



Kemp Mill Urban Park Preliminary Forest Conservation Plan PP2011001



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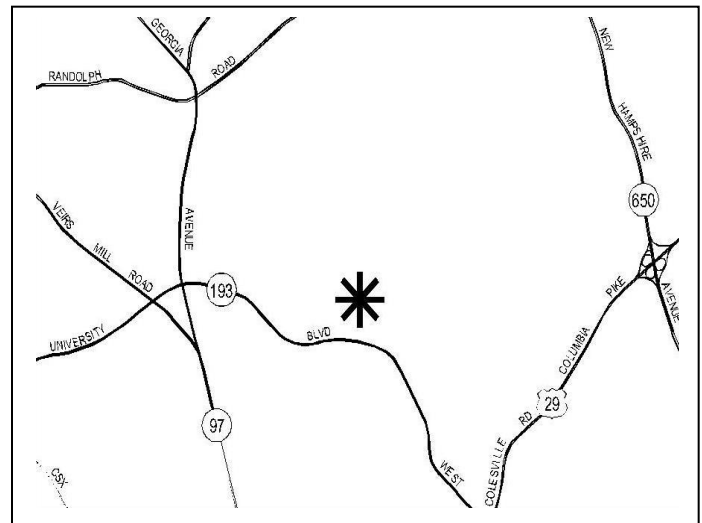
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description

- 1200 Arcola Avenue, Silver Spring, MD 20902
- 2.22 acres zoned R-90 in the Kemp Mill Master Plan
- Review and approval of a Preliminary Forest Conservation Plan for the renovation and redesign of a public park.

Applicant is proposing to redesign and renovate the public park. A Park Facility Plan will also be considered by the Planning Board.



summary

Staff recommends **approval with conditions**.

- The proposed project complies with all requirements of Chapter 22A of the County Code.

conditions

The applicant shall satisfy all conditions prior to issuance of sediment and erosion control permits by the Montgomery County Department of Permitting Services (MCDPS):

1. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
2. Final Forest Conservation Plan must include planting plan and details for off-site afforestation.
3. Required site inspections by M-NCPPC monitoring staff must occur as specified in "Trees Technical Manual."

discussion

This memorandum covers staff’s review and recommendations on the Preliminary Forest Conservation Plan (PFCP). The Board’s actions on Forest Conservation Plans, pursuant to Chapter 22A of the County Code, are regulatory and binding.

project description

The Maryland-National Capital Park and Planning Commission’s Department of Parks is proposing a complete redesign of Kemp Mill Urban Park, located at 1200 Arcola Avenue. The park is located at the intersection of Arcola Avenue and Lambertson Drive. Yeshiva High School of Greater Washington, Boys Division and Gedolah, is located to the north of the park; Kemp Mill Shopping Center is west of the park; and Young Israel Shomrai Emunah Synagogue is across Lambertson Drive to the south of the park. Single-family residences confront the park, across Arcola Avenue. While the property is zoned R-90, the surrounding neighborhood contains a mix of single-family and multi-family properties.



Kemp Mill Urban Park is currently developed with a man-made pond, a play area, a gazebo, and paved walkways and observing areas. The pond has two bays and is hydraulically separated from both groundwater and surface water. It is not fed by any natural sources nor does it collect stormwater. There is 0.13 acres of forest on-site, which is an extension of a larger off-site forest stand. There are many mature, beautiful landscape trees in the park, and four trees on-site are categorized as specimen trees.

analysis

environmental guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420111340) on May 16, 2011. The 2.22-acre site contains 0.13 acres of forest but no streams, wetlands, or environmental buffers. The property is within the Sligo Creek watershed – a Use I watershed. The proposed project does not have any proposed activities within any streams, wetlands or environmental buffers and is in compliance with the *Environmental Guidelines*.

forest conservation

This project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) under section 22A-4(d) which requires the approval of a Forest Conservation Plan for a project by *“a government entity subject to mandatory referral on a tract of land 40,000 square feet or larger...”* The site is 2.22 acres in size, and contains 0.13 acres of forest and has four trees categorized as specimen (29.7” Weeping Cherry, 16.0” Weeping Cherry, 16.0” Weeping Cherry, 28.8” White Pine). Specimen status is granted based on an individual species basis. However, since none of these four trees has a diameter at breast height (DBH) equal to or greater than 30”, per Section 22A-21 of the County Forest Conservation Law, a variance to impact or remove these trees is not required.

The proposed development will remove 0.13 acres of forest and generates a planting requirement of 0.46 acres. This planting will occur off-site, on nearby M-NCPPC-owned parkland. The two 16.0” Weeping Cherries will be removed, as they are interior to the site and in the location of both demolition and construction. The 29.7” Weeping Cherry and 28.8” White Pine will be affected by construction but will be retained with tree protection measures to minimize damage.

conclusion

Staff recommends that the Planning Board approve the Preliminary Forest Conservation Plan with the conditions cited in this staff report.

Attachment: Preliminary Forest Conservation Plan submitted for Planning Board approval

DATA TABLE		
4.1	Acreage of tract	2.22 ac
4.2	Acreage of tract remaining in agricultural use	N/A
4.3	Acreage of road and utility ROWs which will not be improved as part of the development application	0 ac
4.4	Acreage of total existing forest	0.10 ac
4.5	Acreage of forest retention	0 ac
4.6	Acreage of total forest cleared	0.10 ac
4.7	Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law (20%/15%)	Institutional
4.8.a	Acreage of forest retained within wetlands	N/A
4.8.b	Acreage of forest cleared within wetlands	N/A
4.8.c	Acreage of forest planted within wetlands	N/A
4.9.a	Acreage of forest retained within 100-year floodplain	N/A
4.9.b	Acreage of forest cleared within 100-year floodplain	N/A
4.9.c	Acreage of forest planted within 100-year floodplain	N/A
4.10.a	Acreage of forest retained within stream buffers	N/A
4.10.b	Acreage of forest cleared within stream buffers	N/A
4.10.c	Acreage of forest planted within stream buffers	N/A
4.11.a	Acreage of forest retained within priority areas	0 ac
4.11.b	Acreage of forest cleared within priority areas	0.10 ac
4.11.a	Acreage of forest planted within priority areas	0 ac
4.12	Linear feet and average width of stream buffer provided on each side of streams	N/A

PLAN NOTES:

- ZONING = R60, R90 (RESIDENTIAL, ONE FAMILY)
- LAND USE = EXEMPT (INSTITUTIONAL DEVELOPMENT AREA).
- TOTAL TRACT AREA = 2.22 ACRES (96,840 SF)
- NO DEDUCTIONS TO THE NET TRACT AREA APPLY.
- THE SITE FALLS WITHIN THE ANACOSTIA RIVER WATERSHED (MD BASIN CODE 02140205).
- THE SITE DOES NOT INCLUDE ANY OF THE FOLLOWING AREAS CLASSIFIED AS ENVIRONMENTALLY SENSITIVE: SPECIAL PROTECTION AREA, PRIMARY MANAGEMENT AREA, CHESAPEAKE BAY CRITICAL AREA, FEMA 100-YEAR FLOODPLAIN, WETLAND, STREAM, OR STREAM BUFFER.
- THE NATIONAL WETLANDS INVENTORY MAP FOR MONTGOMERY COUNTY, MARYLAND IDENTIFIES THE KEMP MILL POND AS A PALUSTRINE, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED, EXCAVATED (PUBHx) WETLAND. AS A MAN-MADE, CEMENT-LINED POND IN UPLANDS, IT IS NOT LIKELY TO BE JURISDICTIONAL.
- STAND A WAS ASSIGNED A RETENTION PRIORITY OF 1 AND EXTENDS BEYOND THE PARK BOUNDARY TO THE WEST.
- UPGRADING OF STORM DRAIN LOCATED OFF-SITE WITHIN PAVED AREA BEHIND THE KEMP MILL SHOPPING CENTER HAS BEEN RECOMMENDED BUT NOT DESIGNED YET AS PART OF THE PROPOSED PARK IMPROVEMENTS.
- PROPOSED PLACEMENT OF TREE PROTECTION MEASURES (TREE PROTECTION FENCE, ROOT PRUNING, HAND-INSTALLATION) ARE INTENDED TO MAXIMIZE PROTECTION OF TREES AND ROOTS ALREADY CONSTRAINED BY URBAN PARK DEVELOPMENT. PROPOSED CONSTRUCTION ACTIVITIES WILL OCCUR PRIMARILY IN AREAS OF EXISTING PAVEMENT/DEVELOPMENT; THEREFORE, FURTHER SIGNIFICANT DISTURBANCE TO TREES AND ROOTS CURRENTLY SUBJECT TO THESE CONDITIONS IS NOT ANTICIPATED.

FOREST CONSERVATION WORKSHEET					
Kemp Mill Urban Park					
NET TRACT AREA:					
A. Total tract area ...					2.22
B. Land dedication acres (parks, county facility, etc.) ...					0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...					0.00
D. Area to remain in commercial agricultural production/use ...					0.00
E. Other deductions (specify) ... (Off-site disturbance)					-0.20
F. Net Tract Area					2.42
LAND USE CATEGORY: (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0
G. Afforestation Threshold ...				15%	x F = 0.36
H. Conservation Threshold ...				20%	x F = 0.48
EXISTING FOREST COVER:					
I. Existing forest cover					0.10
J. Area of forest above afforestation threshold					0.00
K. Area of forest above conservation threshold					0.00
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation					0.00
M. Clearing permitted without mitigation					0.00
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared					0.10
O. Total area of forest to be retained					0.00
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold					0.00
Q. Reforestation for clearing below conservation threshold					0.20
R. Credit for retention above conservation threshold					0.00
S. Total reforestation required					0.20
T. Total afforestation required					0.26
U. Credit for landscaping (may not exceed 20% of "S")					0.00
V. Total reforestation and afforestation required					0.46

NOTE: AFFORESTATION/REFORESTATION PLANTINGS WILL OCCUR OFF-SITE ON NEIGHBORING PARKLAND.

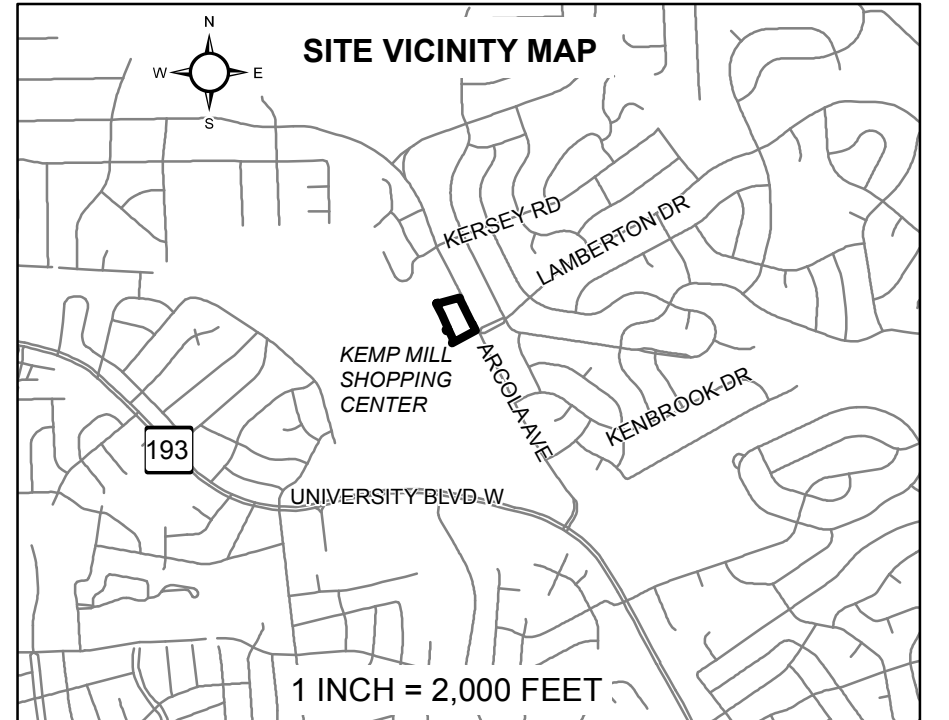
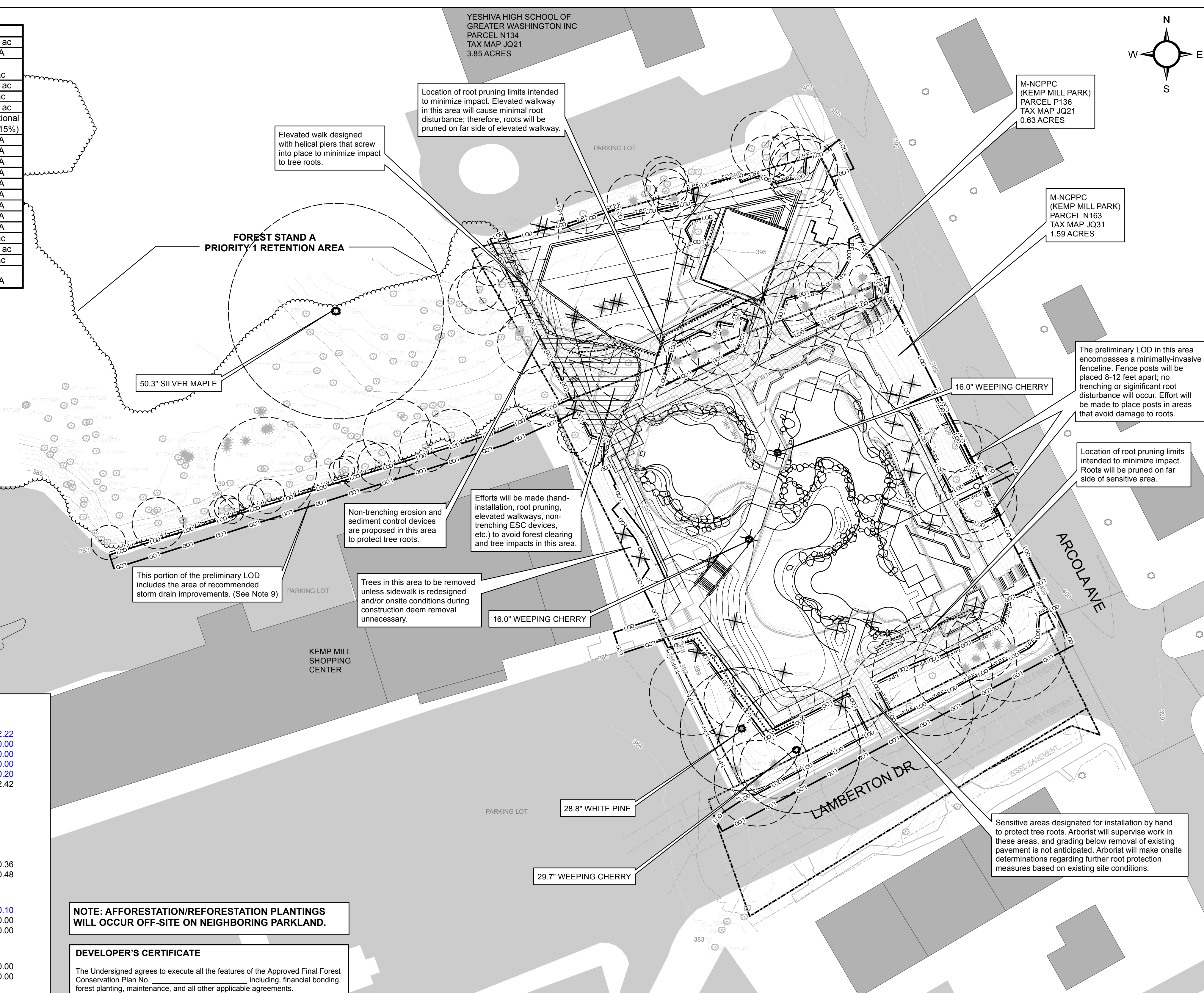
DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: _____
 Contact Person or Owner: _____
 Address: _____
 Phone and Email: _____
 Signature: _____

Stand	DBH	Species		Condition	Significance*	Proposed Impact
		Common Name	Botanical Name			
A	50.3"	Silver maple	<i>Acer saccharinum</i>	Good	Specimen	None
N/A	29.7"	Weeping cherry	<i>Prunus sub-hirtella</i>	Fair**	Specimen	Root Pruning***
N/A	16.0"	Weeping cherry	<i>Prunus sub-hirtella</i>	Good	Specimen	Removal
N/A	16.0"	Weeping cherry	<i>Prunus sub-hirtella</i>	Good	Specimen	Removal
N/A	28.8"	White pine	<i>Pinus strobus</i>	Good	Specimen	Root Pruning***

* Specimen tree, State or County Champion tree, or 75% or greater diameter of the State or County Champion tree.
 ** Weeping cherry condition designated as "fair" due to poor branching structure, broken branches, and absence of a main leader.
 *** A portion of the CRZ falls within a proposed sensitive area (see plan for description).



LEGEND:

- PRELIMINARY LIMIT OF DISTURBANCE
- FOREST STAND
- SPECIMEN TREE
- OTHER TREE
- TREE PROTECTION FENCE
- ROOT PRUNING
- SENSITIVE AREA (HAND-INSTALL)
- TREE REMOVAL
- FOREST TO BE CLEARED
- EXISTING STRUCTURE
- BUILDING
- TRANSPORTATION FEATURE
- PROPERTY BOUNDARY
- PROPOSED GRADING OR STRUCTURE
- EASEMENT
- 5-FT CONTOUR
- 1-FT CONTOUR
- CRITICAL ROOT ZONE

SCALE: 1 IN = 40 FT

APPLICANT/OWNER: MONTGOMERY COUNTY DEPT. OF PARKS, 2500 BRUNETT AVENUE, SILVER SPRING, MARYLAND 20901, 301-495-3589

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE, 1919 GALLOWAY ROAD, SUITE 110, VIENNA, VIRGINIA 22182, 703-821-2045

ENGINEER: HURON CONSULTING, 20410 CENTURY BOULEVARD, SUITE 230, GERMANTOWN, MARYLAND 20874, 301-528-2010

SURVEYOR: POTOMAC VALLEY SURVEYORS, 20310 FISHER AVENUE UNIT F, POOLESVILLE, MARYLAND 20837, 888-349-5090

ENVIRONMENTAL CONSULTANT: STRAUGHAN ENVIRONMENTAL, 10245 OLD COLUMBIA ROAD, COLUMBIA, MARYLAND 21046, 301-362-9200

THIS PLAN WAS PREPARED BY:

KATE K. TRAUT, STRAUGHAN ENVIRONMENTAL, INC., 10245 OLD COLUMBIA ROAD, COLUMBIA, MD 21046, 301-362-9200

MARYLAND DEPARTMENT OF NATURAL RESOURCES QUALIFIED PROFESSIONAL (FEBRUARY 27, 2008)

PRELIMINARY FOREST CONSERVATION PLAN
Kemp Mill Urban Park

NRI/FSD #42011340
 Parcel P136 and N163
 Tax Map JQ21 and JQ31
 WSSC Grid #214NW01

Montgomery County Department of Parks
 M-NCPPC

Montgomery County, Maryland
 July 2011

DATE	REVISION

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:

- a. Root pruning
- b. Crown reduction or pruning
- c. Watering
- d. Fertilizing
- e. Vertical mulching
- f. Root aeration matting

Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.

3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:

- a. Chain link fence (four feet high)
- b. Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
- c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures may include:

- a. Removal and replacement of dead and dying trees
- b. Pruning of dead or declining limbs
- c. Soil aeration
- d. Fertilization
- e. Watering
- f. Wound repair
- g. Clean up of retention areas

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSPECTIONS

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.

2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin.

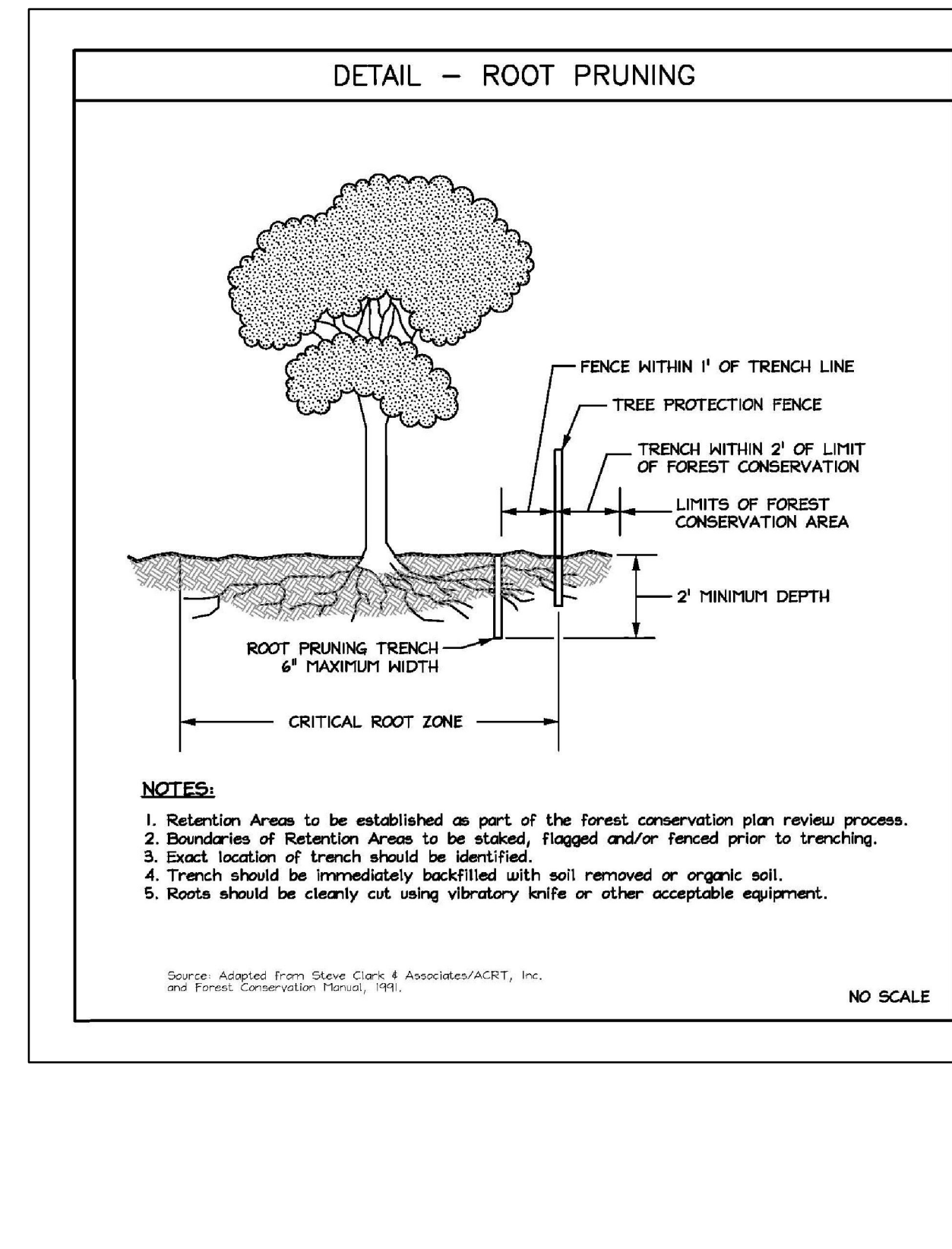
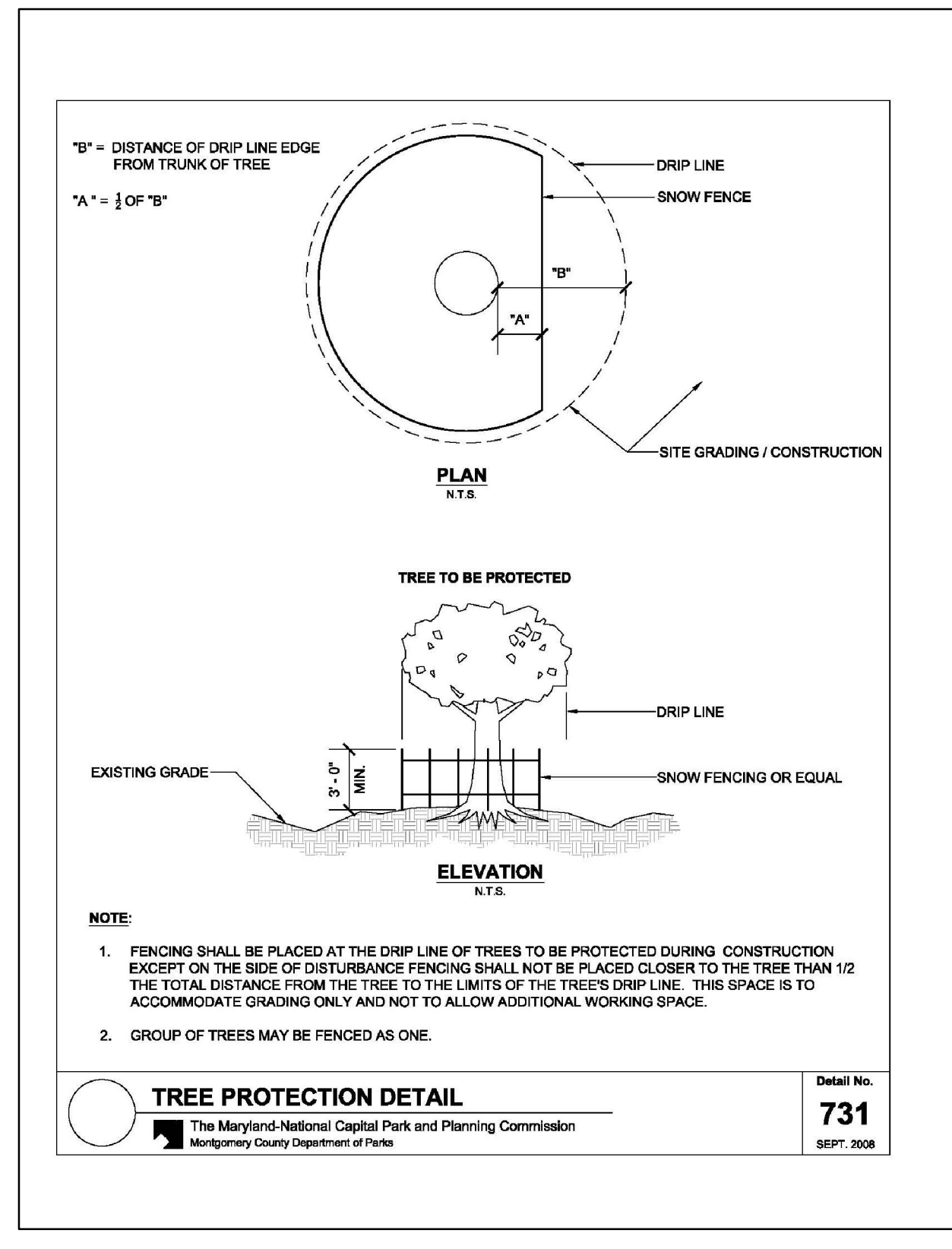
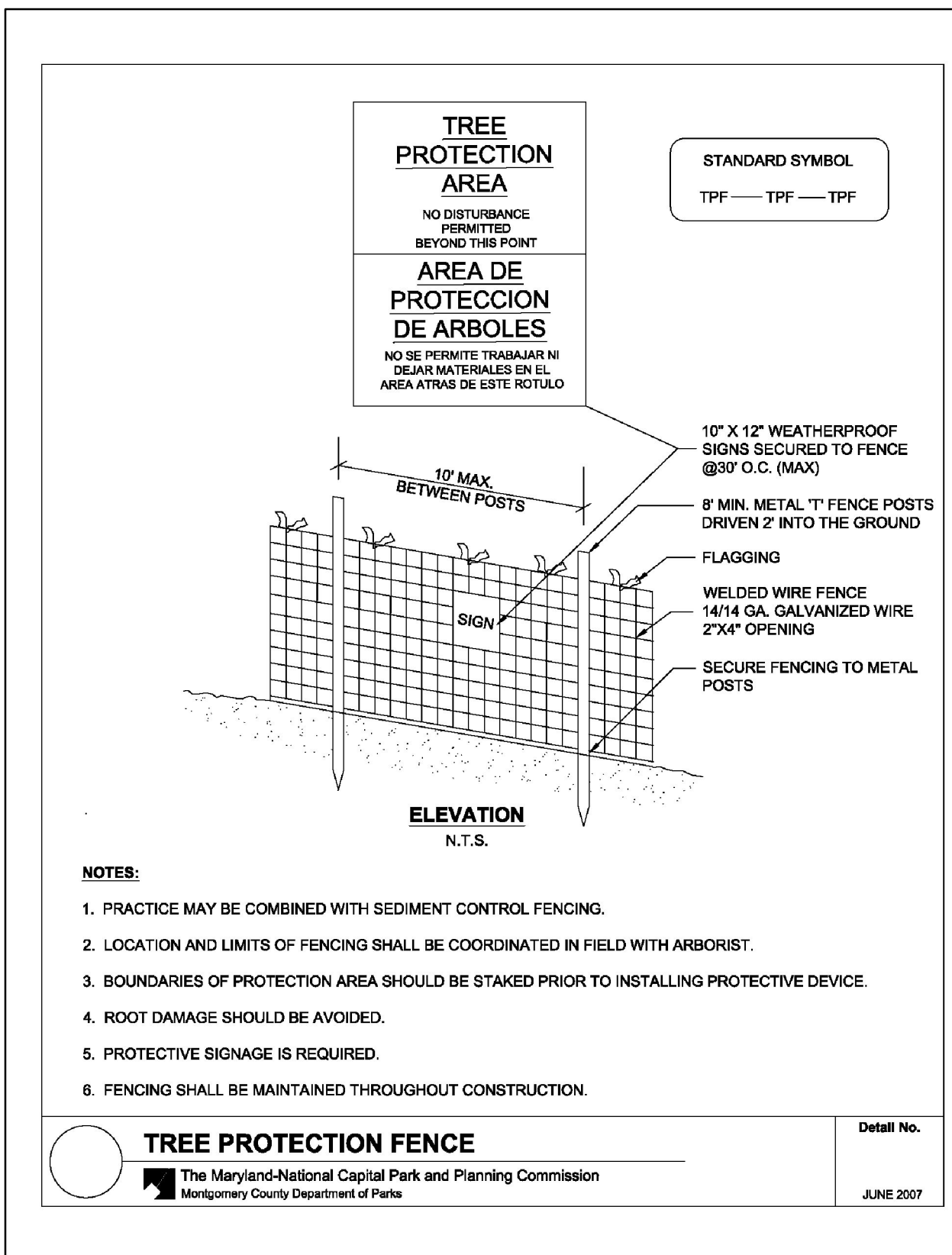
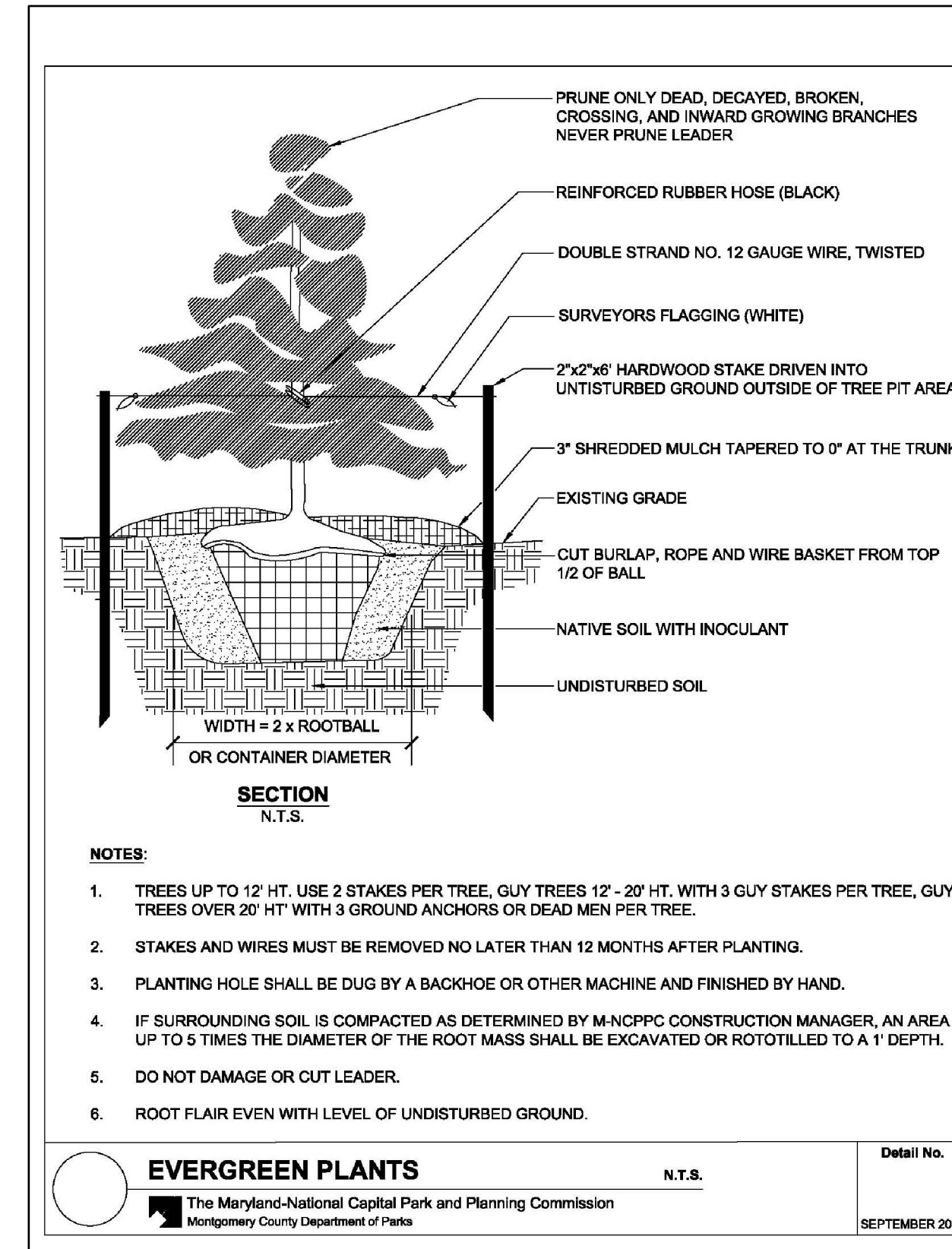
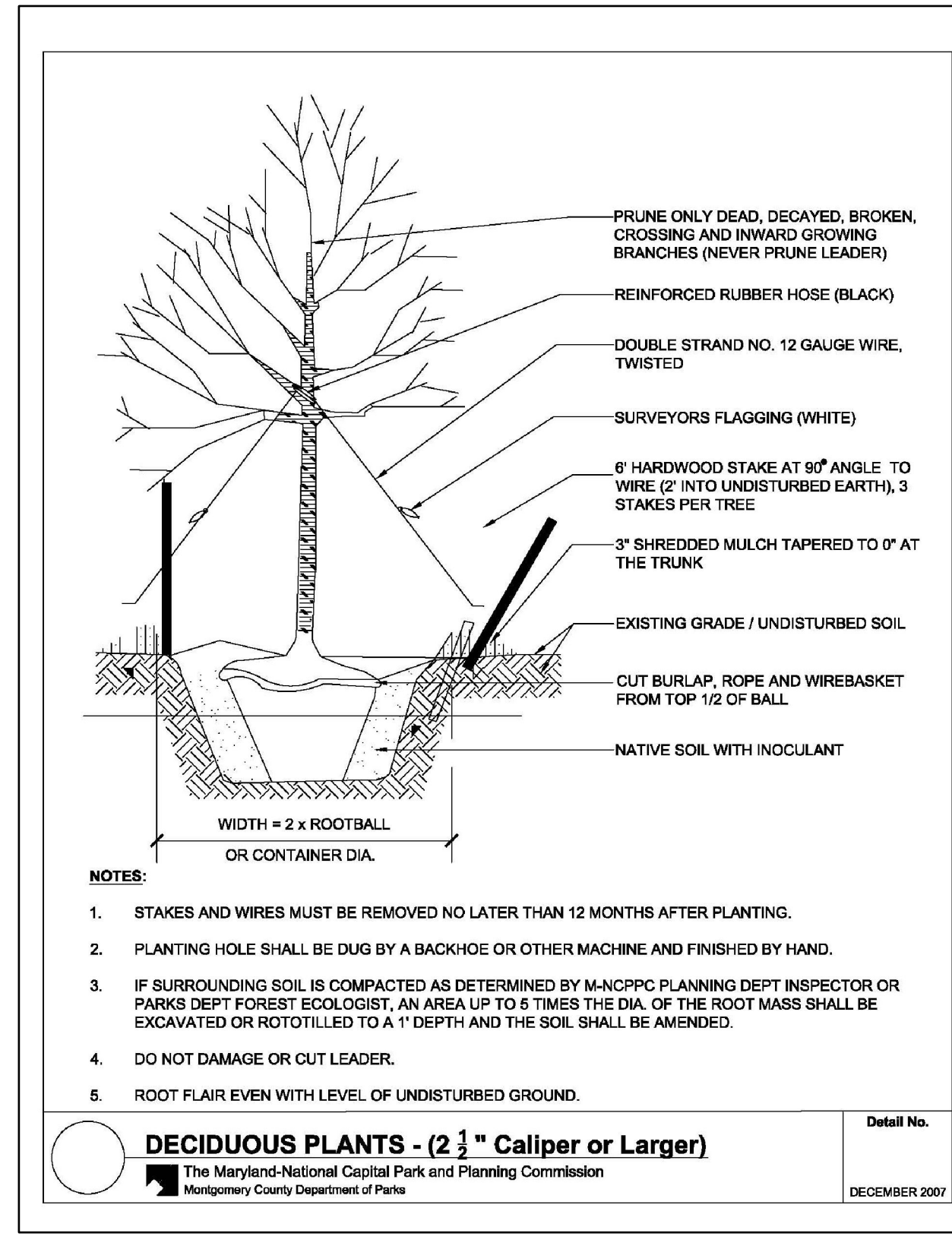
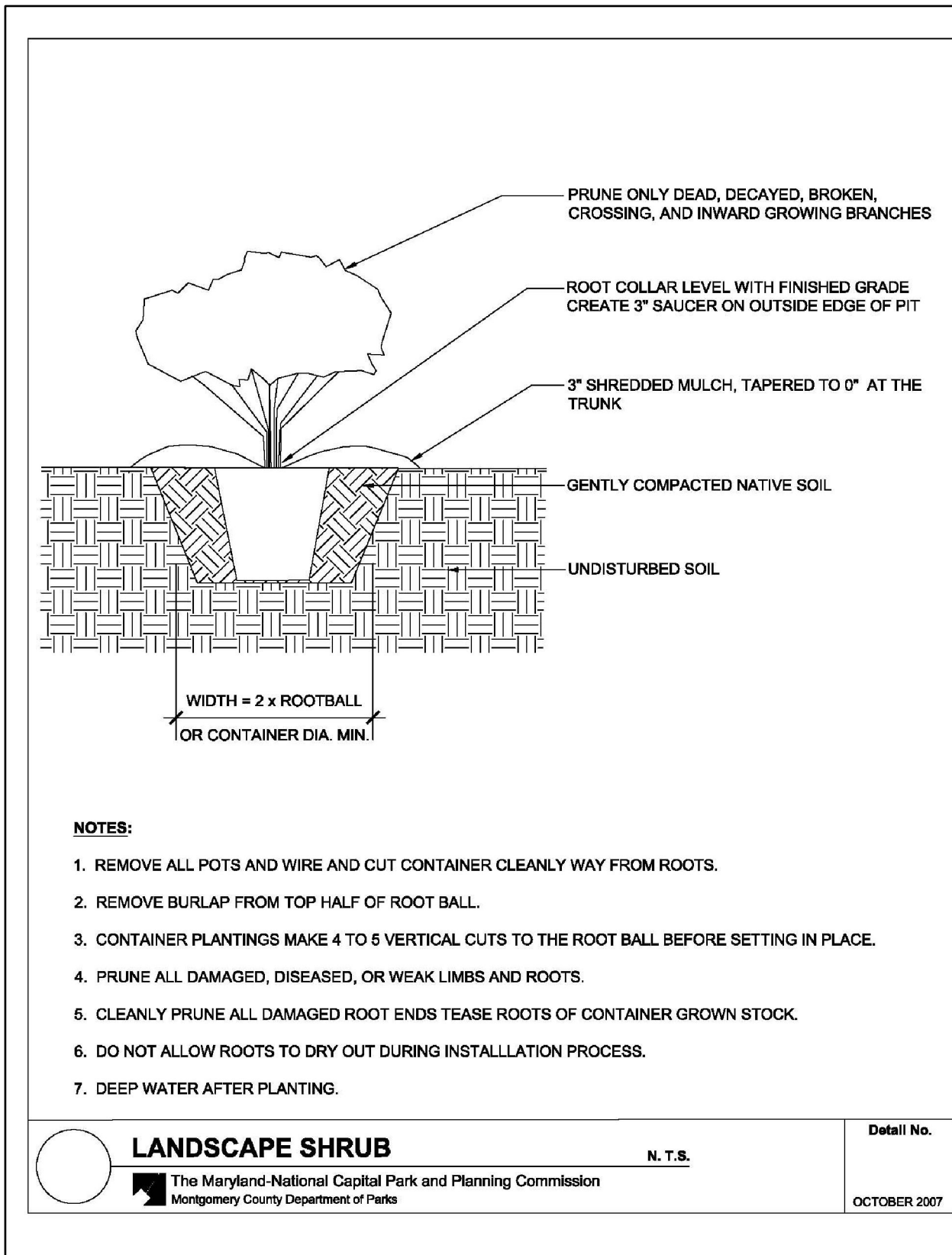
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.

5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.

6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



MONTGOMERY PARKS
M-NCPPC

LANDSCAPE ARCHITECTURE
LSG LANDSCAPE ARCHITECTURE

STRAUUGHAN ENVIRONMENTAL

APPLICANT/OWNER:
MONTGOMERY COUNTY DEPT. OF PARKS
9500 BRUNETT AVENUE
SILVER SPRING, MARYLAND 20901
301-495-3589

LANDSCAPE ARCHITECT:
LSG LANDSCAPE ARCHITECTURE
1919 GALLOWAY ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

ENGINEER:
HURON CONSULTING
20410 CENTURY BOULEVARD, SUITE 230
GERMANTOWN, MARYLAND 20874
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