)	(387,342)	(464,442)	(464,442)	(496,442)	(432,000)	(467,000)
23 Less Project Funding					(3,150,000)	(829,000)	(35,000)	0	0	0	0
24 Total Capital Transactions, net					(3,307,442)	(1,216,342)	(499,442)	(464,442)	(496,442)	(432,000)	(467,000)

Montgomery Enterprise Fund
Est. Uncommitted Cash FY2002 to FY2008



- Notes:
- (1) Base Year - 2003
 - (2) % Increase - Charges/Rentals Revenues 5% for Golf Courses and Ice Rinks. 3% for other facilities
 - (3) % Increase - Sales and Concessions Revenues 2% for all facilities
 - (4) % Increase - Personal Services 4% for all facilities
 - (5) % Increase - Cost of Sales 2% for all facilities
 - (6) % Increase - Admin Expenses 3% for all facilities
 - (7) % Increase - Other Expenses 4% for all facilities
 - (8) Excludes Depreciation
 - (9) Line 6 for 00 & 01 Actual and 01 & 02 Budget reflects interest and capital transactions. Future years are on lines 8 & 10.

Facility	2008 Est.
Cabin John Ice Rink	\$2,444,448
Little Bennett Golf Course	2,069,500
Wheaton Ice Rink	1,430,000
Total	5,943,948

(10) Interest income 3% for 2002, 4% for future years
(11) Cash payments for all future capital outlay

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