

ATTACHMENT H



DEPARTMENT OF GENERAL SERVICES

Marc Elrich
County Executive

David Dise
Director

DECISION MEMORANDUM

August 9, 2023

TO: Fariba Kassiri
Deputy Chief Administrative Officer

FROM: David Dise, Director *gd* for David Dise
Department of General Services

SUBJECT: MCPS Easement Request - Woodward High School

PURPOSE: The purpose of this memorandum is to seek guidance and a decision for a proposed easement on county property. MCPS is requesting a temporary construction easement on county-owned land that will become a permanent maintenance easement after construction is complete.

BACKGROUND: MCPS is actively constructing the new Woodward High School. In an effort to maintain scheduling commitments, MCPS phased the project to include the school building in Phase 1 and the site athletic complex as Phase 2. The school building is well into construction and MCPS is now seeking regulatory approvals for Phase 2.

During the regulatory reviews for the MCPS project several years ago, the County was alerted to potential impacts to a county-owned parcel as part of the project. An aerial is attached for your review. MCPS originally requested a transfer of the parcel to MCPS for the project. The County rejected that proposal but indicated a willingness to collaborate with MCPS to not prolong the school project or dramatically diminish the athletic complex.

Given the heightened community sensitivity and impacts to the existing tree stand on the county-owned parcel, DGS is elevating this matter for review and approval.

JUSTIFICATION: MCPS proposes to construct a gravity block wall along the north end of the project. The wall will be on MCPS property completely and not on the County land. However, MCPS requires a construction easement to construct the wall and a subsequent permanent maintenance easement to access and maintain the wall as needed. There is no difference in the delineation of the construction and maintenance easement. As you will note from the attachments,

Office of the Director

101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov

existing trees on the county-owned parcel will be required to be removed as part of the construction easement. Given the site constraints of the overall Woodward High School project, space for the athletic fields and complex is constrained. The block wall will facilitate the space needed for the baseball field as noted on the attached plans.

RECOMMENDATION: DGS notes the community impacts. Clearly, transferring the entire parcel for the project was not a tenable request. Earlier iterations of Phase 2 were reviewed by DGS and DGS notes MCPS has submitted the least invasive and least impactful scenario, limiting the tree removal to 5 trees greater than 24” and adding 8 canopy trees back in the area.

ATTACHMENTS: Aerial, Edson Lane Wall Description, Edson Lane Ballfield Exhibit, Forest Conservation Plan, Forest Conservation Plan Notes and Details

Deputy Chief Administrative Officer Decision:

_____ Agree _____ Disagree _____ Schedule Briefing _____ See/Call Me

Deputy Chief Administrative Officer

Date: