



**Nov 15, 2007**  
**MCPB**  
**Item #\_\_ 10 \_\_**

## **MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Mary Bradford, Director of Parks  
John Hench, Chief, Park Planning and Stewardship Division

**FROM:** Brenda Sandberg, Legacy Open Space Program Manager  
Dominic Quattrocchi, Legacy Open Space Senior Planner

**DATE:** November 9, 2007

**RE:** **Legacy Open Space Recommendations for New Sites: Recommend the addition of seven sites to Legacy Open Space**

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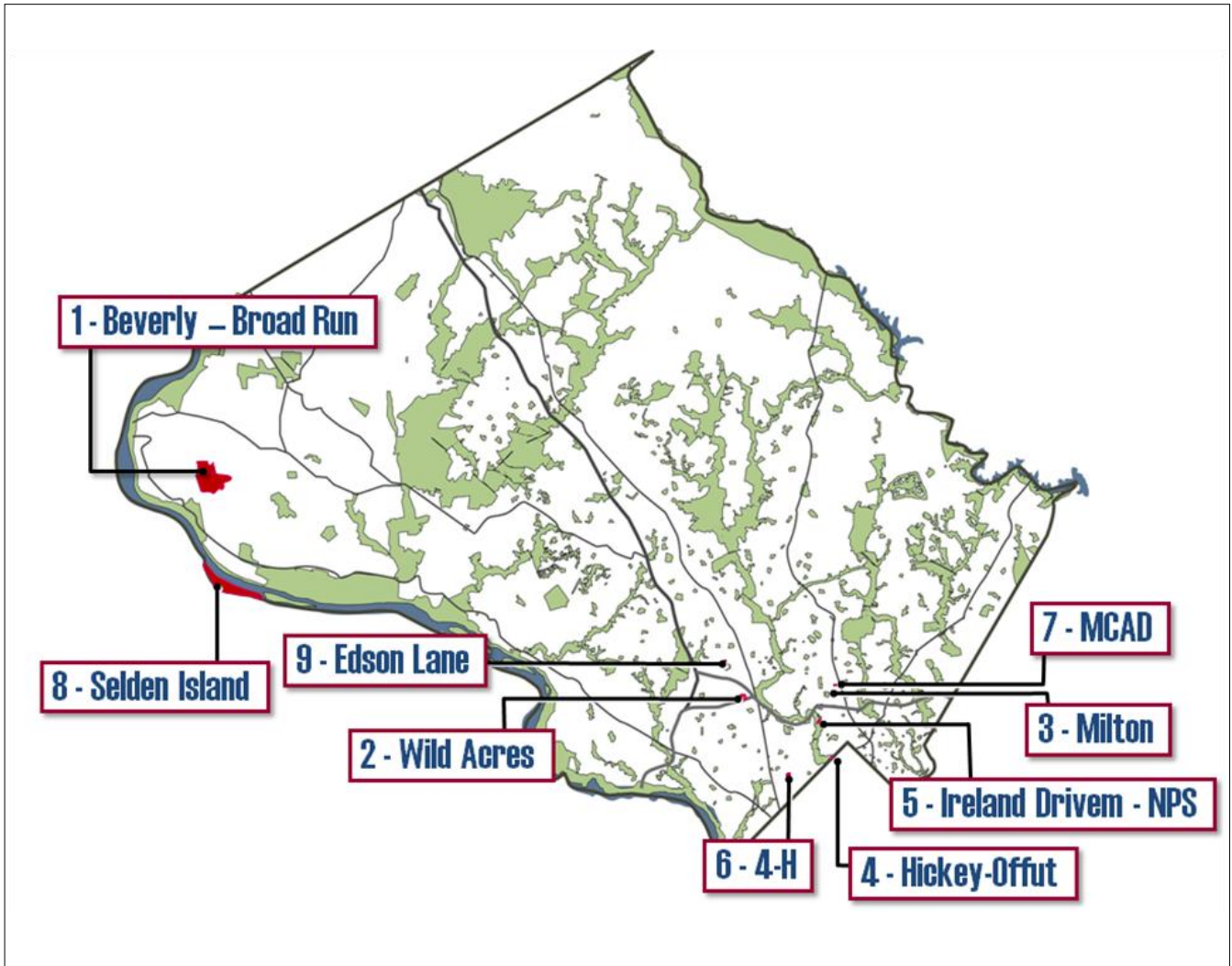
### **Recommended Action**

Staff recommends that the Planning Board approve the addition of the following seven sites to the Legacy Open Space program:

- 1) **Beverly Property, Broad Run Watershed**, Poolesville (Natural Resources)
- 2) **Wild Acres/Grosvenor Mansion Property**, Bethesda (Natural Resources)
- 3) **Milton Property**, Capitol View Park (Natural Resources)
- 4) **Hickey and Offut**, Bethesda (Natural Resource)
- 5) **Ireland Drive/National Park Seminary Carriage Trails**, Silver Spring (Heritage Resource)
- 6) **National 4H Council Headquarters**, Chevy Chase (Urban Open Space)
- 7) **Montgomery College of Art and Design**, Wheaton (Urban Open Space)

See the attached table for a summary of the recommendations for designation and proposed protection techniques on all nine sites evaluated and attached maps showing each site.

Countywide Locator Map of all Properties



## Background

Over the past two years, staff has completed evaluations of seventeen sites for potential addition to the Legacy Open Space (LOS) Program. The *Legacy Open Space Functional Master Plan* directs staff to conduct outreach in every odd-numbered year to identify new sites that should be considered for Legacy Open Space, and sites are nominated by citizens and staff at various times.

Nominated sites were put through an initial screening process followed by field work and GIS evaluation to evaluate natural, historic, and other site resources. Eight sites did not meet even the initial screening and, according to established procedure, were rejected by staff. Numerous Commission staff, including Planning staff, Park Managers, and Park Planning staff, were involved in the ultimate evaluation and recommendations for the remaining nine sites. Other public agencies were consulted as appropriate. The draft and final staff recommendations for these nine sites were reviewed with the LOS Implementation Team (internal to Park and Planning) and LOS Advisory Group (external citizen's advisory group) at the summer and fall quarterly meetings.

## Site Analysis

The overall philosophy of Legacy Open Space is to identify resources of exceptional countywide significance for preservation efforts: those that “rise above the rest”. The seven sites recommended for addition have been reviewed according to the general criteria spelled out in the *Legacy Open Space Functional Master Plan*. In addition to these criteria, specific factors relevant to each resource category (e.g., Heritage or Natural Resources) were also evaluated.

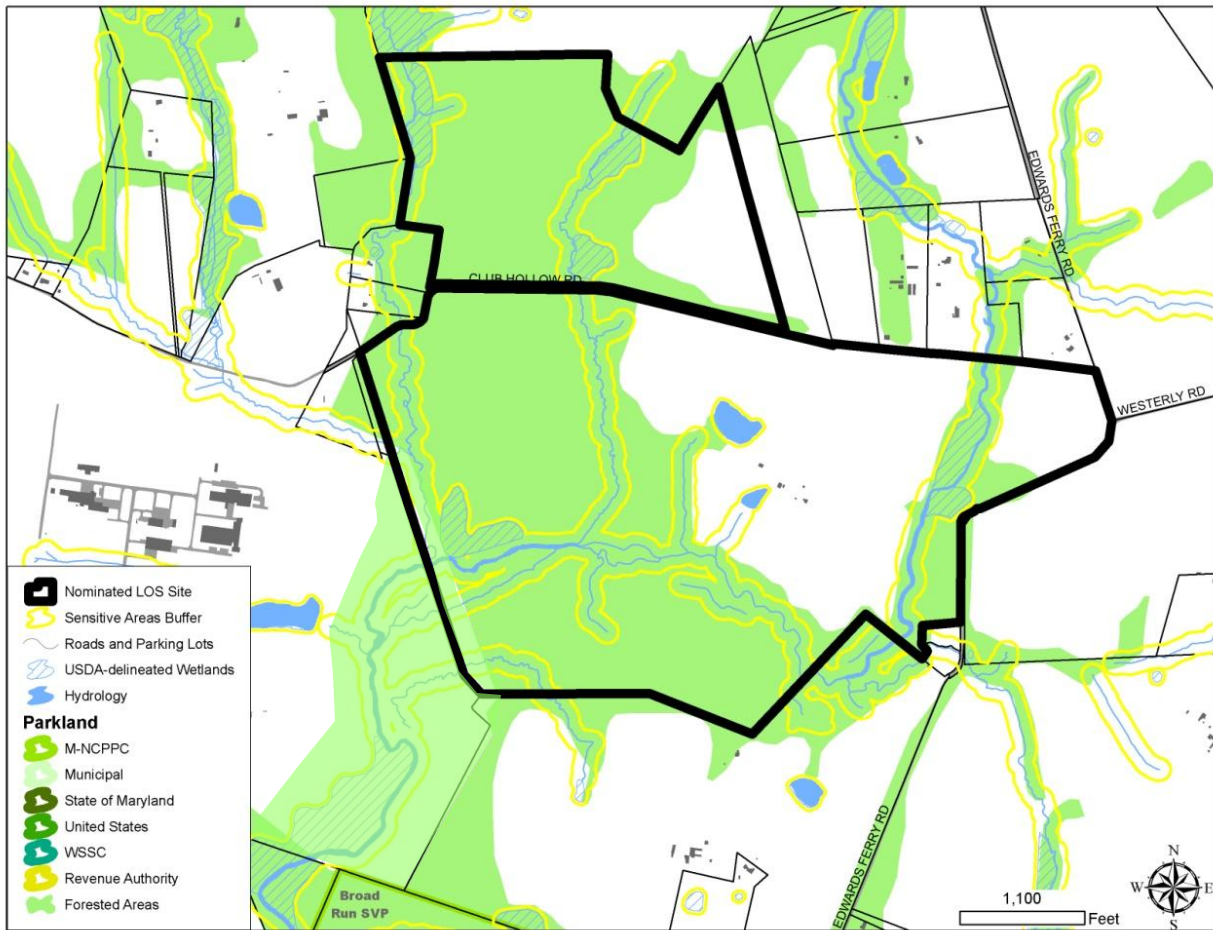
The Legacy criteria from the functional master plan are as follows:

- 1) The Resource has particular countywide, regional, or national significance in terms of (a) known or potential habitats for rare, threatened, or endangered species; (b) a “best example” of terrestrial or aquatic community; (c) unique or unusual ecological communities; (d) large, diverse areas with a variety of habitats; or (e) exceptional views, architectural character, or historic association.
- 2) The Resource is critical to the successful implementation of public policy such as the protection of the Agricultural Reserve and public water supply.
- 3) The Resource is part of a “critical mass” of like resources that perform an important environmental or heritage function.
- 4) The Resource makes a significant contribution to one or more heritage themes.
- 5) The Resource provides human or ecological connectivity between significant park, natural or historic areas and/or corridors.
- 6) The Resource helps to buffer and thereby protect other significant resources.
- 7) The Resource represents an opportunity for broadening interpretation and public understanding of natural and heritage resources.
- 8) The Resource provides a significant opportunity (a) to increase access to public open space in communities with high population densities, (b) to protect scarce open space in

an urbanized community, (c) to improve the character of a green boulevard of countywide or regional significance, or (d) to provide for a new regional park facility.

A summary of the staff recommendations for LOS designation and for the appropriate protection techniques for each of the nine sites is contained in the attached table. The next section of this memorandum provides more detailed analysis of the general criteria and resource category factors the program.

***Beverly Property, Broad Run Watershed***



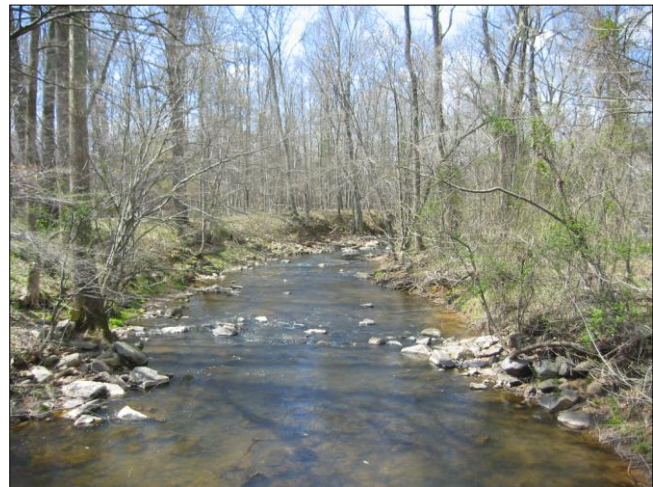
## Analysis of Overall Legacy Criteria and Resource Category Factors for Selected Sites

### #1 - Beverly Property, Broad Run Watershed, Poolesville (Natural Resources, Class II)

Staff analysis of the Beverly Property and its importance by the Legacy Open Space Criteria has determined that:

- The Resource has particular countywide significance in terms of potential habitats for rare, threatened, or endangered species; as a “best example” of a large forest interior habitat on Triassic soils; and as a large, diverse forest area with a variety of wetland and upland habitats.
- The Resource is part of a “critical mass” of interior forest resources that perform the important environmental function of providing habitat for interior forest plant and animal species.
- The Resource provides human and ecological connectivity along the Broad Run Stream Valley, connecting between significant natural areas and existing and future parkland.
- The Resource helps to buffer and thereby protect water quality and adjacent forested area in the Broad Run watershed.

The Beverly property is a cornerstone property in the envisioned future Broad Run Stream Valley Park -- a long-term future series of acquisitions to complete a stream valley park system from the Chesapeake and Ohio Canal from near Edwards Ferry to Woodstock Special Park with a connection to the C+O Canal near Dickerson. M-NCPPC already owns a 106-acre property south of the Beverly properties known as the Broad Run Stream Valley Park (South Unit). The Broad Run Stream Valley Park is envisioned to provide a future natural surface trail connector with forested areas to be protected in perpetuity.



*Broad Run south of the Beverly Property*

The Broad Run watershed is considered an important natural area in the county because of its unique geology and plant communities, overall rural character and high recreational value. The Broad Run Watershed is entirely within Montgomery County, exhibits good water quality and represents a logical resource for protection and enhancement. Flowing south toward the Potomac River, the Broad Run passes through a part of Montgomery County that has changed little in 100 years. The watershed is characterized by rolling topography and red Triassic sandstone with soils that tend to be droughty. The Broad Run consist of a 14.3 square mile drainage area (9227 acres). Approximately 29 percent of this watershed is forested (2697 acres). Notably, the Beverly forest alone comprises 13 percent of all forest area within the Broad

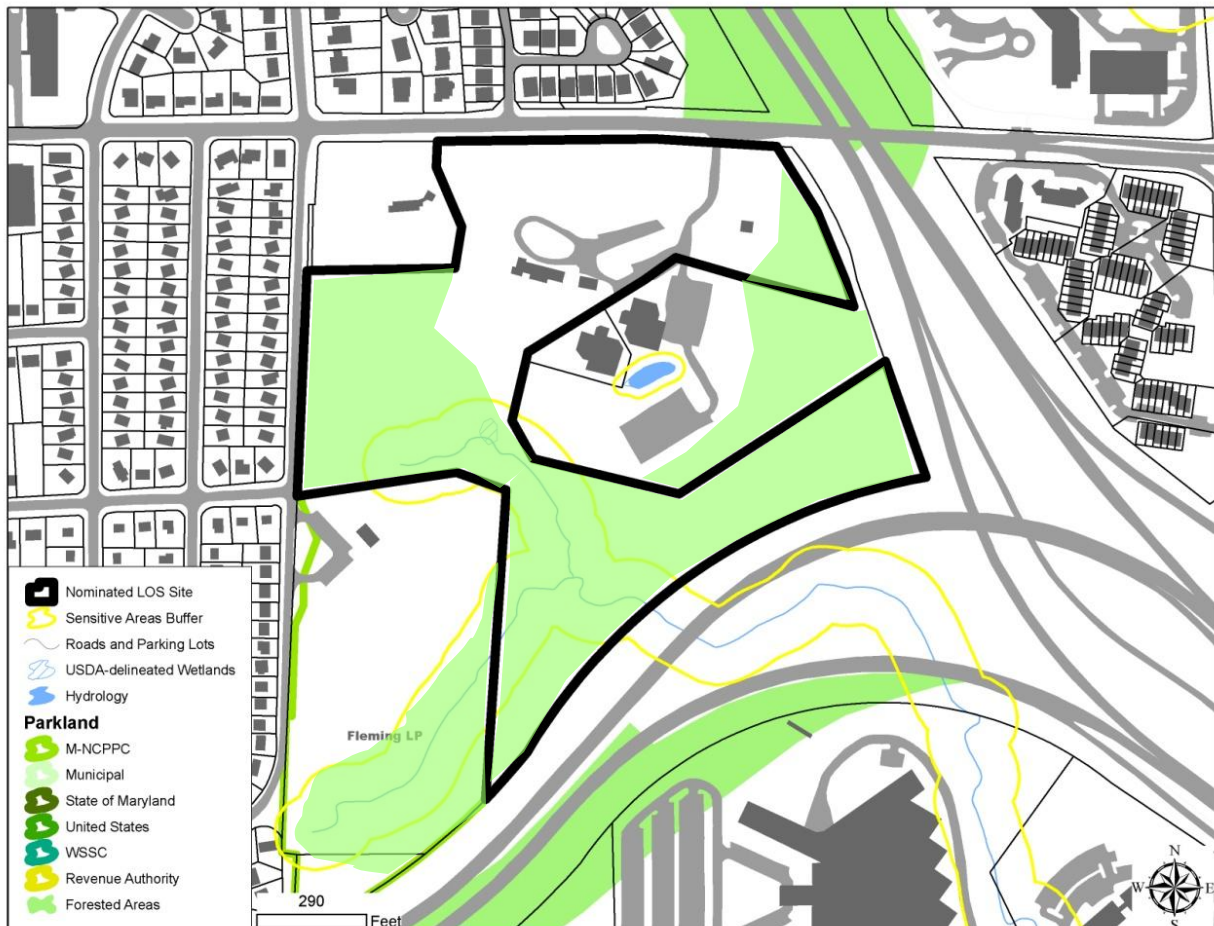
Run watershed and represents one of the most outstanding large forested areas within Montgomery County, including forested areas within public ownership.

The Beverly Property contains a total of 535 acres, including 342 acres of forest. Much of this forest is High Priority riparian forest. In addition, approximately 1.5 miles of stream and an undetermined amount of wetland acreage are part of this forest. The significance of this resource greatly increases the potential for rare, threatened and endangered species. Review of historic aerial photographs indicate that the existing forest boundaries have generally remained unchanged for at least the last 75 years.

Mature large contiguous blocks of forest in Montgomery County are increasingly rare. These areas provide critical habitat for species dependent of large and un-fragmented forest interior. In addition to protection of large intact Forest Interior, protection of the Agricultural Reserve and Rural Open Space is important to the Commission and can be achieved through acquisition of the forested portions of these parcels.

Staff recommends acquisition as permanent stream valley or conservation parkland of approximately 300 acres of forest. Further, staff recommends pursuing study of additional properties for future completion of the Broad Run Stream Valley Park.

**Wild Acre/Grosvenor Mansion Property**



**#2 - Wild Acres/Grosvenor Mansion Property, Bethesda (Natural Resources, Class II)**

Staff analysis of Wild Acres, also known as the Grosvenor Mansion property, and its importance by the Legacy Open Space Criteria has determined that:

- The forest Resource helps to buffer and thereby protect other significant resources, including the setting of the Grosvenor Mansion and the existing forested areas on Fleming Local Park.
- The Resource has particular countywide and even national significance in terms of historic association of the site with Gilbert Grosvenor, the founder of National Geographic.
- The Resource represents an opportunity for broadening interpretation and public understanding of natural and heritage resources through the expansion of Fleming Local Park.
- The Resource provides a significant opportunity to increase access to public open space in communities with high population densities and to protect scarce open space in an urbanized community.

Originally the home of Gilbert Grosvenor (National Geographic Founder) and Elsie Bell (daughter of Alexander Graham Bell), the remaining 26.43 acres consist of forest, open space area, a significant National Registry-eligible estate and associated grounds. Wild Acres is eligible for the National Registry of Historic Places as an excellent example of a Tudor Revival style manor house constructed by a significant person during the suburban estate building era of the early 20<sup>th</sup> century. The site is not currently on the County's Locational Atlas or Historic Preservation Master Plan.

The nomination includes approximately 20 acres of "downcounty" forest associated with a perennial stream and adjacent to Fleming Local Park. Some of the forest is of high quality mature oak-hickory forest, increasingly rare for this part of the County. The Legacy nomination affords the opportunity for expanding Fleming Local Park and aiding in preservation of the setting of the Wild Acres estate.

Preservation and dedication of the best forest on the site will also contribute to Urban Open Space goals by preserving the forested views along the major highway intersection where I-270 and I-495 meet and creating public open space in an urban part of the County.

Staff recommends seeking dedication of appropriate areas through the development review process.

*Wild Acres Mansion*







### #3 - Milton Property, Capitol View Park, Capitol View Park (Natural Resources, Class II)

Staff analysis of the Milton Property and its importance by the Legacy Open Space Criteria has determined that:

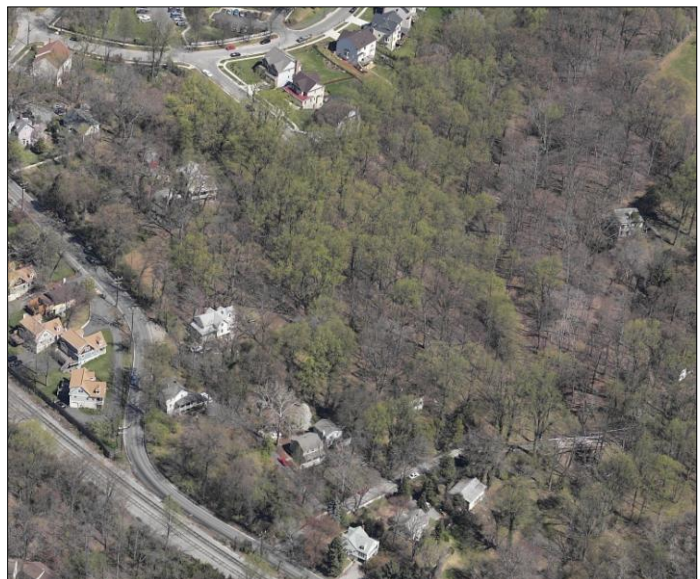
- The Resource has particular countywide significance in terms of historic association with the Capitol View Park Historic District.
- The Resource provides human and ecological connectivity between significant publicly owned natural areas, connecting existing Capitol View Park Open Space with McKenney Hills Neighborhood Park.
- The Resource helps to buffer and thereby protect other significant resources, namely the Capitol View Park Historic District.
- The Resource provides a significant opportunity to increase access to public open space in communities with high population densities and to protect scarce urban forest.

The Milton Property is a logical extension of the Capitol View Park Open Space (Cohen Property), a recent Heritage Resource Legacy Open Space acquisition. The Milton Property can be considered under several LOS nominating categories including Natural Resources, a Heritage Resource and as valuable Urban Open Space. Acquisition would create 40 acres of contiguous publicly owned property

The Milton Property comprises almost seven acres of mature forest in the down-county and represents a significant acreage of private forest in a largely developed area. There are a significant and generally unprecedented number of specimen trees on the property with mature trees commonly exceeding 40 inches in diameter at breast height (DBH). The forest is dominated by red oak, white oak, tuliptree and beech. The site also contains one single family house, not historically designated but a good quality structure of the same period as many homes within the adjoining Historic District.

The Milton Property is directly adjacent to the Capitol View Park Historic District. Established in 1887, Capitol View Park is one of the few 19<sup>th</sup> century Montgomery County communities. According to Maryland Historical Trust records, the Milton property is important as it was the home of Alexander and Annie Proctor, noted developers of Capitol View Park and Forest Glen. Other distinguished residents include: Sewall Wright, a pioneering academic in the field of Genetics; Philip G. Wright, president of the Brookings Institute; and Charles Milton, a noted geologist.

Capitol View Branch, a perennial stream to Rock Creek, generally bisects the properties. This stream has associated steep slopes and potential wetland area. Topography on the property is pronounced with steep to rolling slopes and a prominent stream valley. Access to the property is from Beechbank Road and involves a crossing of a private bridge over Capitol View Branch.



*Aerial View of Milton Property & Vicinity*

Benefits of the Milton Property acquisition include:

- Protection of stream valley forest, riparian buffer and high quality forest
- Protection of historic district viewshed by preventing a multiple lot yield potential on promontory overlooking Capitol View Historic District
- Protection of open space in an area of high population density

Staff recommends seeking full acquisition except for the main house to be recorded as a private lot with no additional development rights.

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### ***Hickey and Offut Property Map***



**#4 - Hickey and Offut, Bethesda (Natural Resource, Class II)**

Staff analysis of the Hickey and Offut properties has determined that:

- The Resource has particular countywide, regional, or national significance in terms of (a) known or potential habitats for rare, threatened, or endangered species; (b) a “best example” of terrestrial or aquatic community
- The Resource is part of a “critical mass” of like resources that perform an important environmental function – forested space surrounding Rock Creek Park.
- The Resource helps to buffer and thereby protect other significant resources

The Hickey and Offutt nomination involves 3.70 acres of undeveloped, forested property (Parcel P921, Lots 59, 61, and 62). The nomination contains 3.6 acres of High Priority Forest contiguous to the largest urban forest in the United States – Rock Creek Park. Of note, the M-NCPPC was founded in 1927 in large measure to acquire and protect open space contributing to the protection of this National Park and the Rock Creek drainage. On-site forest contains moderately steep slopes and an eroded drainage swale immediately upslope of sensitive hydrologic resources on National Park Property and adjacent to an established trail within the National Park System. The forest contains specimen trees and is adjacent to a known population of a nationally rare copepod living in the springs on the nearby Park property. The National Park Service has documented deleterious effects associated with severe erosion caused by uncontrolled stormwater runoff from previous development directly adjacent to and upslope of these nominated properties.

These properties are currently under review as preliminary plan submission 120070550 (Hickey and Offutt), proposing 11 single family lots. This preliminary plan proposes 3.08 acres of high priority Oak/Tulip hardwood forest clearing including a 60” DBH tuliptree (*Liriodendron tulipifera*) and a stormwater management outfall directly adjacent to Park property.

This nomination represents an opportunity to increase to size of existing County and Federal forested area associated with Rock Creek Park

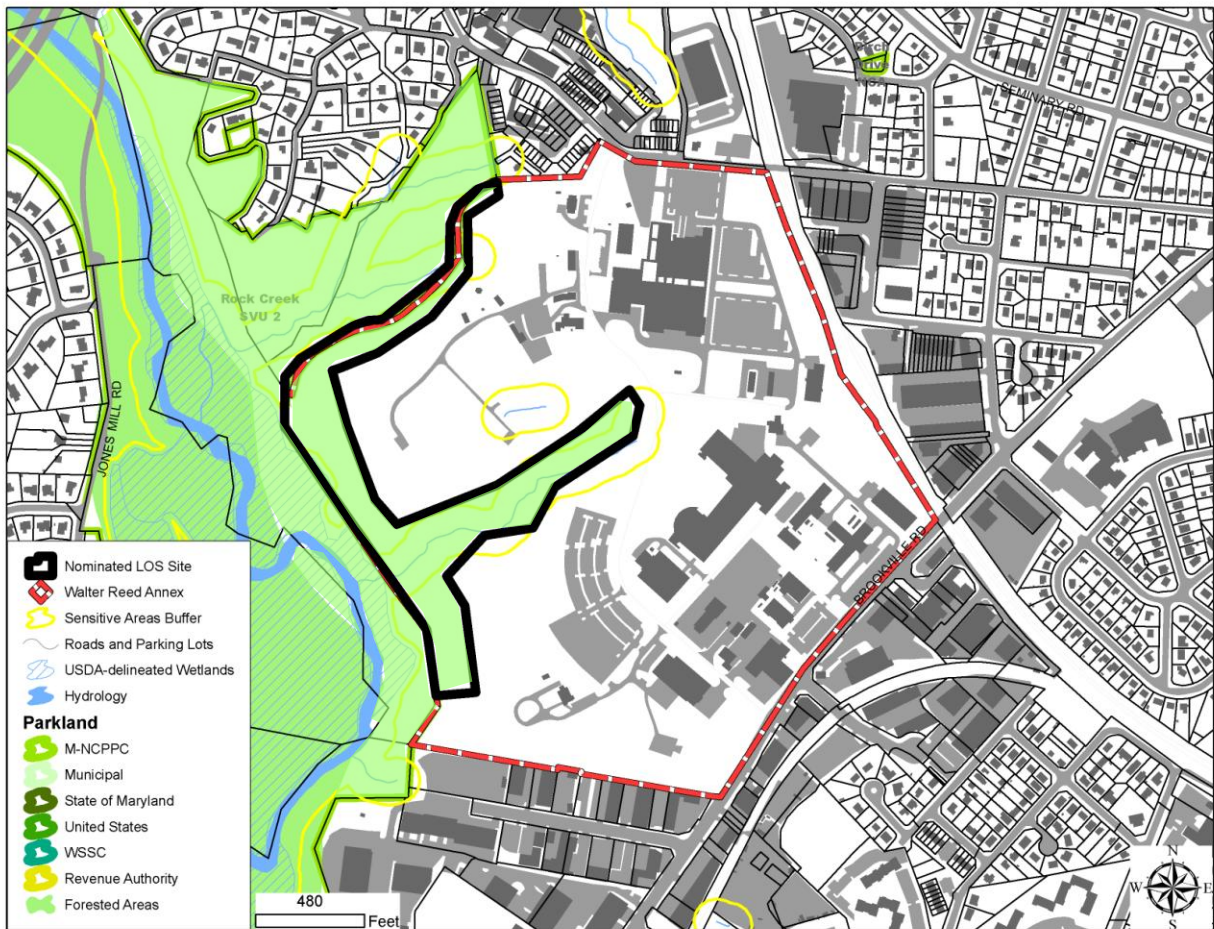
Staff recommends seeking dedication of important forested areas through the development review process provided that adequate acreage is protected. Pursue partial to full acquisition to further protect the resource if necessary.

***Specimen 60” DBH Tuliptree; M-NCPPC Staff For Scale***

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**Ireland Drive /National Park Seminary Carriage Trails**



**#5 - Ireland Drive/National Park Seminary Carriage Trails**, Silver Spring (Heritage Resource, Class II)

Staff analysis of the NPS Carriage Trails and their importance by the Legacy Open Space Criteria has determined that:

- The Resource has particular countywide and regional significance in terms of a “best example” of a mature forest community on steep slopes adjacent to significant park forest.
- The Resource has countywide, regional and even national significance in terms of its exceptional viewsapes and architectural character along the carriage trails and associated bridges, and because of the historic association with the National Park Seminary, a National Register Historic Landmark.
- The Resource contributes to the Heritage Theme of the Rail Community Cluster, as a site that is associated with the National Park Seminary and the Forest Glen Railroad Station along the B&O Railroad.
- The Resource provides human connectivity between significant parks, natural and historic areas, including Rock Creek Stream Valley Park, the Rock Creek Hiker-Biker Trail, and the adaptive reuse project at the National Park Seminary.
- The Resource helps to buffer and thereby protect other significant stream valley forest resources. The Resource represents a significant opportunity for broadening interpretation and public understanding of natural and heritage resources along the Carriage Trails.
- The Resource provides a significant opportunity to preserve access to scarce open space in an urbanized community.

The NPS Carriage Trail is a paved trail with five decorative bridges crossing a picturesque tributary to Rock Creek. The Trail, also known as Ireland Drive, is located within the boundaries of the Forest Glen Annex of the Walter Reed Army Medical Center (WRAMC) and is owned by the U.S. Army. The trail and its woodland corridor occupy approximately 15 - 20 acres of WRAMC property outside of their security fence. The Ireland Drive trail historically served as a bridle or carriage road connection to Rock Creek from the National Park Seminary, a private girls school circa 1890-1940. Approximately 3700 linear feet of the bridal path loop remains, ending near a stone picnic shelter. The Walter Reed Medical Center Annex has allowed access to Ireland Drive as a trail resource for its employees and the surrounding community for decades. In recent years, sections of the trail have fallen into disrepair and full access (to be able to walk a complete loop) has been compromised due to security concerns.

There is significant adopted master plan language and public policy directives guiding M-NCPPC to ensure this connector as a safe and maintained community asset. The *Countywide Park Trails Plan* (M-NCPPC, 1998) supports connectivity between the Rock Creek Trail and the Sligo Creek Trail. The *North and West Silver Spring Master Plan* (M-NCPPC, 2002) recommends providing on-road and off-road bikeways along Linden Lane between the Beltway and the Ireland Drive connection to the trail. It further recommends evaluating the WRAMC property for possible trail connections, repairing the deteriorated trail bordering Rock Creek Park and federal property, and addressing maintenance responsibilities and ownership issues. This recognized important trail connector and recreational amenity between Rock Creek Park, the

Capital Crescent Trail and the Sligo Creek Trail systems will receive greater usage once the development of the National Park Seminary, an adaptive reuse to convert the historic facility to residential, is complete.

In 2004, the Planning Board, in approving plans for the redevelopment of the National Park Seminary, required the developers to "... construct a historic interpretive trail that connects the M-NCPPC owned SVU2, which adjoins Rock Creek Park, to the Glen [area of the Seminary project].... The property includes the existing trail head access to Rock Creek Park." (Development Review, December 10, 2004). Members of the Planning Board anticipated continuing public access to the Ireland Drive trail and may have assumed that it was already owned by the County. The desired trail connectivity in the Forest Glen area will not be assured unless Ireland Drive is under County control and the public has full access to it for hiking and biking.

At the urging of a citizens group called Save Our Trail, Congressman Chris Van Hollen sent correspondence (August 2007) to the U.S. Army requesting that they engage in discussions with M-NCPPC regarding transfer of the Ireland Drive trail from the Army to Montgomery County. The Army has not formally responded to that request. In the meantime, a new Master Plan for the WRAMC Annex was submitted to the National-Capitol Planning Commission (NCPC) and M-NCPPC for review as a Mandatory Referral in July 2007. Local citizens identified several issues of non-compatibility between the proposed plan and their efforts to preserve the trail, including a proposal to relocate the perimeter fence in a way that blocked access to the trail. The Master Plan has been withdrawn and is expected to be resubmitted in a few months for review by NCPC and M-NCPPC.

One of the core issues for M-NCPPC to evaluate prior to accepting transfer of this important trail and cultural resource is the cost of repairing and maintaining the carriage road/bridge network. Initial evaluation suggests that one of the five bridges will require significant reconstruction to make it safe for trail use. The other four bridges and some segments of the hard-surface trail need repairs and stabilization work to preserve their stability for the long term. Staff feels strongly that acceptance of the entire trail network is in the public interest and that it would be preferable if the U.S. Army completed the repairs and stabilization work prior to transfer. In any case, adequate new funding sources must be identified to support the integration of these trails into the park system without negatively impacting the existing parks work program. Potential funding sources include Federal (either Congressional earmark or U.S. Army funds), State (either POS or historic preservation grants), or a supplemental appropriation from the County. Another possible funding source for initial rehabilitation is private grants from historic preservation groups to support restoration of this significant cultural landscape.



***National Park Seminary graduates circa 1940.***

A second issue to clarify is the historic status of the trails. The trails are not a designated historic resource at either the federal or county level even though they are associated with the National Register-listed National Park Seminary site. Staff recommends that the trails, bridges

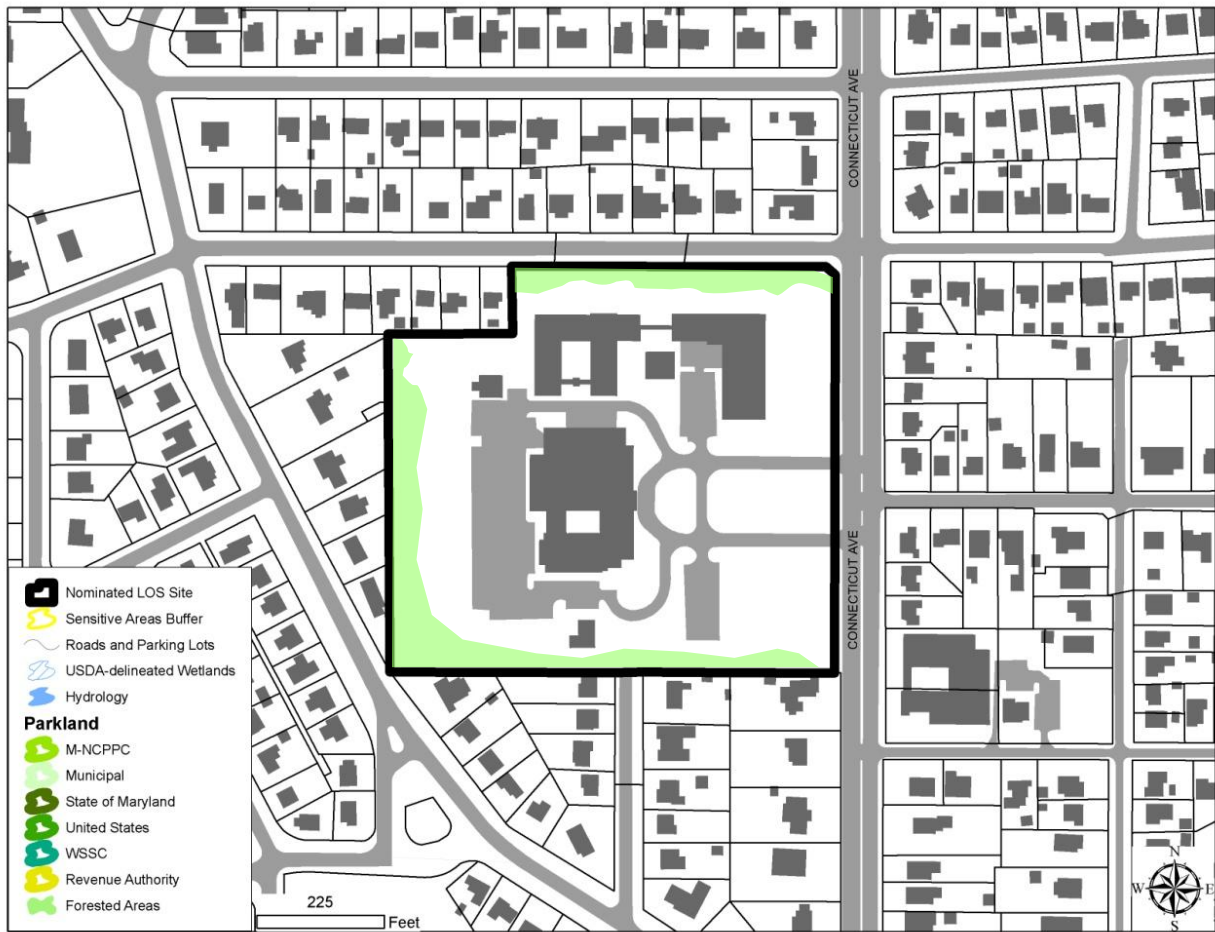
and wooded stream valley be treated as a *cultural landscape*, with any changes or repairs to the trails or bridges made in a historically sensitive manner. The National Park Service has published guidance for rehabilitation and restoration of cultural landscapes that will provide useful in this regard (*Guidelines for the Treatment of Cultural Landscapes*, 1996).

Staff recommends designating as a Legacy Open Space Heritage Resource the complete carriage trail and the associated forest outside WRAMC's security fence. Staff will return to the Planning Board at a future date to discuss the public benefits and park operational costs associated with placing the trail network in the park system.

Staff recommends continuing negotiations with the U.S. Army and Congressional staffs on the transfer of appropriate areas of the LOS designation from the U.S. Army to M-NCPPC. To aid in these negotiations and the determination of appropriate areas for transfer, staff further recommends that we initiate a cost analysis study to evaluate the costs of repairing and maintaining the trail and five bridges, and seek appropriate funding sources to cover those costs.

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**National 4H Council Headquarters**





**#6 - National 4H Council Headquarters, Chevy Chase (Urban Open Space, Class II)**

Staff analysis of the 4H Headquarters in Chevy Chase according to LOS criteria has determined that:

- The Resource provides a significant opportunity to increase access to public open space in communities with high population densities, to protect scarce open space in an urbanized community, and to improve the character of a green boulevard of countywide or regional significance (Connecticut Avenue).

The 4H Center provides a significant opportunity to increase access to public open space in an area with high population density. The property consist of 12.28 acres directly adjacent to Connecticut Avenue and includes large institutional buildings and associated infrastructure, wooded areas and mature tree canopy along the property perimeter and approximately 6 acres of existing open space area fronting Connecticut Avenue.

Existing open space area along Connecticut Avenue affords significant future opportunity for future public open space and for additional contribution as a Green Boulevard concept along an identified major arterial corridor.

The Highest and Best Use given underlying zoning could provide impetus for subdivision. 4H has no current plans to move.

Staff recommends dedication of open space and forest protection through the development review process. Consider additional acquisition as needed.

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**Montgomery College of Art and Design**



**#7 - Montgomery College of Art and Design, Wheaton (Urban Open Space, Class II)**

Staff analysis of the Montgomery College of Art & Design (MCAD) site according to LOS criteria has determined that:

- The Resource provides a significant opportunity to increase access to public open space in a community with high population density (Forest Glen/Wheaton) and to protect scarce open space that currently exists.
- The Resource provides a significant opportunity to improve the character of Georgia Avenue, a designated green boulevard of countywide significance.
- The Resource provides a rare opportunity to provide an active recreation resource in a part of the County that is consistently short of rectangular ballfields.

The Montgomery College of Art and Design consists of approximately 1.75 acres immediately adjacent to Georgia Avenue. Additionally, approximately 2.25 acres of undeveloped land is immediately adjacent to MCAD consisting of 4 unimproved lots and un-built road ROW, making a total of approximately four acres of potential open space. The properties include an existing 14,000 square foot building with associated parking and lawn/open space. There are a few mature trees and occasional landscaping. There is also a young developing forest associated with an area of poorly drained soils. The site is generally flat and conducive for active and passive recreational activities.

These properties recently went before a Montgomery County Hearing Examiner for a decision on rezoning from R60 to RT12.5. The Planning Board, Hearing Examiner, and most recently the County Council ruled in favor of this rezoning request. The site is currently owned by the Montgomery College Foundation and is under contract to a development firm who intends to close on the properties soon. Significant neighborhood opposition to a proposed townhouse community and support of a Park amenity was the catalyst of a citizen-driven LOS nomination. The County Executive has also expressed preliminary support for a park at this location.

The MCAD property and adjacent undeveloped properties comprise marginal natural resources, but the existing potential for urban open space, active and passive recreation use and visual improvement along Georgia Avenue have significant merit. A long-standing pattern of the community using this area as “quasi” public open space has been noted, as both a small soccer practice area, a place to play pick-up basketball on the parking lot, and just enjoying the green area with picnic benches for a stroll. Evans Parkway Local Park is immediately adjacent to MCAD, albeit on the opposite (east) side of Georgia Avenue. Despite the proximity of the existing parkland to the MCAD site and a crosswalk at the intersection with Dennis Avenue one block away, the intense levels of traffic along this State Highway make it a very difficult crossing. Many community members and parents have expressed an understandable reluctance to crossing Georgia Avenue to gain access to Evans Parkway Local Park, especially for their unaccompanied children.

Park Planning and Legacy Open Space staff also evaluated recreation and local park opportunities in the area. Staff noted significantly fewer recreational opportunities on the west side of Georgia Avenue as compared with east of Georgia Avenue within this planning area. Park Planning staff also noted the chronic shortage of rectangular play fields in this part of the County. The location of the parking lot and building is the flattest area of the site and is highly suited to providing active recreation. Examples of recreation amenities that could be accommodated on this site include:

- (a) One permit-able youth or practice soccer field (150' x 250'), a small play area, and passive recreation; or

(b) One smaller, not permit-able rectangular ball field (approx. 110' x 215'), a double basketball court, a small play lot, and passive recreation.

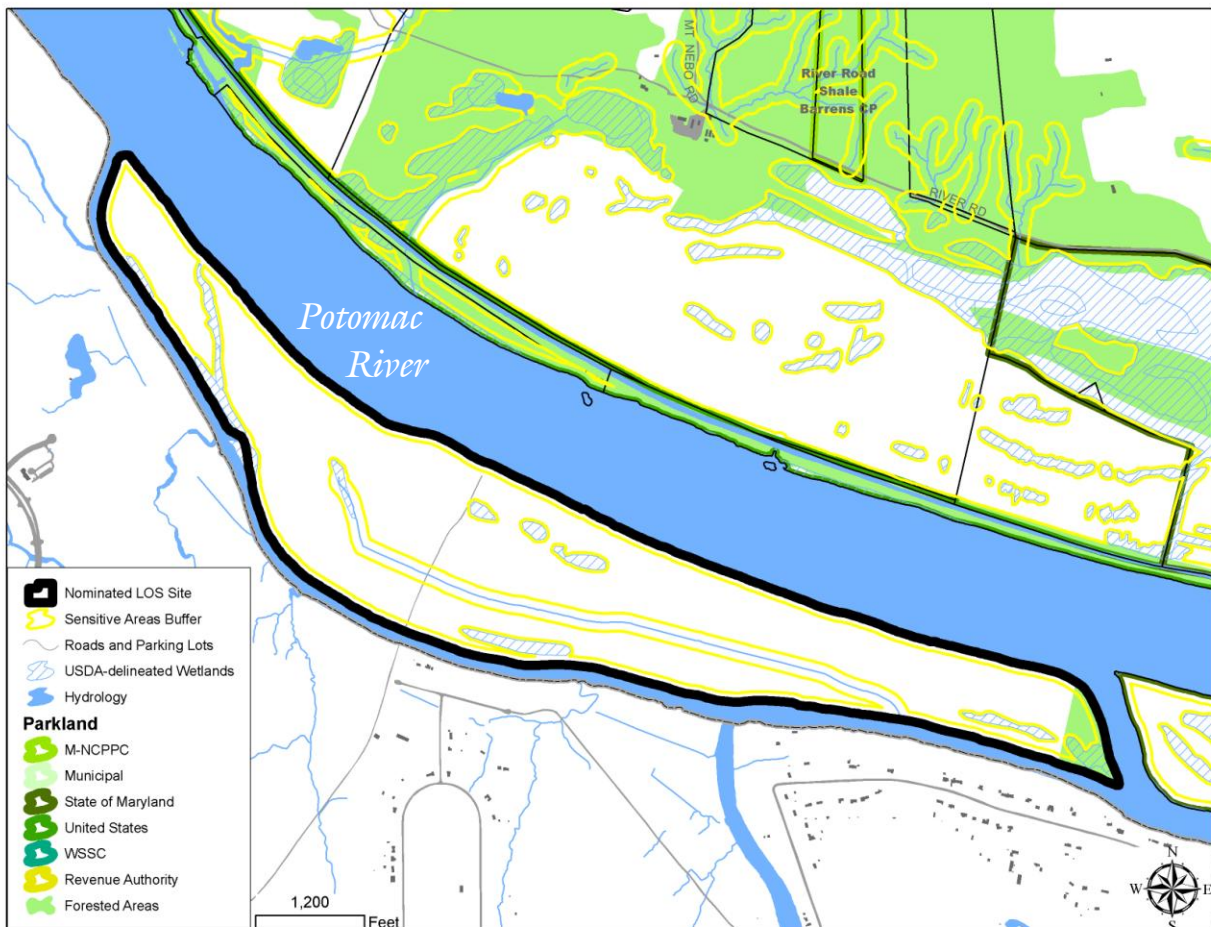
Even though it is unusual for a Legacy Open Space site to contain active recreation, staff feels that this site is a unique opportunity to provide both green, passive open space and active recreation to a dense suburban community.

Another benefit of preserving the MCAD site as parkland is to provide a green break in the development pattern between Forest Glen and Wheaton. The juxtaposition of this land across the highway from Evans Parkway Local Park would provide a noteworthy section of Green Boulevard along a major transportation corridor.

Most members of the Legacy Open Space Advisory Group were in support of the staff recommendation to acquire as a park, but it should be noted that at least one member felt strongly that this was an appropriate site for residential development and should develop as such.

Staff recommends seeking full acquisition of this site. LOS staff believes the site is compelling in terms of potential public benefit as a new park.

**Selden Island/Walker Village Site**



## Properties Not Recommended for Addition to Legacy Open Space

### **#8 - Selden Island/Walker Village Site**

Selden Island is a 400 acre island in the Potomac River located South of Poolesville in the Agricultural Reserve. The island is currently a turf farm under lease from the owners, Howard Hughes Medical Institute. The HHMI purchased the property recently to protect the viewshed from their Virginia Campus to the Potomac River.

The island is known as the Walker Village Site on the National Registry. This property is the only prehistoric National Registry site in Montgomery County. In addition, Selden Island is the type site for Selden Island Pottery.

Development potential for Selden Island is low due to the Potomac River floodplain and constraints associated with the National Registry archeological sites designations. The only vehicle access to the site is from the Virginia side of Potomac River through HHMI property.

Of concern to staff is that an existing agricultural lease and active farming may be incompatible with prehistoric site preservation and water quality concerns. Drinking water intakes for a large metropolitan population are below Selden Island. Almost entirely unforested, Selden Island is an ideal location for environmental restoration and reforestation, in addition to archaeological preservation.

Clearly this is a significant archaeological site, but it is not feasible to add to the Montgomery County Park system at this time due to logistical concerns. Staff does not recommend placing this site in the Legacy Open Space program primarily because of the logistical problems with accessing the site.

Staff recommends developing a partnership or supportive role with the island's owner regarding archeological preservation, reforestation, and appropriate management.

### **#9 - Edson Lane Forest**

The Edson Lane Forest is a 1.8 acre parcel that is heavily forested with mature hardwood trees, including a grove of State-ranked rare and uncommon Umbrella Magnolia (*Magnolia tripetala*). Mature forest in the down-county is an uncommon and important resource. The Edson Lane Forest is part of a large area of public land resources, including Tilden Middle School and Timberlawn Local Park. The site is currently identified for development as 15 townhouse workforce housing units through a Request for Expression of Interest (REI) issued by the Department of Housing and Community Affairs. The County's REOI states the intention to retain some forest and watchlist species.

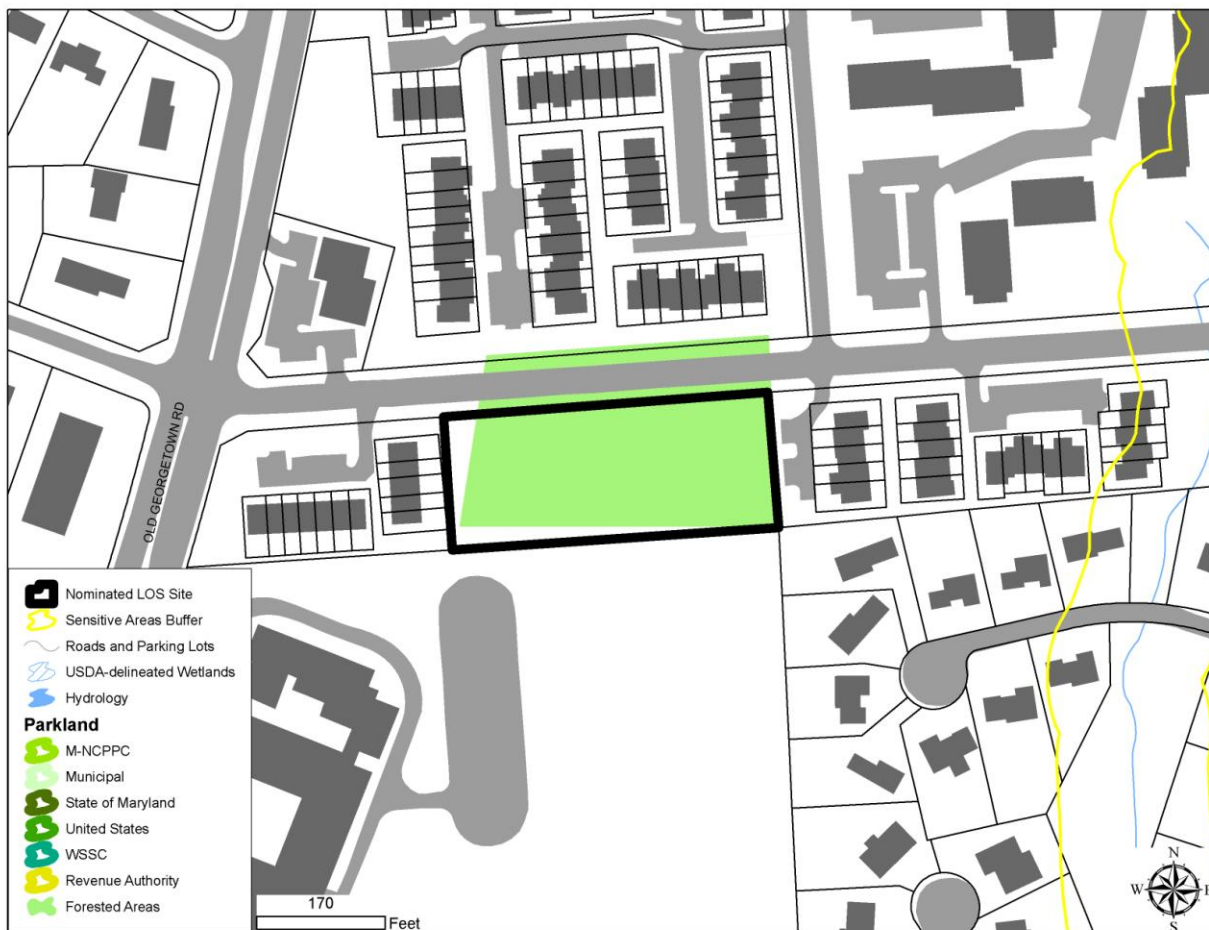
Forest cover in this planning area and watershed is low -- approximately 10% with less than half in protected status -- well below the county average of nearly 28 percent. Urban forests directly contribute to the livability, health, carbon sequestration, lower energy consumption and quality of life. Staff feel it is not possible under the REOI proposal to save forest or adequately protect the watchlist species (Umbrella Magnolia).

Despite the value of retaining forest in urban areas, staff does not believe this site meets the overall Legacy Open Space criteria of “best of the best”. In addition, the isolated site is not appropriate for park ownership due to use and management concerns.

However, staff is concerned about the policy implications of clearing of small but significant publicly-owned forest in a dense urban neighborhood, even for as worthy a cause as needed workforce housing. Although we do not recommend the site for LOS designation, we recommend that the County evaluate options for preserving this forest and relocating the workforce housing project to other land in the immediate area. Such options could include using the site as a Forest Conservation Bank for future school or county development projects.

It should be noted that several members of the Legacy Open Space Advisory Group do believe that the Edson Lane Property should be included as a Legacy Open Space property.

### Edson Lane Forest



## **Woodmont East Phase II, Bethesda**

A nomination was very recently received for the Woodmont East development site in downtown Bethesda. The site is at the corner of Bethesda and Woodmont Avenues and the Capital Crescent Trail runs through the site, making the site a potentially important urban open space. An initial evaluation of the site was included in the staff memo on the Preliminary Plan/Development Plan that was reviewed by the Planning Board on November 8, 2007. That Preliminary/Development Plan was deferred at the request of the applicant. Legacy Open Space staff will continue to review the application and bring a staff recommendation to the Planning Board in the future, as appropriate.

## **Implications of Legacy Open Space Designation, Class II**

All seven sites recommended for Legacy designation today are recommended as Class II properties. The only difference between Class I and Class II properties is whether one tool will be available for the protection of the site: the use of involuntary reservation is provided for Class I sites but not for Class II sites through the Legacy Master Plan. In general, most Natural Resources, Urban Open Spaces, and Greenway Connections are identified as Class I while most Heritage Resources and all land within the Farmland & Rural Open Space and Water Supply Protection target areas are identified as Class II properties. In all other respects, the same tools are available for preservation efforts for both Class I and Class II properties.

Note that a different classification does not mean a difference in the quality or importance of the resource, just that for Class II properties, a policy decision has been made that protection is likely to be achieved without the use of involuntary reservation. For this reason, all seven sites recommended for Legacy designation today are recommended for Class II status.

Preservation may be accomplished for these seven sites by protection of the resource through the development review process or acquisition through dedication or purchase. Specific protection options for each property are described in the following table.

## Specific Protection Options

Site Name & Description	Nominee	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p><b># 1 Beverly Property</b> Club Hollow Road, Poolesville</p> <p>535 acres Parcels 964 and 350 Zoned RDT</p> <p>One of the most outstanding large forested areas within Montgomery County, located in the Broad Run watershed</p>	<p>Staff Nomination</p>	<ul style="list-style-type: none"> <li>Property contains 342 acres of High Priority Forest, approximately 1.5 miles of stream valley &amp; significant areas of wetlands</li> <li>Old forest, at least 75 years</li> <li>Key property to envisioned long-term future goal of completing a stream valley park and trail system connecting the C&amp;O Canal and Woodstock Special Park</li> <li>The Broad Run Watershed as a whole is already a designated Legacy Open Space Natural Resource because of its unique geology and plant communities and overall rural character</li> </ul>	<p><b>ADD to Legacy Open Space Program as a Class II Natural Resources site</b></p>	<ul style="list-style-type: none"> <li>Preserve resources through acquisition of approximately 300 acres of forested area</li> <li>Add acquired land to existing Broad Run Stream Valley Park</li> <li>Pursue study of additional properties as part of Broad Run Stream Valley Park implementation study</li> </ul>
<p><b># 2 Wild Acres/Grosvenor Mansion Property</b> 5400 Grosvenor Lane, Bethesda</p> <p>26.43 acres Parcel 65 Zoned R60</p> <p>Mostly wooded site at intersection of I-495 &amp; I-270, includes two modern office buildings and the original mansion</p>	<p>Citizen Nomination</p>	<ul style="list-style-type: none"> <li>Site contains National Historic Register-eligible Gilbert Grosvenor Mansion, home of the founder of National Geographic</li> <li>Site currently owned/occupied by the Society of American Foresters and other non-profit natural resource organizations</li> <li>Approximately 20 acres of forest in the urban corridor of the County associated with a perennial stream</li> <li>Some forest on the site of high quality, rare for this urban area</li> <li>Logical extension of Fleming Local Park; also provides wooded setting for major transportation corridors (I-270 &amp; I-495 intersection)</li> </ul>	<p><b>ADD to Legacy Open Program as a Class II Natural Resources site</b></p>	<ul style="list-style-type: none"> <li>Seek dedication of appropriate areas through the development review process</li> <li>Dedicated land to be added to Fleming Local Park</li> </ul>
<p><b># 3 Milton Property</b> 2799 Beechbank Road, Capitol View Park</p> <p>Approx. 9 acres Block 34, Lots 25-39, 40, 45 Zoned R60</p> <p>Forested site containing one single-family home adjacent to Capitol View Historic District</p>	<p>Staff Nomination</p>	<ul style="list-style-type: none"> <li>Logical and important extension of protected forested parklands in an urban &amp; historic community</li> <li>Acquisition would create 40 acres of contiguous publicly owned property, connecting Capitol View Park Open Space, forest on McKenney school, and McKenney Hills Neighborhood Park</li> <li>Protection of Stream Valley Forest, riparian buffer and high quality forest</li> <li>Also a Heritage Resource: eliminates potential for multiple lot yield on promontory overlooking Capitol View Historic District</li> <li>Also an Urban Open Space: protects open space in areas of high population density</li> </ul>	<p><b>ADD to Legacy Open Space program as a Class II Natural Resource site</b></p>	<ul style="list-style-type: none"> <li>Pursue full acquisition, minus area of existing home to be recorded as separate lot with no future development potential.</li> <li>Proposed addition to Capitol View Park Open Space (previously acquired through LOS)</li> </ul>



Site Name & Description	Nominee	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p><b>#4 Hickey and Offutt</b> Ashboro Drive, Bethesda</p> <p>3.70 acres Parcel P921, Lots 59, 61, 62 Zoned R60</p> <p>Forested lots adjacent to Rock Creek National Park and Rock Creek Stream Valley Park (M-NCPPC)</p>	<p>Citizen</p>	<ul style="list-style-type: none"> <li>• High Priority Forest adjacent to Federal and M-NCPPC property</li> <li>• Part of Largest Urban Forest in U.S.</li> <li>• Stormwater Management concerns</li> </ul>	<p><b>ADD to the Legacy Open Space program as a Class II Natural Resources Site</b></p>	<ul style="list-style-type: none"> <li>• Pursue forest preservation through the development review process; seek dedication and/or partial to full acquisition as necessary</li> <li>• Dedicated and/or acquired portions to be added to Rock Creek Stream Valley Park</li> </ul>
<p><b># 5 Ireland Drive/National Park Seminary Carriage Trails</b> Linden Lane &amp; Steven Sitter Avenue, Silver Spring</p> <p>Approx. 15-20 acres Part of Parcel 394 Zoned R90</p> <p>Carriage trails, culturally significant bridges and high quality forest and stream valley buffer, located on the property of Walter Reed Army Medical Center (WRAMC) Annex</p>	<p>Save Our Trails; Save Our Seminary</p>	<ul style="list-style-type: none"> <li>• Carriage trails used by National Park Seminary students to reach Rock Creek for recreation create a culturally significant landscape</li> <li>• Trails currently un-maintained but actively used by large numbers of local citizens</li> <li>• Adaptive reuse of NPS site likely to increase usage and has already improved access to the trails</li> <li>• Significant opportunity to increase forested acreage associated with Rock Creek Park</li> <li>• Meets LOS criteria as a Heritage Resource and Natural Resource and is an important local trail connection</li> <li>• West Silver Spring Master Plan strongly supports acquisition</li> <li>• Potential minimal cost for transfer; possible large CIP cost associated with repair and maintenance of five circa 1930 stone/cement bridges</li> </ul>	<p><b>ADD to Legacy Open Space program as a Class II Heritage Resource</b></p>	<ul style="list-style-type: none"> <li>• Pursue transfer of appropriate area from the U.S. Army to M-NCPPC</li> <li>• Transferred land to be added to Rock Creek Stream Valley Park</li> <li>• Further recommend staff study cost implications and pursue necessary funding sources as we continue to work with Congressional and U.S. Army staff on this proposed transfer</li> </ul>
<p><b>#6 National 4H Council Headquarters</b> 7100 Connecticut Avenue, Chevy Chase</p> <p>12.28 acres Block 5 Zoned R-60</p> <p>Largely developed site containing residential and conference facilities to support national 4H programs</p>	<p>Town of Chevy Chase</p>	<ul style="list-style-type: none"> <li>• Approximately 5.5 acres of potential open space area along Connecticut Avenue</li> <li>• Minimal environmental constraints</li> <li>• Significant opportunity to increase public open space in area of high population density</li> <li>• Ability to improve designated LOS Green Boulevard corridor (Connecticut Avenue)</li> </ul>	<p><b>ADD to Legacy Open Space program as a Class II Urban Open Space</b></p>	<ul style="list-style-type: none"> <li>• Pursue protection through development review; consider partial acquisition as necessary</li> </ul>

Site Name & Description	Nominee	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p><b># 7</b>  <b>Montgomery College of Art and Design (MCAD)</b>            10500 Georgia Avenue, Wheaton</p> <p>1.75 acres            12 recorded lots            Zoned R60/RT12.5</p> <p>Twelve lots plus unused road ROW create a 4 acre area currently containing trees, grassy areas, and an existing school building and parking lot</p>	<p>Citizen</p>	<ul style="list-style-type: none"> <li>• Potential for new four acre urban open space in densely developed part of the County, including both active and passive recreation opportunities</li> <li>• Existing open space area is generally flat and conducive for passive and active recreational activities</li> <li>• Location of parking lot and building is flattest area of site and is highly suited to providing active recreation, such as either:               <ul style="list-style-type: none"> <li>(a) a permit-able youth or practice soccer field (150' x 250'), or</li> <li>(b) a smaller, not permit-able rectangular ball field (approx. 110' x 215'), a double basketball court, and a small play lot</li> </ul> </li> <li>• Potential for contributing to Green Boulevard concept for Georgia Avenue</li> <li>• Evans Parkway Park (M-NCPPC) is immediately across Georgia Avenue from MCAD; this juxtaposition could provide a noteworthy section of Greenway along a major transportation corridor.</li> </ul>	<p><b>ADD to Legacy Open Space program as a Class II Urban Open Space</b></p>	<ul style="list-style-type: none"> <li>• Pursue full acquisition</li> <li>• Contract to acquire the site with the existing building already demolished and the land leveled and grassed</li> <li>• Acquired land to be added to Evans Parkway Neighborhood Park</li> <li>• Acquired land to be used for passive open space in existing open area and active recreation on existing building and parking lot footprint adjacent to Georgia Avenue</li> </ul>

Site Name & Description	Nominee	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p><b># 8</b> <b>Selden Island/Walker Village Site</b></p> <p>400 acres Zoned RDT</p> <p>Large island in the Potomac River that contains important archaeological site and is currently used as a turf farm</p>	<p>Staff Nomination</p>	<ul style="list-style-type: none"> <li>• Selden Island is also known as the Walker Village Site on the National Registry of Historic Places; this property is the only prehistoric National Registry site in Montgomery County</li> <li>• Selden Island is the type site for Selden Island Pottery</li> <li>• Development potential for Selden Island is low due to the Potomac River floodplain and constraints associated with the National Registry archeological sites designations.</li> <li>• Site currently owned by Howard Hughes Medical Institute; acquired by the Institute to protect view of the Potomac River from their campus in Northern Virginia</li> <li>• Existing active farming may be incompatible with prehistoric site preservation and water quality concerns.</li> <li>• Drinking water intakes for a large metropolitan population are below Selden Island. Almost entirely unforested, Selden Island is an ideal location for afforestation.</li> </ul>	<p><b>Do NOT add to the Legacy Open Space Program.</b></p>	<p>Clearly a significant archaeological site, but not feasible to add to the Montgomery County Park system due to logistical concerns (i.e., only vehicle access is from Virginia side of Potomac River)</p> <p>Recommend developing partnership or supportive role with HHMI regarding archeological preservation, reforestation, and appropriate management.</p>
<p><b>#9</b> <b>Edson Lane Forest</b></p> <p>Edson Lane near Old Georgetown Road North Bethesda</p> <p>Parcel 336, 1.8 acres RT12.5</p> <p>Small, quality forest adjacent to Tilden Middle School, currently owned by Montgomery County and planned for workforce housing</p>	<p>Citizen</p>	<ul style="list-style-type: none"> <li>• Heavily forested parcel with mature hardwood trees, including a grove of State-ranked Uncommon Umbrella Magnolia</li> <li>• Mature Forest in the I-270 corridor is an uncommon and increasingly important resource</li> <li>• Forest cover in this planning area and watershed is low -- approximately 10% -- well below the county average of nearly 28 percent</li> <li>• The Edson Lane Forest is part of a large area of public land resources, including Tilden MS and Timberlawn Local Park</li> <li>• Site currently under development process to provide workforce housing</li> </ul>	<p><b>Do NOT Add to the Legacy Open Space Program.</b></p>	<p>Does not meet LOS overall criteria of “best of the best” and is not appropriate for Park Use or Management.</p> <p>However, staff is concerned about policy implications of clearing of small but significant forest in dense urban neighborhood, even for as worthy a cause as needed workforce housing. Although we do not recommend the site for LOS designation, we recommend that the County evaluate options for preserving this forest and relocating the workforce housing project to other land in the area.</p> <p>The Legacy Open Space Advisory Group opinion was divided, with several members supporting the nomination and outright preservation of the forest.</p>

