

VICINITY MAP FOR  
EAST NORBECK LOCAL PARK



Map compiled on June 05, 2003 at 8:48 PM | Site located on base sheet no. - 221HW03

**NOTICE**

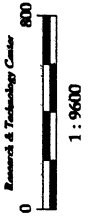
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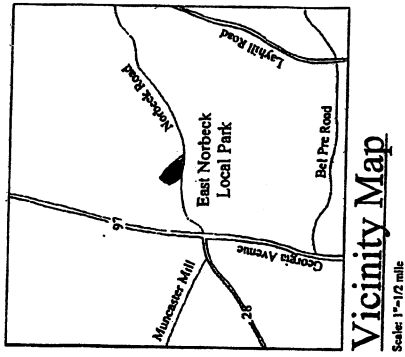
Key Map



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-2700

# Facility Plan

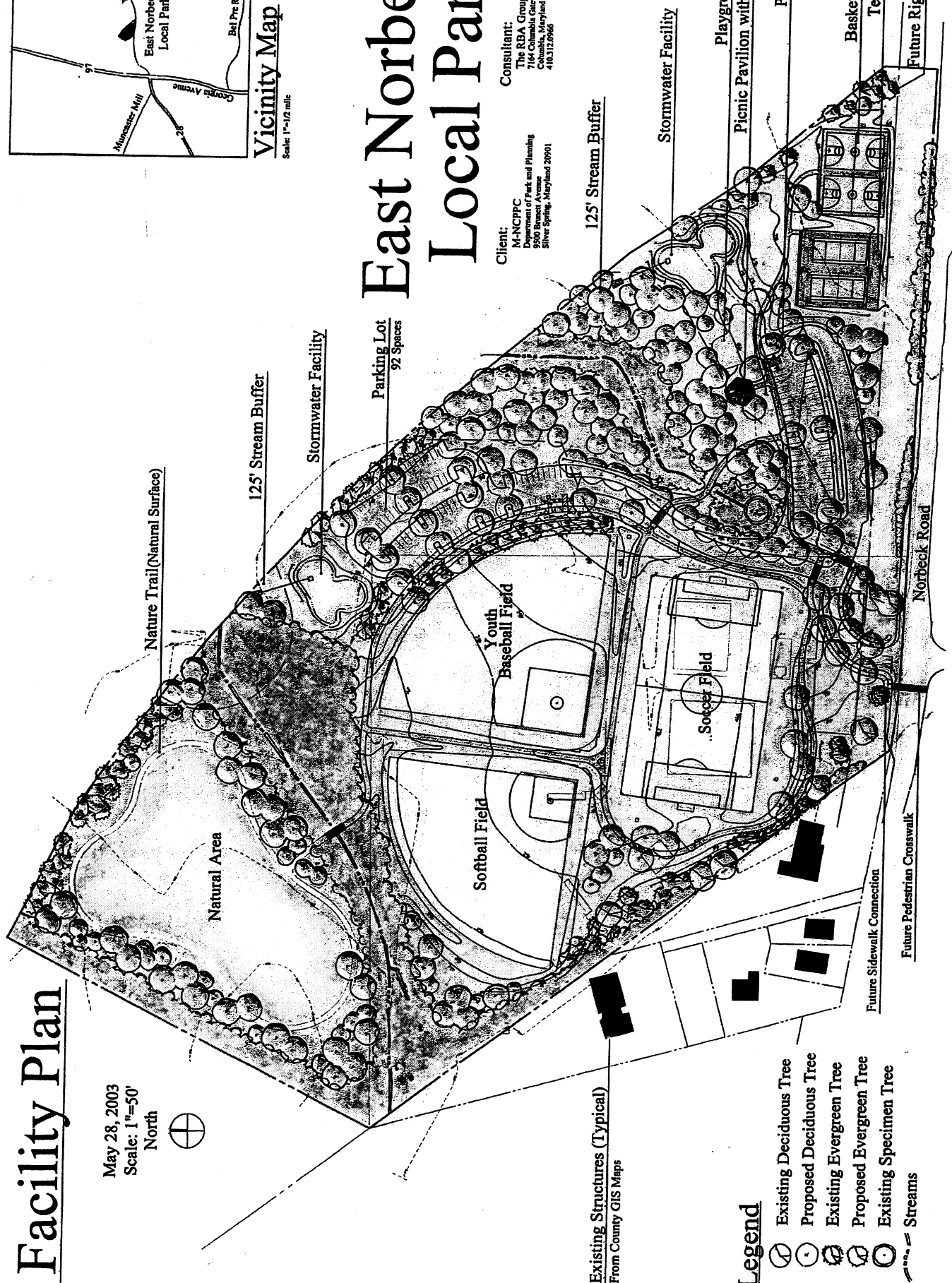
May 28, 2003  
 Scale: 1"=50'  
 North



# East Norbeck Local Park

**Client:**  
 M-NCPPC  
 Department of Park and Planning  
 300 Belmont Avenue  
 Silver Spring, Maryland 20901

**Consultant:**  
 The RBA Group  
 7144 Chantilly Gateway Drive, Suite #205  
 Columbia, Maryland 21046  
 410.312.2966



**Existing Structures (Typical)**  
 From County GIS Maps

## Legend

- Existing Deciduous Tree
- Proposed Deciduous Tree
- Existing Evergreen Tree
- Proposed Evergreen Tree
- Existing Specimen Tree
- Streams

**The Greater Olney Civic Association**  
P.O. Box 212  
Olney, Maryland 20832

April 24, 2003

Via Facsimile 301-495-1320

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: East Norbeck Park CIP Funding

Dear Mr. Berlage, Board & Staff:

The Greater Olney Civic Association (GOCA) has consistently supported parks within the Olney Planning Area. As part of the development process for The Preserve housing development, the developer was required to fund and put in a playing field as part of the public benefit for getting approval of its development.

The original location of the field was in the to be realigned Norbeck Road right of way and had to be moved into the expanded and redesigned East Norbeck Park. Since the developer has already funded the project, we want to make sure that the field is built as soon as possible to benefit the Greater Olney Community as it was intended.

The Olney Master Plan Advisory Group put special emphasis on the expansion of the park system within the planning area and in particular its interconnectivity so that all members of the community would have reasonable access to all park facilities. As development pressure mounts, it is critical that these public benefit facilities be built in the communities impacted by development and not be delayed.

Sincerely,  
The Greater Olney Civic Association (GOCA)



Stephen J. Smet, President

**Komes, Linda**

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**From:** Sturges, Leslie  
**Sent:** Friday, March 14, 2003 9:18 AM  
**To:** Komes, Linda  
**Subject:** East Norbeck Park

Hello--I'm a naturalist at Meadowside and I used to live on Bailey's Lane, across from East Norbeck park.

My one comment is--that park used to be used heavily by softball teams and they were terrible about parking all over Bailey's lane. Residents couldn't get in their own driveways and the road was restricted to a single lane. Of course, I never advocate paving parkland, but the residents of the neighborhood would probably really appreciate some kind of parking regs and enforcement if the park is going to be used by ball teams.

Otherwise, I'm glad the commission finally picked up the adjoining property. I used to walk my dog out there.

Leslie Sturges

# Norbeck Conservation Society

January 27, 2003

Ms. Linda Komes  
Project Manager  
Park Development Division  
Montgomery County Department of Park & Planning  
9500 Brunett Avenue  
Silver Spring, MD 20901

Dear Linda:

On behalf of the Norbeck Conservation Society members who met with you on December 17, 2002, I would like to thank you again for taking time to discuss some of the options that are under consideration for East Norbeck Park (ENP). Subsequent to that meeting, I have had an opportunity to consult and share information with others in our neighborhood, many of whom are very interested in the proposed modifications to ENP. I've done my best to pass along as much detail as possible, based on our meeting of last month.

Like other citizens of Montgomery County, the residents of Norbeck are increasingly looking to the Park & Planning Commission (P&P) to help preserve our neighborhood's quality of life, including the protection of wildlife and green space. In the most recent *Park, Recreation, and Open Space Survey for Montgomery County* (May 1997), 93.2 percent of respondents "agreed" or "strongly agreed" with the need to set aside space for the protection of wildlife. In a choice between providing funds to protect wildlife or to build recreational facilities, respondents chose wildlife as a higher priority by 73.1 percent to 17.5 percent. If that same poll were taken today in the Norbeck area, I believe that there would be an even stronger trend toward protecting the environment and our high quality of life.

Against this backdrop, the Norbeck Conservation Society wants to share with you a vision that is entirely consistent with the *Park, Recreation & Open Space Master Plan* (1998) but is somewhat different in its focus than the two options that have been under discussion thus far. The Society's vision is based on clear priorities and feedback that I have received from neighborhood residents.

*P.O. Box 911, Olney, Maryland 20830-0911*

In preparing recommendations for you, some of our residents took the initiative to compare ENP to a dozen other local and neighborhood parks in Montgomery County. The results of their random survey are incorporated into our proposal, below. These findings are not scientific, of course, but they are very helpful for comparative purposes. In a nutshell, neighbors found that some of the changes that are being suggested for ENP are out of proportion and scale -- not only for ENP, but for local parks in Montgomery County in general.

Among Norbeck Conservation Society members, there was a strong consensus along these lines:

- There is no desire to see a significant expansion of ENP or its facilities. There is clear sentiment that ENP should continue to be nothing more than a small, local park.
- In light of the ongoing budget crunch in Montgomery County, the best use of the \$275,000 that is currently available to P&P for ENP is to upgrade existing facilities. We understand that an “overhaul” of the park -- as envisaged in the two concept plans that you shared with us in December -- could ultimately cost as much as \$1 million. We have serious reservations about spending that much of the taxpayers’ dollars on facilities that are of questionable value to local residents.
- In upgrading the park, make it more “friendly” not just for users, but also for neighbors whose property borders on ENP. Some of the funding should be used to address local concerns that revolve around lighting, noise, parking, environmental degradation, and other negative impacts. (Specific recommendations are below.)
- Special attention should be paid to stream buffers and water quality. We are concerned that in the two concepts put forward thus far, there are numerous encroachments on the buffer areas. (This serves to compound the problem generated by P&P’s current practice of mowing riparian buffers.) The Society opposes these encroachments, and we urge you to adopt the widest possible buffers, which will help to protect water quality.
- In the same spirit, we believe that the additional 15 acres of ENP, to the maximum extent possible, should be dedicated to forest conservation and greenspace for wildlife. This area is an integral part of the Batchellors Forest Tributary & watershed and, as such, it is an important East-West wildlife corridor. Given the dwindling number of forests in Maryland, we recommend reforesting the 15 acres through natural succession and/or by replanting open areas. P&P should also look carefully at maintaining a wildflower meadow in the existing open areas and/or installing a pond, all of which would encourage biodiversity and provide excellent opportunities for birding, butterfly watching, and an appreciation for wildlife in general. We request that P&P give serious consideration to establishing ENP as a Stream Valley Park with a natural surface trail and strategic signage that encourages environmental education -- a vital part of P&P’s purview and mission. Using the 15 additional acres for greenspace would provide important interpretive value, in our opinion, and it would also help to make up for the hundreds of trees that have been cut down in our neighborhood in the past few years (including those across the street from ENP, where huge numbers of trees were cut down recently to make way for a 111-unit assisted care facility).

## **SPECIFIC ISSUES**

**Parking & Congestion** -- P&P intends to create 150 parking spaces, up from the current 39 spaces. There is strong opposition to this at three levels. First, the volume of traffic that would come from quadrupling activity and parking in ENP would add significantly to congestion on Norbeck Road, particularly where cars enter and exit ENP. (Based on our reading of the two draft concepts, the ingress/egress road would be no larger in the future than it is today. With increased numbers of vehicles in ENP and on Norbeck Road / Route 28, there is real potential for dangerous accidents at ENP.) Second, neighborhood residents believe that parking facilities of this magnitude will destroy the "local park" character of ENP and will attract numbers far beyond what ENP should reasonably support. Third, adding so many parking spaces would have significant environmental impacts, including but not limited to an increase in contaminated run-off to local streams, disruptions to ground water recharge, and forest fragmentation.

*Survey results:* The survey of 12 parks found that the average number of parking spaces in each park is fewer than 20.

*Recommendation:* Study the proposed facilities & available space, and then determine an appropriate number of parking spaces that is more consistent with environmental criteria and the needs of our neighborhood. As for congestion, we believe that it is premature and inappropriate to quadruple the amount of parking and traffic in ENP until the final design and scale of the 28 / 198 improvement have been determined, particularly in light of deep concerns in our neighborhood about bottlenecks associated with at-grade facilities.

**Lighting** -- P&P says there will be no additional lights beyond what is there now (8 lights). While this promise offers some reassurance, the current lighting creates problems for neighbors, and these problems may well be exacerbated by the new configurations under consideration by P&P.

*Survey results:* The survey of 12 parks found that 8 parks have no lights, one park has 2 lights, one park has 3 lights, one park has 4 lights, and one park has 7 lights.

*Recommendation:* There should be no lights at all in ENP, which is consistent with most of the local parks in the area. In addition, the elimination of late-night lighting would also minimize noise from partying and rabbleroxing -- a significant concern now, and one that will almost certainly get worse.

**Soccer Field** -- P&P plans to build a full-scale soccer field. There are already sufficient numbers of soccer fields in the area, and there is no indication that there is demand by local residents for a full-scale soccer field.

*Survey results:* Three of the nearby parks surveyed appear to have soccer fields.

*Recommendation:* Cancel plans to build a full-scale soccer field in East Norbeck Park.

**Basketball --** P&P does not intend to increase the number of basketball courts (two). The existing two courts would be upgraded or, depending on concept configurations, two new courts would replace the existing courts.

*Survey results:* Five parks have no basketball facilities, six parks have one court, and one park has three courts. The average number of courts per park: Fewer than one.

*Recommendation:* Upgrade the existing facilities.

**Tennis --** P&P does not intend to increase the number of tennis courts (two). The existing two courts would be upgraded or, depending on concept configurations, two new courts would replace the existing courts.

*Survey results:* Seven of the parks have no tennis courts, and five of the parks have two tennis courts. Average number of tennis courts per park: Fewer than one.

*Recommendation:* Upgrade the existing facilities.

**Baseball/Softball --** P&P does not intend to increase the number of baseball/softball fields (two). The existing two fields would be upgraded.

*Survey results:* Seven of the parks have no ball fields, and five of the parks have ball fields. The average number of baseball/softball fields per park: Fewer than one.

*Recommendation:* Upgrade the existing facilities.

**Playground --** P&P intends to upgrade and relocate the existing facilities.

*Survey results:* All parks have playground facilities, some of which are in disrepair.

*Recommendation:* Upgrade the existing facilities (better equipment, landscaping and contouring, etc.) and locate them near picnic tables in an effort to be more family-friendly.

**Picnic --** P&P intends to upgrade the existing facilities.

*Survey results:* Eight parks have picnic facilities (5 covered, 3 uncovered), and four parks have no picnic facilities.

*Recommendation:* Upgrade the existing facilities and locate them near playground equipment in an effort to be more family-friendly.



**Toilets** -- P&P intends to use porta-potties.

*Survey results:* Nine parks have no toilets, and three parks appear to have indoor toilets.

*Recommendation:* The park should contain porta-potties, at a minimum.

## QUESTIONS

What criteria and data did P&P use to determine that ENP warrants increased amenities? And what impact did these criteria and data have on P&P's decision to "upgrade" ENP instead of other local parks?

If ENP expands to accommodate 150 vehicles, will P&P be prepared to undertake the more rigorous maintenance necessary to accommodate a four-fold increase in visitors and to keep the park in good working order?

What studies has P&P conducted on the impact that proposed construction and increased imperviousness levels would have on stream quality? (Currently, the stream quality is considered "good" -- Batchellors Forest is part of a remedial-level Watershed Protection Area -- and it has seven percent imperviousness levels.) The Society feels strongly that any assessment should account for cumulative impacts of current impervious surfaces and the impacts of proposed modifications.

What steps would P&P take to minimize runoff and water pollution -- like infiltration trenches -- including its effect on drinking water? (Most of us who live "downstream" from the park are on well and septic.)

In both concept plans shared with our neighborhood, there are numerous encroachments on stream valley buffers. How wide are these buffers, are they consistent with the Chesapeake Bay Agreement, and what steps has P&P taken to avoid cutting into these sensitive areas?

The park abuts a Priority One "top 5" forest stand in the Olney Master Plan area. Would any trees be affected by P&P's proposed plans for ENP?

What consideration has P&P given to air quality in light of East Norbeck Park's very close proximity to the intersection of the ICC right-of-way and Route 28? (In your concept plan #2, it appears that the playground equipment, picnic facilities, tennis courts, and basketball courts would be placed very close to this intersection -- which, over time, is expected to carry a very high volume of traffic.) Route 28 will be expanded to four lanes in the foreseeable future, and the ICC right-of-way is expected to dump tens of thousands of additional vehicles onto Norbeck Road. (Even if the ICC itself does not come to fruition, arterial roads, with at-grade intersections, are expected to be constructed within the ICC right-of-way.) Reliable data show that children in the vicinity of busy roads and truck routes are vulnerable to a host of medical conditions associated with poor air quality. (Far below, see text excerpted from the Web site of the Collaborative on Health and the Environment.)

What makes P&P think that there is sufficient demand in the area for a jogging track in ENP? If P&P builds a jogging track in the northern, most isolated section of ENP, what steps would P&P take to ensure that runners and walkers would be safe there?

\* \* \*

Linda, these are some of the major issues raised by neighborhood residents since the Norbeck Conservation Society's meeting with you a month ago. Thank you again for the opportunity to share these with you in a timely manner.

We welcome an opportunity to discuss these observations and recommendations with you face-to-face. Given the time constraints within which you are apparently operating, representatives of the Norbeck Conservation Society would be free to meet with you this Thursday or Friday, January 30 or 31, at your convenience.

Thank you, in advance, for your consideration.

Sincerely,

David Hamod  
President

-----  
**Random Survey of Parks:**

Cannon Road Park  
West Fairland Park  
Cloverly Park  
North Gate Park  
Bauer Drive Park  
Norbeck Park  
Flower Valley Park  
Cherrywood Park  
Dewey Park  
Wheaton Woods Park  
Martin Luther King Jr. Park  
Olney Mill Park

Several of these parks are in disrepair.  
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## **Excerpts from the Web site of the Collaborative on Health and the Environment.**

Asthma is more common in the urbanized areas of industrialized countries, and is particularly common in children living along busy roads and trucking routes (Brunekreef et al. 1997). A population-based survey of more than 39,000 children living in Italy found that children living on streets with heavy truck traffic were 60 to 90 percent more likely to have acute and chronic respiratory symptoms such as wheeze or phlegm, and diagnoses such as bronchitis and pneumonia (Ciccone et al. 1998). A German study of over 3,700 adolescent students found that those living on streets with 'constant' truck traffic were 71 percent more likely to report hayfever-like symptoms and more than twice as likely to report wheezing (Duhme et al. 1996). Studies have also shown that the proximity of a child's school to major roads is linked to asthma, and the severity of children's asthmatic symptoms increases with proximity to truck traffic (Pekkanen et al. 1997). Both nitrogen oxides and particulate matter were linked to a significant decrease in lung function growth among children living in the Southern California (Gauderman et al. 2000). Although some components of outdoor air pollution are beginning to decline in the United States, ozone and fine particle pollution (PM<sub>2.5</sub>) from diesel engine exhaust are an ongoing or increasing problem (U.S. EPA 1997).

Numerous studies have demonstrated that specific components of air pollution are associated with asthma attacks (Mortimer et al. 2002). For example, particulate air pollution has been linked to increases in emergency room visits for asthma (Norris et al. 1999). Nitrogen dioxide (NO<sub>2</sub>) and sulfur dioxide are directly damaging to the respiratory system. Exposure to sulfur dioxide in laboratory volunteers results in airway constriction, chest tightness, and asthmatic symptoms (Balmes et al. 1987). Elevated levels of NO<sub>2</sub> in outdoor air are associated with exacerbations of asthma (Studnicka et al. 1997). Because these compounds are airway irritants, it is not surprising that they can trigger asthma attacks.

Air pollutants may do more than trigger attacks in people with asthma. Research indicates that these

chemicals may actually cause asthma or may act in conjunction with common allergens to increase sensitivity to pollen or other common proteins. In laboratory volunteers, combined exposures to levels of ozone or NO<sub>2</sub> commonly found in urban air and low levels of common allergens such as pollen results in dramatically enhanced asthmatic or allergic reactions (Jorres et al. 1996; Strand et al. 1998).

Diesel exhaust is a major source of ambient PM<sub>2.5</sub> and NO<sub>2</sub> (Ciccone et al. 1998).<sup>32</sup> An estimated 26 percent of all particulate matter from fuel combustion sources arises from the combustion of diesel engines. Diesel exhaust also comprises a quarter of the nitrogen oxide smog precursors released nationally. Diesel exhaust has been causally associated with asthma by several lines of evidence (Pandya et al. 2002). Several researchers have shown that exposure to diesel exhaust causes direct immunological changes in the airways that are consistent with the inflammatory changes in asthma, and that diesel exposure shifts T helper cells toward the allergic Th<sub>2</sub> cell-type (Diaz-Sanchez 1997; Diaz-Sanchez et al. 1997). As previously described, the Th<sub>2</sub> type is associated with an increased likelihood of developing allergies and asthma.

One important study has shown that exposure to common urban levels of diesel exhaust can cause people to develop allergic reactions to proteins to which they did not previously react (Diaz-Sanchez et al. 1999). In this study, some volunteers were exposed to a concentration of diesel exhaust roughly equivalent to 1-3 days of breathing Los Angeles air prior to exposure to a new allergen. Subjects exposed to the new allergen alone did not develop antibodies to this compound, whereas subjects exposed to diesel exhaust followed by the allergen developed a full-blown allergy. The similarities between the composition of secondhand cigarette smoke and diesel exhaust also increases the likelihood that the substances may have similar effects in predisposing exposed individuals to asthma development. Recent studies showing that chemicals known as polycyclic aromatic hydrocarbons (PAHs), components of diesel exhaust and cigarette smoke, can cross the placenta and cause effects in the fetus and newborn increase the concern about prenatal exposures (Whyatt et al. 2001). [End]

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

9500 Brunett Avenue  
Silver Spring, Maryland 20901

April 26, 2003

Mr. David Hamod, President  
Norbeck Conservation Society  
P.O. Box 911  
Olney, MD 20830-0911

Dear Mr. Hamod,

Please accept this letter in response to your letter dated January 27, 2003. I am sorry that I have not formally responded to your comments earlier, although I respectfully note that we have discussed the points in your letter on several occasions including telephone conversations and emails, during the December 17, 2002 and March 7, 2003 meetings in this office, and at the Community Meeting held on March 18, 2003. Although we may not have been able to fully address all of your concerns, I sincerely appreciate your interest in the Park and feel that the facility plan has improved as a result of your involvement.

East Norbeck Local Park was originally 10 acres in size and was developed in the early 1970's with two ball diamonds, a soccer field overlay, two lighted tennis courts, two lighted basketball courts, a picnic shelter with restrooms, a playground, and an asphalt parking lot with 38 parking spaces. In the early 1990's members of the community contacted the M-NCPPC requesting that additional parking be provided in the park so as to eliminate hazardous overflow parking from occurring along Norbeck Road and Bailey's Lane. In 1997, in response to the community's concerns, M-NCPPC purchased the 15 adjacent acres to the north and east.

The Montgomery County Council approved a Project Description Form (PDF), which included funding in FY 03 for facility planning to "complete East Norbeck Local Park expansion to include additional facilities, e.g. ballfields, parking, and stormwater management". We are currently completing the facility planning process. The plan as currently proposed consists of two ball diamonds, a free-standing soccer/lacrosse field, two tennis courts, two basketball courts, a picnic shelter with restrooms, a playground, a pedestrian path system, and an asphalt parking lot with 157 parking spaces.

In your letter you state that some residents feel that the proposed improvements to the Park are "out of proportion and scale-not only for ENP, but for local parks in Montgomery County in general". This position was developed after comparing East Norbeck Local Park with 12 other local and neighborhood parks in Montgomery County. Of the 12 parks surveyed, it is noted that only nine are classified as Local Parks. Of these all but one, Cannon Road Local Park, which is a Park/School facility, are substantially smaller in size than East Norbeck Local Park. A comparison of parks similar in size to East Norbeck Local Park, including those both older and

more recent, such as Ednor, Glen Hills, Greenwood, Cedar Creek, Nike, Manor Oaks, and Montgomery Village, indicate that the number and type of facilities proposed in East Norbeck Local Park is both appropriate and consistent.

Specific Issues raised in the 1/27/03 letter are:

### **Parking and Congestion**

*Norbeck Conservation Society Recommendation: Study the proposed facilities and available space and then determine an appropriate number of parking spaces that is more consistent with environmental criteria and the needs of our neighborhood. As for congestion, we believe that it is premature and inappropriate to quadruple the amount of parking and traffic in ENP until the final design and scale of the 28/198 improvement have been determined, particularly in light of deep concerns in our neighborhood about bottlenecks associated with at-grade facilities.*

*M-NCPPC Staff Response: Based on our experience in designing, operating and maintaining public parks, we believe that 50 parking spaces per field is the minimum necessary that should be provided in a local park. As pointed out earlier, members of the community brought to our attention that there is an extremely serious and potentially hazardous parking shortage at East Norbeck Local Park. Providing additional parking to meet the current and projected needs will not significantly add to the congestion on Norbeck Road but may instead prevent a potentially life-threatening accident from occurring.*

### **Lighting**

*Norbeck Conservation Society Recommendation: There should be no lights at all in ENP, which is consistent with most local parks in the area. In addition, the elimination of late-night lighting would also minimize noise from partying rabbleroising-a significant concern now, and one that will almost certainly get worse.*

*M-NCPPC Staff Response: In general, M-NCPPC no longer lights new fields or courts in local parks. Because the tennis courts and basketball courts are currently lighted, staff did not want to remove lighting from the new facilities if the community was in favor of it. Although some in the community are in favor of keeping the facilities lighted, staff has no objection to not lighting the tennis and basketball courts.*

### **Soccer Field**

*Norbeck Conservation Society Recommendation: Cancel plans to build a full-scale soccer foeld in East Norbeck Local Park.*

*M-NCPPC Staff Response: A soccer field which lays over top of the ball diamonds currently exists within East Norbeck Local Park and gets extensive use when the ball diamonds are not reserved. In general there is a strong demand for more soccer and lacrosse fields in Montgomery County and we believe that a freestanding field will be a much used and desired facility, particularly by children and teens.*

## **Basketball**

Norbeck Conservation Society Recommendation: Upgrade the existing facilities.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation.

## **Tennis**

Norbeck Conservation Society Recommendation: Upgrade the existing facilities.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation.

## **Baseball/Softball**

Norbeck Conservation Society Recommendation: Upgrade the existing facilities.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation. The plan proposes to realign and reconstruct a new softball and baseball field.

## **Playground**

Norbeck Conservation Society Recommendation: Upgrade the existing facilities (better equipment, landscaping, contouring, etc.) and locate them near picnic tables in an effort to be more family-friendly.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation.

## **Picnic**

Norbeck Conservation Society Recommendation: Upgrade the existing facilities and locate them near playground equipment in an effort to be more family-friendly.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation.

## **Toilets**

Norbeck Conservation Society Recommendation: The Park should contain porta-potties, at a minimum.

M-NCPPC Staff Response: The proposed plan incorporates this recommendation. As in the case of lighting, in general, M-NCPPC does not provide permanent restroom facilities in new local parks. However, because a restroom currently exists at the park in conjunction with the picnic shelter, staff did not want to remove this facility if the community felt that it was something of value and was in favor of keeping it. The proposal includes both a permanent restroom facility, which would be available to those reserving the picnic shelter, as well as porta-potties.

## Questions

**What criteria and data did P & P use to determine that ENP warrants increased amenities? And what impact did these criteria and data have on P & P's decision to "upgrade" ENP instead of other local parks?**

*Along with our consultant we carefully analyzed the existing facilities within the park, spoke with members of the community, the Park Manager, and maintenance, park, environmental, and transportation planning staff before proposing the current facility plan. The only "increased amenity" is a stand-alone soccer field (as opposed to the existing field overlay), pedestrian access trails, and increased parking. As previously mentioned, additional parking was requested by the community.*

**If ENP expands to accommodate 150 vehicles, will P & P be prepared to undertake the more rigorous maintenance necessary to accommodate a four-fold increase in visitors and to keep the park in good working order?**

*Increasing the parking to the minimum required to support the facilities within the park will not result in a "four-fold increase in visitors". The only additional facility provided over what currently exists is a stand-alone soccer field. The park will continue to be maintained as it is today.*

**What studies has P&P conducted on the impact that proposed construction and increased imperviousness levels would have on stream quality? (Currently, the stream quality is considered "good" -- Batchellors Forest is part of a remedial-level Watershed Protection Area --and it has seven percent imperviousness levels.) The Society feels strongly that any assessment should account for cumulative impacts of current impervious surfaces and the impacts of proposed modifications.**

*M-NCPPC has submitted and received approval of a stormwater concept plan from the Montgomery County Department of Permitting Services and is in full compliance with all State and County requirements regarding stream quality protection. The approved plan was based on the proposed park layout and fully accounts for all proposed impervious areas.*

**What steps would P&P take to minimize runoff and water pollution -- like infiltration trenches -- including its effect on drinking water? (Most of us who live "downstream" from the park are on well and septic.)**

*The approved stormwater concept plan includes several shallow dryponds/infiltration trenches, as well as reforested stream buffers.*

**In both concept plans shared with our neighborhood, there are numerous encroachments on stream valley buffers. How wide are these buffers, are they consistent with the Chesapeake Bay Agreement, and what steps has P&P taken to avoid cutting into these sensitive areas?**



*The facility plan has been revised to further reduce encroachments to the stream buffers. The buffers are 125 feet wide on either side of the stream as required by the State of Maryland and Montgomery County's Environmental Guidelines as approved by the Planning Board in 1997. We intend to actually improve the buffers (and water quality) by reforesting areas currently devoid of trees.*

**The park abuts a Priority One "top 5" forest stand in the Olney Master Plan area. Would any trees be affected by P&P's proposed plans for ENP?**

*No abutting forest will be impacted by the proposed plans for East Norbeck Local Park.*

**What consideration has P&P given to air quality in light of East Norbeck Park's very close proximity to the intersection of the ICC right-of-way and Route 28? (In your concept plan #2, it appears that the playground equipment, picnic facilities, tennis courts, and basketball courts would be placed very close to this intersection -- which, over time, is expected to carry a very high volume of traffic.) Route 28 will be expanded to four lanes in the foreseeable future, and the ICC right-of-way is expected to dump tens of thousands of additional vehicles onto Norbeck Road. (Even if the ICC itself does not come to fruition, arterial roads, with at-grade intersections, are expected to be constructed within the ICC right-of-way.) Reliable data show that children in the vicinity of busy roads and truck routes are vulnerable to a host of medical conditions associated with poor air quality. (Far below, see text excerpted from the Web site of the Collaborative on Health and the Environment.)**

*Fortunately, parks can and do have the ability to actually improve air quality. As poor and decreasing air quality is a concern in most urban areas, preserving and increasing park and open areas is especially important. The protected and reforested stream buffers and an extensive landscape planting plan within the park can help mitigate the effects of poor air quality. Because people visit the park for relatively short periods of time, the placement of facilities within the park will most likely have little affect on the health of park users.*

**What makes P&P think that there is sufficient demand in the area for a jogging track in ENP? If P&P builds a jogging track in the northern, most isolated section of ENP, what steps would P&P take to ensure that runners and walkers would be safe there?**

*A jogging track was never envisioned at East Norbeck Local Park. The trail located in the northern portion of the park was originally shown as a paved path to increase accessibility for handicapped individuals, parents with strollers and bicyclists. The area has always been designated as a natural area for nature appreciation/study. As a result of your comments we have changed the pathway to a mown strip and designated the central meadow area as a wildflower meadow. This area of the park will be accessible to park police and maintenance staff by means of a ten foot-wide bridge.*

Thank you again for your interest in East Norbeck Local Park. Your comments and those of your neighbors have been very helpful during the facility planning phase. Please do not hesitate to contact me if you have any additional questions or comments. We are tentatively scheduled to go before the Planning Board on May 22, 2003. Notices for the hearing will be mailed to the community in early May.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Komes", with a stylized flourish at the end.

Linda Komes, RLA, AICP

Project Manager

301-650-2860

[linda.komes@mncppc-mc.org](mailto:linda.komes@mncppc-mc.org)

cc: Claire Iseli, Aide to Montgomery County Council