



**Glen Aldon Preliminary Forest Conservation Plan Consent Amendment for Local Map Amendment G-909**

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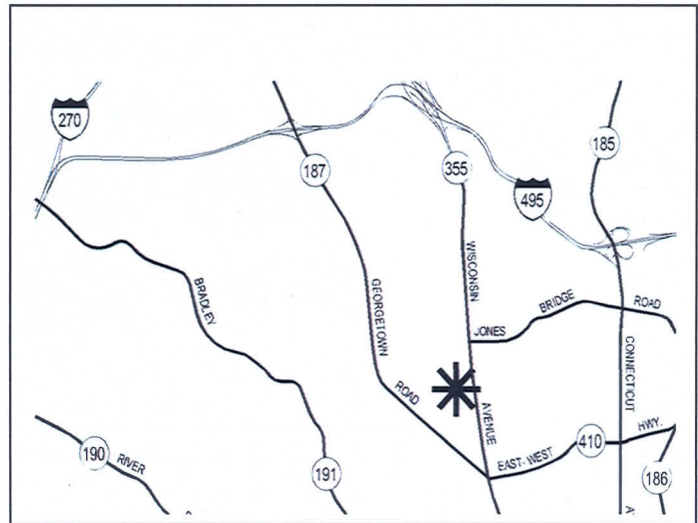
Staff Report Date: 05/18/12

**Description**

**Preliminary Forest Conservation Plan: Glen Aldon Consent Amendment.** Clarification to the afforestation requirement to provide all planting on site; located at the intersection of Battery Lane and Woodmont Avenue River Quarry Place and River Road, Bethesda MD, at the north west quadrant of River Road and the Capital Beltway; R-200/ TDR-12; 6.16 acres R-10, R-10/TDR; 5.27 acres; Bethesda CBD.

Staff recommendation: **Adoption of the Resolution** with revised condition #6

Applicant: Glenwood Glen Aldon, LLC  
Hearing Examiner Date: 6/1/2012



**Summary**

The preliminary forest conservation plan and associated tree variance was previously approved by the Planning Board on May 3, 2012. This approval was conditioned on the afforestation requirement being satisfied through on-site tree planting and an off-site fee-in-lieu payment. Staff later received notification that an optional method project must satisfy their afforestation obligation completely on-site. The applicant has since agreed to satisfy their planting obligation on site through additional tree planting. Details of the planting requirement will be further evaluated as part of the final forest conservation plan review as required in the preliminary and site plan review.

## STAFF RECOMMENDATION

Staff recommends **adoption** of the Resolution approving the Preliminary Forest Conservation Plan (PFCP) including the associated tree variance with the following conditions. The Planning Board voted to approve the PFCP with conditions 1-5 at the May 3, 2012 hearing. Condition 6 has been revised to reflect the afforestation obligation completely on-site. :

1. Approval of a Final Forest Conservation Plan must be secured, consistent with the approved Preliminary Forest Conservation Plan and associated conditions, prior to any clearing, grading or demolition on the site.
2. Final Forest Conservation Plan must include detailed and specific tree protection measures for off-site trees affected by the LOD, particularly for the trees adjacent to the property owned by the National Institute of Health.
3. A Tree Save Plan is required and must be a component of the Final Forest Conservation Plan. The tree save plan must be signed by an International Society of Arboriculture certified arborist.
4. Applicant to obtain services of an ISA certified arborist, or a Maryland Licensed Tree Expert, to perform the required tree preservation measures and appropriately protect the Save Trees.
5. The final sediment and erosion control plan must match the limit of disturbance as shown on the Final Forest Conservation Plan and be consistent with its recommendations for tree protection.
6. The applicant must provide all afforestation requirements on site using tree cover at the time of Final Forest Conservation Plan.

## DISCUSSION

Under Section 22A-12 (f) (2) (D) of the Forest Conservation Law, if a site covered by this subsection is unforested, on-site afforestation must equal the applicable afforestation threshold. The G-909 site is unforested, and on-site afforestation will equal the applicable afforestation threshold .

Under Section 22A-12-(d)(2) Afforestation should be accomplished by planting forest cover. However, if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director, as the case may be, that afforestation using forest cover is inappropriate for a site because of its location in an urban setting, redevelopment context, high-density residential,... planned development,... area or similar reason, afforestation requirements may be satisfied by tree cover.

The Glen Aldon site is in an urban setting within the Bethesda CBD planning area, is a redevelopment proposing a high density residential planned development at PD-100 or PD-88.

Therefore, the applicant has demonstrated that forest cover is inappropriate for this site and that afforestation requirements may be satisfied by tree cover.

## CONCLUSION

The Preliminary Forest Conservation Plan (PFCP) meets all applicable requirements of Chapter 22A of the County Code. The Forest Conservation worksheet demonstrated 0.77 acres of afforestation is required. The PFCP proposes to meet those afforestation requirements through on-site tree cover. The

revised PFCP does not include any off-site fee-in-lieu payment. Staff recommends the Planning Board adopt the Resolution approving the Preliminary Forest Conservation Plan with the conditions cited in this staff report. The variance approval is included in the Planning Board's approval of the Preliminary Forest Conservation Plan, which the Board considered and voted to approve on May 3, 2012.