

## Legacy Open Space Site Reviews & Recommendations

Site Name & Description	Nominated By	Comments	Legacy Category Recommendation	Recommended Protection Techniques
<p><b>#1 Hyattstown lots</b> Frederick Road, Clarksburg</p> <p>Historic District of Hyattstown contains many undeveloped platted lots in the rear of the existing residential buildings</p>	<p>Friends of Historic Hyattstown</p>	<ul style="list-style-type: none"> <li>• 51 acres, R200</li> <li>• Many of the back lots have the potential for residential development</li> <li>• Protection of these lots from additional development is important to the preservation of the town's historic character</li> <li>• Extension of existing Legacy goal to protect town: surrounding properties already identified for Legacy acquisition (Hyattstown Forest)</li> </ul>	<p><b>ADD to the Legacy Open Space program as a Class II Heritage site</b></p>	<ul style="list-style-type: none"> <li>• Encourage preservation through donation of easements to Montgomery County</li> <li>• Purchase of easements may be considered and purchase in-fee may be used in limited circumstances</li> </ul>
<p><b>#2 Cochran &amp; Casey Farms</b> West Offutt &amp; Mt. Nebo Roads, Poolesville</p> <p>Two farms encompassing large areas of unique forest &amp; farm fields adjacent to the Potomac River and the C&amp;O Canal National Park</p>	<p>LOS Advisory Group member</p>	<ul style="list-style-type: none"> <li>• 1111 acres, RDT</li> <li>• Pre-preliminary plan reviewed for Casey farm, no development pending for Cochran farm</li> <li>• Farms include over 530 acres of significant, high quality forest areas, many forested wetlands, and many unique tree species for Montgomery County</li> <li>• Locational Atlas Resource #17/47 on Cochran property, the Thomas Chiswell House (1736-1847)</li> </ul>	<p><b>ADD to the Farmland and Rural Open Space target area in the Legacy Open Space program (Class II)</b></p>	<ul style="list-style-type: none"> <li>• Pursue protection through ag easement programs</li> <li>• Site qualifies as an "exceptional" area with the significant high quality forest and historic house, so easement through the Legacy program could be possible</li> <li>• Work with developer of Casey Farm to achieve maximum protection</li> </ul>
<p><b>#3 Brink Road Farm</b> Germantown</p> <p>Farm with streams, forest, and farm fields across street from developed edge of Germantown</p>	<p>Greater Goshen Civic Association</p>	<ul style="list-style-type: none"> <li>• 121 acres, RDT</li> <li>• Early successional and fair forest quality, open farm fields</li> <li>• Site does not meet Legacy criteria: not of countywide ecological significance, not a critical area for protection of the Agricultural Reserve</li> </ul>	<p><b>Do NOT add to Legacy Open Space program, but consider as part of Regional Park Study</b></p>	<ul style="list-style-type: none"> <li>• Staff will further evaluate as part of Regional Park Study together with neighboring farms</li> <li>• Encourage owners to consider agricultural easement programs</li> </ul>

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<p><b>#4</b> <b>Kemp Mill Swimming Club</b> Stonington Place, Wheaton</p> <p>Private swim club adjacent to Northwest Branch Stream Valley Park</p>	Citizen	<ul style="list-style-type: none"> <li>• 5.35 acres, R90</li> <li>• Kemp Mill Master Plan, 2001, did not recommend acquisition or any change in zoning</li> <li>• Site contains swimming pool and parking lot</li> <li>• Site does not meet Legacy criteria: solely a recreation resource containing no natural or open space features</li> </ul>	<b>Do NOT add to the Legacy Open Space program</b>	
<p><b>#5</b> <b>Willington Drive Lots</b> Colesville</p> <p>Seven vacant lots along unbuilt ROW of Willington Drive adjacent to Northwest Branch Stream Valley Park</p>	LOS Advisory Group member	<ul style="list-style-type: none"> <li>• 14 acres, RE-1</li> <li>• White Oak Master Plan determined road and thus lots unbuildable, so no protection recommended</li> <li>• Five lots have been built in recent years despite constraints</li> <li>• Good quality woods, but significant clearing already taken place, limited connection to existing parkland</li> <li>• Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Northwest Branch</li> </ul>	<b>Do NOT add to the Legacy Open Space program</b>	<ul style="list-style-type: none"> <li>• Remaining lots less likely to develop due to environmental constraints</li> <li>• If construction occurs, staff will coordinate to ensure adequate forest conservation and sediment/erosion control</li> </ul>
<p><b>#6</b> <b>Brigham Property</b> Ashton Road, Ashton</p> <p>Forested property near Rocky Gorge Reservoir</p>	Class III (Appendix D) site	<ul style="list-style-type: none"> <li>• 27.5 acres, RC</li> <li>• Nominated to LOS by Brigham family</li> <li>• Possible expansion to WSSC buffer of reservoir</li> <li>• Good forest, but separated from reservoir forest area by Pepco power lines and Pepco owned forest</li> <li>• Potential for up to 5 clustered lots if percs found</li> <li>• Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Patuxent watershed</li> </ul>	<b>Do NOT add to the Legacy Open Space program</b>	
<p><b>#7</b> <b>Verbits Property</b> Blackburn Road, Burtonsville</p> <p>Large wooded lot adjacent to HOA &amp; near parkland in Little Paint watershed</p>	Class III (Appendix D) site	<ul style="list-style-type: none"> <li>• 5.1 acres, R-200</li> <li>• Nominated to LOS by Verbits family</li> <li>• Site contains five acres of coastal plain transitional forest and one house</li> <li>• Site does not meet Legacy criteria: not of countywide ecological significance, does not provide significant buffering to the Little Paint watershed</li> </ul>	<b>Do NOT add to the Legacy Open Space program</b>	

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<p><b>#8</b> <b>Cahoon Property</b> Glen Road, Potomac</p> <p>Forested site surrounded by Watts Branch Stream Valley Park</p>	<p>Class III (Appendix D) site</p>	<ul style="list-style-type: none"> <li>• 8.3 acres, RE-2</li> <li>• Potomac Master Plan identifies for park acquisition</li> <li>• Good quality forest on site, areas of steep slopes on edge of stream valley</li> <li>• Completes preservation of greenway corridor</li> </ul>	<p><b>ADD to the Natural Resources category (Class I) in the Legacy Open Space program</b></p>	<ul style="list-style-type: none"> <li>• Preserve resources through park acquisition</li> </ul>
<p><b>Paint Branch Watershed – All sites within Upper Paint Branch Special Protection Area</b></p>				
<p><b>#9</b> <b>Anselmo Property, Left Fork of Paint Branch</b> Briggs Chaney Road, Colesville</p> <p>Mostly open property with stream and wetlands in the Left Fork headwaters with significant development potential</p>	<p>Upper Paint Branch Technical Work Group</p>	<ul style="list-style-type: none"> <li>• 42.3 acres, RE-1</li> <li>• Cloverly Master Plan (1997) does not indicate park acquisition</li> <li>• Mostly open land, poor quality forest with many invasive plants</li> <li>• Stream and wetlands on the property</li> <li>• Potential to reduce impervious levels in watershed and preserve groundwater recharge areas</li> <li>• Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance</li> </ul>	<p><b>DEFER decision regarding whether to add any of these sites to Legacy Open Space program</b></p> <ul style="list-style-type: none"> <li>• Coordinate with ongoing transportation studies that affect the Paint Branch watershed</li> <li>• Consider the sites for potential mitigation or enhancement sites for the ICC in the Paint Branch</li> <li>• Return to Planning Board for decision when uncertainty regarding road projects location and impact is resolved</li> </ul>	
<p><b>#10</b> <b>Lechliden Property, Good Hope Tributary of Paint Branch</b> Cape May Road and New Hampshire Avenue, Colesville</p> <p>Small area with 19 recorded lots and potential for high impervious levels</p>	<p>Upper Paint Branch Technical Work Group</p>	<ul style="list-style-type: none"> <li>• 4.4 acres, RE-2C</li> <li>• Cloverly Master Plan (1997) does not indicate park acquisition</li> <li>• Open land with scattered trees, previous development remains</li> <li>• Property may not be subject to SPA 10% imperviousness cap</li> <li>• Potential to reduce impervious levels in watershed and preserve groundwater recharge areas</li> <li>• Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance</li> </ul>		

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<p><b>#11</b>  <b>Mitchell Properties, Left Fork of Paint Branch</b>  Thompson &amp; Peach Orchard Roads, Colesville</p> <p>Large forested property with significant development potential adjacent to Upper Paint Branch Stream Valley Park and the Maydale Nature Center</p>	<ul style="list-style-type: none"> <li>• Upper Paint Branch Technical Work Group</li> <li>• LOS Advisory Group member</li> </ul>	<ul style="list-style-type: none"> <li>• 36.2 acres, RE-1</li> <li>• Cloverly Master Plan (1997) does not indicate the properties for park acquisition</li> <li>• Good quality forest, but no important aquatic features (streams, wetlands)</li> <li>• Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas</li> <li>• Meets some Legacy criteria (buffering of critical resource), but does not rise to required level of significance</li> </ul>			
<p><b>#12</b>  <b>Left Fork Headwaters</b> Good Hope and Spencerville Roads, Colesville</p> <p>Two properties containing significant forest and aquatic resources in the Left Fork Headwaters</p>	<ul style="list-style-type: none"> <li>• Class III (Appendix D) site</li> <li>• Upper Paint Branch Technical Work Group</li> </ul>	<ul style="list-style-type: none"> <li>• 58 acres, RE-1</li> <li>• Cloverly Master Plan (1997) indicates park acquisition of all of the McNeill property and part of the Southern Asia Adventist property</li> <li>• Properties currently under contract to a home developer</li> <li>• Entirety of both properties important to water quality of the Left Fork, including good quality forest and significant headwater spring/seep areas</li> <li>• Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas</li> </ul>	<p><b>DEFER decision regarding whether to add any of these sites to Legacy Open Space program</b></p> <ul style="list-style-type: none"> <li>• Coordinate with ongoing transportation studies that affect the Paint Branch watershed</li> <li>• Consider the sites for potential mitigation or enhancement sites for the ICC in the Paint Branch</li> <li>• Return to Planning Board for decision when uncertainty regarding road projects location and impact is resolved</li> </ul>		
<p><b>#13</b>  <b>Peach Orchard/Allnut Subdivision, Right Fork of Paint Branch</b>  Peach Orchard &amp; Spencerville Roads, Colesville</p> <p>Large approved subdivision currently owned by SHA, (lots) and Winchester Homes (open space) that contains the headwaters of the Right Fork</p>	<ul style="list-style-type: none"> <li>• Class III (Appendix D) site</li> <li>• Upper Paint Branch Technical Work Group</li> </ul>	<ul style="list-style-type: none"> <li>• 127 acres, RE-1</li> <li>• Cloverly Master Plan (1997) indicates park acquisition along stream valleys through the subdivision</li> <li>• Property acquired by SHA to address needs for road projects including ICC and MD 198</li> <li>• Technical Work Group recommended evaluation of entire property for protection</li> <li>• Potential to reduce impervious levels in watershed, preserve forest and groundwater recharge areas</li> <li>• Meets Legacy criteria for buffering of critical natural resource, but existing public ownership of site and pending road projects limit feasibility for Legacy protection</li> </ul>			