



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 12, 2002
TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
FROM: Callum Murray, Community-Based Planning (495-4733) *CM*
Claudia Kousoulas, Community-Based Planning (495-4558)

REVIEW TYPE: Mandatory Referral
APPLYING FOR: Renovation
REVIEW BASIS: Article 28, Chapter 7-112 of the Regional District Act
APPLICANT: Montgomery County Revenue Authority
PROJECT NAME: Falls Road Golf Course Renovation
CASE NUMBER: 02401-RA-1

AREA: 149.65 acres
LOCATION: 10800 Falls Road
MASTER PLAN: Potomac Subregion Master Plan

FILING DATE: March 11, 2002
**PLANNING BOARD
REVIEW:** April 18, 2002

STAFF RECOMMENDATION: APPROVAL on the condition that the applicant supplies a DPS-approved storm water management plan and provides M-NCPPC staff with a forest conservation plan. This is the final phase of renovations designed to improve the safety and layout of this public golf course.

PROJECT DESCRIPTION

Property Description and History

The 149.65-acre Falls Road Golf Course was constructed in 1960 and is zoned RE-2. In 1998, a comprehensive master planning review of all Revenue Authority facilities determined that many of the course's features required renovation. The phased renovation is intended to transform an old golf course to meet modern standards. The renovated clubhouse and parking lot, approved by the Planning Board on April 17, 2001, opens this month. Additional landscaping is planned, and new tees, greens and hole configuration will make play at the course safer and more challenging. The renovation includes realigning the fairways to preclude errant golf balls leaving the course, particularly toward Eldwick Way. The renovation and maintenance will be undertaken with modern equipment and techniques.

The Planning Board has already approved some elements of this renovation, and Revenue Authority staff has worked with Park and Planning transportation and environmental staffs to ensure all concerns are met.

Intended Use

Falls Road will continue its function as a public golf course; the renovation will generate no new players or employees.

Community Context

The site is located in an area of single-family houses, schools, and a restaurant. To the north, the golf course is bordered by the Bedfordshire subdivision of single-family houses, zoned R-200 and R-200/TDR. To the west, it is bordered by Kilgour Branch Park and the Potomac Glen subdivision of single-family houses, zoned RE-2. To the south lie the Glen Falls single-family houses, Manor Care Health Corporation, Normandie Farms, all zoned RE-2/TDR, and the Bullis School, zoned RE-2. To the east, the course is bordered by Kensdale Estates subdivision, zoned RE-1, and Pine Knolls, zoned R-200.

Master Plan Recommendation

The golf course is located in the Potomac area of the *Potomac Subregion Master Plan*, which reviews and makes recommendations for the Subregion's park and open space facilities. The Plan does not specifically address the Falls Road Golf Course, assuming it will continue to serve the community.

The applicant's proposed renovation will provide an updated recreational facility and will minimize erosion, control sediment runoff, and minimize impact on forest cover, meeting the Plan's public facility and environmental goals.

Transportation

At the request of staff, the applicant has made the following Adequate Public Facilities statement.

The applicant proposes to renovate the existing golf course. The renovation will neither attract additional golfers nor necessitate additional employees, specifically; the proposed renovation to the current land uses generates no new traffic during the weekdays in the morning peak period (7:00 am to 9:00 am) or the evening peak period (4:00 pm to 6:00 pm). Hence, a traffic study to analyze the traffic impact at nearby intersections should not be required to satisfy the Local Area Transportation Review component of the Adequate Public Facilities Test, even though existing traffic from the current land uses may generate 50 or more peak-hour trips during the weekday morning and evening peak periods.

Staff concurs that since the renovation will not increase traffic, a Local Area Transportation Review is not required. There is no transportation issue involved with the proposed renovation of the existing golf course.

Environment

The Revenue Authority has coordinated with the County's Department of Permitting Services and M-NCPPC staff to develop a renovation plan that is environmentally sensitive. Staff met with the consultants and discussed the forest conservation requirements and other issues involved in minimizing impacts to forest, wetlands and stream buffers.

In 2001, the Montgomery County Revenue Authority was granted exemption from forest conservation requirements for renovations to the existing clubhouse at Falls Road. The extent of disturbance created by the Authority's current golf course renovation means that it must comply with requirements of the forest conservation law. The first step is submission of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD). This was submitted and approved by M-NCPPC on February 19, 2002.

Under forest conservation review, staff was able to preserve stream segments that the applicant's consultant had recommended for piping (specifically on #8 fairway). This is consistent with Montgomery County's Department of Permitting Services (DPS) policy to preserve and protect existing stream channels for protection of the water resources and for storm water management. A significant area of mature, good quality forest on steep slopes within a stream valley buffer was also protected. Areas of tree cover and many specimen size (>30" dbh (diameter breast height)) trees in the existing fairways will be used to meet the course's forest conservation requirement. These areas will be protected in Category II conservation easements. Additionally, areas outside the fairways will be taken out of regular mowing, creating "no mow" or "annual mow" areas that will provide meadow habitat. The Authority will be required to do mitigation planting for specimen trees lost, and staff will work with the golf course superintendent and consultants in identifying appropriate areas.

The Revenue Authority now needs to seek storm water management plan approval from DPS. They also need to submit a forest conservation plan along with a copy of their sediment control plan for M-NCPPC staff review and final approval.

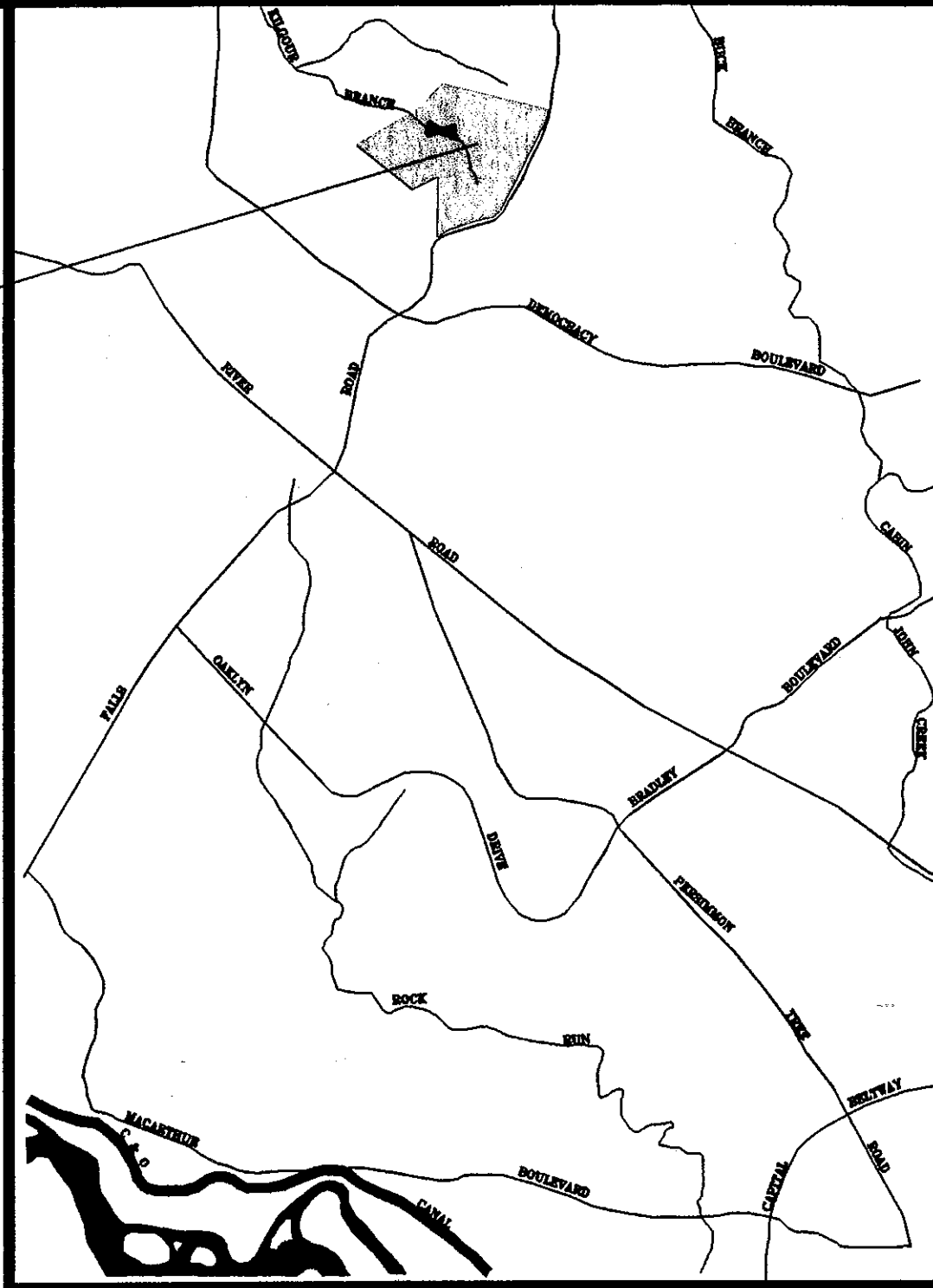
CONCLUSION

Staff recommends approval of this renovation, provided that the Revenue Authority's storm water management plan is approved by the DPS, and that the Authority submits a forest conservation plan along with a copy of their sediment control plan for M-NCPPC staff review and final approval.

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Attachments:

- Vicinity map
- Application letter
- Citizen notice and mailing list

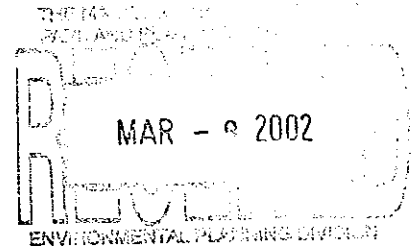


VICINITY MAP
NOT TO SCALE

.. - 412.0
) X 55 ft.



MONTGOMERY COUNTY REVENUE AUTHORITY



March 7, 2002

Mr. George Valladares
County-wide Planning
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Mandatory Referral
Falls Road Golf Course Renovation Project

Dear Mr. Valladares:

The purpose of this letter is to transmit formally our mandatory referral for the Falls Road Golf Course Renovation Project for your review and to request your approval. I have enclosed six copies of the overview of the Erosion and Sediment Control (E&S) Plan for your review.

Falls Road Golf Course was constructed in 1960. In 1998, we began a comprehensive master planning effort involving all Revenue Authority facilities. It was determined that many of the golf course features were in need of renovation, which is the primary thrust of the present project. At the same time, a number additional changes have been made to improve safety, playability, and maintainability. The Falls Road renovation project was included initially in the FY 01-06 Capital Improvements Program.

Over the last few months, we have discussed our project with Environmental Planning and Forest Conservation staff on three occasions, and have made three major revisions to our Forest Conservation Plan to minimize the impact on forest, wetlands, and stream buffers. The only remaining impact is to a small area of forest. Please refer to the approved Forest Stand Delineation and Natural Resources Inventory. Additionally, we have submitted our E&S Plan to the Department of Permitting Services (DPS). We understand that DPS has coordinated the E&S Plan with Park and Planning staff.

Mr. George Valladares
Falls Road Golf Course Renovation Project
March 7, 2002
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We have also coordinated with Transportation Planning staff. They requested an operational statement to satisfy Adequate Public Facilities Requirements. That statement follows:

The applicant proposes to renovate the existing golf course. The renovation will neither attract additional golfers nor necessitate additional employees. Specifically, the proposed renovation to the current land uses generates no new traffic during the weekdays in the morning peak period (7:00 am to 9:00 am) or the evening peak period (4:00 pm to 6:00 pm). Hence, a traffic study to analyze the traffic impact at nearby intersections should not be required to satisfy the Local Area Transportation Review component of the Adequate Public Facilities Test, even though existing traffic from the current land uses may generate 50 or more peak-hour trips during the week day morning and evening peak periods.

We plan to begin construction this summer and would appreciate your timely review. Please let me know if you have any questions or need further information. Thank you very much.

Sincerely,



Marc D. Atz
Executive Director

cc: Carol Martin, M-NCPPC, Environmental Planning
Cathy Conlon, M-NCPPC, Forest Conservation
Ron Welke, M-NCPPC, Transportation Planning
Dan Hardy, M-NCPPC, Transportation Planning
Stephanie Hau, Chesapeake Environmental Management



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 19, 2002

Dear Resident:

This is to notify you that the Montgomery County Planning Board has received a mandatory referral application, pursuant to Section 7-112 of the state law, for the following project, tentatively scheduled for a hearing before the Planning Board on the date below. Mandatory referral law requires all federal, state and local governments and public utilities to submit proposed projects in the regional district for review and approval by the Planning Board. The Board's approval and comments are advisory in that the statute allows the applicant to overrule the Planning Board's decision and proceed.

The hearing date listed in this notice is tentative and subject to change; no further notices will be sent out. The final notice of hearing will be published in the Planning Board's weekly agenda, which can be viewed on the Board's web page at www.mic-mncppc.org. Any further information can be obtained by contacting the project manager listed below.

Please notify your neighbors and community homeowner's association members of this notice. The Planning Board encourages community input on all its projects including mandatory referrals, and welcomes citizen participation in its review processes. If you or other members of your community have any concerns or comments, please contact the project manager listed in this notice.

PROJECT: Falls Road Golf Course Renovation
APPLICANT: Montgomery County Revenue Authority
ADDRESS: 10800 Falls Road

MASTER PLAN: Potomac
SCHEDULED FOR: April 18, 2002
HEARING SITE: Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

CONTACT: Callum Murray
301-495-4733
murray@mncppc.state.md.us

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Public Notification List
Falls Road Golf Course Renovation
Mandatory Referral

George Barnes
West Montgomery County Citizens
Assn.
10311 Glen Road
Potomac, MD 20850

Charles Smallwood III
Thurston Community Association
1120 Sugarloaf Mountain Road
Dickerson, MD 20842

Robert Fogel
Abaris Realty Management Co.
Fallswick Homeowners Assn.
12009 Nebel Street
Rockville, MD 20852

Harry Leet
Seneca Creek Watershed Association
125 Central Avenue
Gaithersburg, MD 20877

Miriam Wilson, Administrator
Normandy Falls Homeowners Assn.
9117 Cranford Drive
Potomac, MD 20854

Roger Spott
Potomac Towne Homeowners
Association
10012 Hall Road
Potomac, MD 20854

Burton Goldstein, President
Mid-County Citizens Assn.
414 Chestnut Hill
Gaithersburg, MD 20878

Carol Ottsen, Secretary
Potomac Glen Association
11530 South Glen Road
Potomac, MD 20854