



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item: 7
Date: 9/19/13

September 12, 2013

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary R. Bradford, Director of Parks *Mary R. Bradford*
Michael F. Riley, Deputy Director *MFR*
Mitra Pedoeem, Chief, Park Development Division *MP*
Patricia McManus, Design Section Supervisor, Park Development Division *PM*

FROM: Linda Komes, Landscape Architect/Project Manager, Park Development Division *LK*
Michael Younes, Director of Municipal Operations, Chevy Chase Village *MY*

SUBJECT: Facility Plan for Chevy Chase Open Space Urban Park

STAFF RECOMMENDATION

- 1) Approve Recommended Facility Plan, including cost estimate
- 2) Approve a park name change from Chevy Chase Open Space Park to Western Grove Park

PROJECT DESCRIPTION

Introduction

The purpose of this project is to develop a facility plan for a new urban park in Chevy Chase Village. Currently known as Chevy Chase Open Space Urban Park, the 1.9 acre site is located at 5409 Western Avenue just outside of the Friendship Heights Central Business District (CBD), within Chevy Chase Village. The property was formerly known as the Wohlfarth Property, and consists of 10 recorded, residential lots.

Chevy Chase Village seeks approval by the Planning Board to change the name of the park to Western Grove Urban Park. The name is appropriate and noteworthy for several reasons. The property is located with street frontage on both Western Avenue and Grove Street. In addition, the subject property once included a small landscape business called Western Grove Nursery and Garden Center, and as a result of its former use, presently includes several "groves" of beautiful and mature trees.

The southern property line of the park is formed by the right-of-way of Western Avenue, which lies wholly within the District of Columbia, including the public sidewalk and a portion of the park's semi-wooded, Western Avenue frontage. Confronting properties within the District of Columbia consist of the Lisner Home retirement center, and the recently renovated Chevy Chase Park, a DC Department of Recreation neighborhood park.

The northern property line is formed by the Grove Street right-of-way, a residential street located within Chevy Chase Village. Chevy Chase Center, a mixed-use development located within the Friendship Heights Central Business District ("the CBD") abuts the park to the West. An entrance to the Friendship Heights Metro Station is located within 1,000 feet of the park. Property to the east of the park is developed with a Church of Jesus Christ of Latter-day Saints. Other nearby uses include shopping centers, restaurants, a hotel, high-rise commercial office and residential buildings, a movie theatre, and the single family homes of Chevy Chase Village and Chevy Chase, DC.

Background

The property was acquired as Urban Open Space through the Legacy Open Space program in partnership with Chevy Chase Village ("the Village") in 2001. The Village contributed \$1.25 million dollars, or 25% of the purchase price towards acquisition of the property. In 2002, an intergovernmental Memorandum of Understanding (MOU) was entered into with Montgomery County, the Commission and Chevy Chase Village. Under the terms of the MOU the Village is responsible for providing municipal services to the park such as police and trash removal. In 2007, after cessation of a life estate, demolition of the existing structures was completed. The Village contributed 50% towards the cost of demolition.

In 2011, a planning process was initiated to develop a "vision" for the park, a Concept Plan, and a Program of Requirements (POR). A liaison committee, known as the Chevy Chase Open Space Committee, was created by Chevy Chase Village to work hand-in-hand with the Department of Parks, and an internal team of stakeholders was established. From 2011 to 2012, multiple site visits, internal coordination meetings, and public meetings were held to develop the Concept Plan. Public meetings were held in partnership with the Village on June 16, 2011 and June 18, 2012. (See Appendix B and D of the attached Facility Plan Report, Attachment B for more information).

The Concept Plan was approved by the Chevy Chase Village Board of Managers on September 12, 2012, and was presented to the Planning Board in a project briefing on May 9, 2013. Since that time and because the park is already heavily used, several low cost interim site improvements compatible with the Concept Plan have been implemented, including the removal of dead, dying and hazardous trees and invasive vegetation, the addition of two wood chip paths, and supplemental landscape planting.

Facility planning represents thirty percent complete construction documents, including a proposed design, cost estimate and determination of regulatory feasibility. The prime consultants hired in June of 2013 were A. Morton Thomas and Associates, Inc. and Marsha Lea, Landscape Architects. The facility plan was funded in partnership with the Village, with the Village contributing \$46,605, and the Department of Parks contributing the remaining \$25,070 funded from the FY 2010-2011 Capital Improvements Program in the Facility Planning: Non-Local Parks PDF.

If approved, the project will be proposed for final design and construction in the Fiscal Year 2015-2020 Capital Improvements Program (CIP.) It is anticipated that the project will be completed in partnership and with continuing financial support from the Village for park improvements and maintenance. The schedule of the project will be determined during review of the CIP.

Existing Conditions

The nearly square 1.9 acre property has approximately 13 feet of vertical grade change from the high point located in the northwest area of the site to the low point in the southwest corner of the property. The central, open grassy portion of the site is almost completely level and tends to drain very slowly following storms.

The property's character is distinctly gardenesque and tranquil in feeling, which is remarkable given its proximity to the adjacent, heavily urbanized Friendship Heights CBD. The property includes a number of large, mature, specimen-quality trees and shrub masses including a slope covered with a large border of mature Azaleas ("Azalea Hill"). Two informal pedestrian trails bisect the open central green area, providing access to the CBD from the established neighborhoods within Chevy Chase Village. A recently installed cedar fence by the Chevy Chase Land Company provides some screening along the western property line with the Chevy Chase Center development in the Friendship Heights CBD. A line of existing trees provides filtered views into the park from the Western Avenue public sidewalk.

Maintenance access is currently provided via an existing curb cut and driveway entrance located along the Western Avenue frontage.

MASTER PLAN RECOMMENDATIONS

The Park falls under the 1990 Bethesda/Chevy Chase Master Plan in the Eastern and Southern B-CC Section. Because the land was acquired as parkland well after the Master Plan was written, there is no specific guidance provided for this property's use as a park. Page 152 of the Master Plan states the following: "This Plan recognizes that parks and open spaces are essential ingredients of the quality of life in Bethesda-Chevy Chase. One of the reasons people like living in Montgomery County is because it is green and beautiful. As the down-County area becomes increasingly urbanized, it is even more important to safeguard the parks and open spaces that provide breathing room for residents". Chevy Chase Open Space Park embodies this Master Plan vision.

2012 Park, Recreation and Open Space (PROS) Plan

The 2012 Park, Recreation and Open Space (PROS) Plan includes a park classification system and provides quantitative estimates of future recreational facility needs as well as goals for natural, historic and agricultural resource stewardship. It also includes specific service delivery strategies to meet future needs through 2022 and beyond.

According to the PROS Plan (p. 14), Chevy Chase Open Space is classified as an Urban Park under the Community Use Park category. Parks in this category are very small and serve residents of surrounding highly urban areas. Typical facilities found in Urban Parks include sitting/picnic areas, play equipment, courts, shelters and landscaping.

Page 16 of the PROS Plan further describes this type of park as an Urban Buffer Park which “Serve as green buffers at the edges of urban, high density development adjacent to lower density residential areas. They provide a green space within which residents and workers of an urban area may relax and recreate”. It is further noted on Page 53 that “A community open space is an open, level, grassy area for a variety of informal recreational activities. The *Vision 2030* survey did not assess the importance of this component; however, it notes that flexible, un-programmed areas in existing parks are heavily used and often requested.

Vision 2030: The Parks and Recreation Strategic Plan

Vision 2030 is a strategic plan for park and recreation services in Montgomery County for the next twenty years. The plan shows Chevy Chase Open Space located in the South Central planning area, an area of the County identified as having the least access to recreation facilities and services. Volume 2, page 10 includes a map which indicates that the South Central portion of the County is projected to have the second highest (after the North Central sub-area) percentage of population growth by the year 2020. This combination of less access to recreation and projected high population growth only reinforces the need to provide more areas for recreation, as increasing pressure is placed on urban green areas such as Chevy Chase Open Space Park.

2001 Legacy Open Space Functional Master Plan

This property was designated as an Urban Open Space in the original *Legacy Open Space Functional Master Plan* (LOS Master Plan, 2001), with a recommendation to acquire the property for Urban parkland. The objective of the Urban Open Space category is to preserve important green areas and natural resources within existing neighborhoods. This property (the Wohlfarth Property in the Plan) was identified as a largely undeveloped parcel in a very dense neighborhood that had great potential for providing a green respite from the built environment for area residents, employees, shoppers, and commuters. The site was one of the last remaining undeveloped parcels within the Friendship Heights/Chevy Chase Village area, is situated to provide a transition between the existing central business district and residential neighborhoods, and has the potential to serve many demographic groups within those dense neighborhoods.

FACILITY PLAN

The Facility Planning Process

Because some of the typical tasks associated with the facility planning process were completed during the concept plan process, an abbreviated facility planning process was undertaken and included the following sequence of work:

1. Collect data, prepare site survey, and perform geotechnical investigations.
2. Analyze existing site conditions.
3. Prepare preliminary design based on the Concept Plan.
4. Prepare stormwater management concept submission and obtain approval from the Department of Permitting Services (approval pending).
5. Prepare request for a forest conservation plan exemption and submit Tree Save Plan.
6. Coordinate with regulatory agencies.

7. Prepare facility plan report, cost estimate, and operating budget estimate.
8. Present facility plan recommendations and costs to the Montgomery County Planning Board for approval.

Program of Requirements

The program of requirements for the park was developed during the Concept Plan stage and was the basis of the subject Facility Plan. The major program elements include the following:

- Two hard-surface, ADA compliant, lighted walkways - Trails to provide access to the CBD from the Village and to amenities throughout the park. The main, eight-foot wide trail with reinforced turf shoulders, will also be used by park maintenance staff. The "Woodland Trail" is designed at 4'-8" wide and will provide a connection to the Village's existing Belmont Buffer trail.
- "Azalea Hill" - Preserve and enhance existing garden of azaleas and existing shade trees and the adjacent open slope for winter snow sledding
- "Great Lawn" - Create a large open area(s) for un-programmed play
- Natural Play Area - Develop a creative, low-key, natural play area for children
- Western Avenue Frontage - Preserve the "Birch Grove" and existing trees as a visual buffer and provide a transparent fence for safety, while preserving visibility into/out of park
- Pedestrian Park Entrances - Provide attractive, welcoming, park entrances based on a hierarchy of use. The main gate entry trellis will be constructed in the southwest corner of the park on Western Avenue. A secondary gate/trellis will be provided in the northeast corner on Grove Street. The structures will fit the context and create a sense of identity for the park. An attractive entrance will also be provided at the Belmont Buffer entrance.
- Maintenance Access – Establish a maintenance access drive using the existing curb cut on Western Ave. Create an area where a truck with a trailer can safely pull fully into the park from busy Western Avenue and can turn around. The area should include reinforced turf areas for ease of long term maintenance.
- Park Edge Landscape Buffers - Broken screening consisting of preserved and supplemental landscape planting will be provided along the common property lines with Chevy Chase Center and the Church property.
- Seating/Picnic Plaza - Provide an attractive area with moveable furniture and Wi-Fi for mobile device usage. This area may include a water wall feature to mitigate the noise from Western Avenue.
- Birdhouse Garden – Create garden around existing birdhouse; potential location for optional amenities
- Possible Future Amenities: Water Feature(s), Public Art, Human Sundial, Sand Play Feature, Meditation Maze, etc.

Additional Coordination and Regulatory Approvals

M-NCPPC Department of Planning

A Tree Save Plan was approved for the park, as part of the demolition of the existing house, on July 16, 2009 (File #42009125E). An updated Tree Save Plan was submitted and is currently

under review. The site is exempt from Forest Conservation requirements. It is anticipated that an exemption letter will be provided prior to the Planning Board meeting on September 19, 2013.

Montgomery County Department of Permitting Services(DPS)

The stormwater management concept plan for the park is currently under review. Preliminary discussions with DPS indicate that the concept will be approved following the Planning Board meeting.

District of Columbia Department of Transportation (DDOT)

A permit will be required from DOT for any improvements in the public right-of-way for Western Avenue. An approximate 25 foot-wide strip of wooded land lies between the public sidewalk and the park property line along the western Avenue property frontage. The M-NCPPC is responsible for maintaining this area as part of the park and must obtain a permit from DDOT for any proposed improvements within this area. These improvements include the upgraded maintenance access with bollards, the entrance arbor, fencing, large tree removals, etc. In addition, a connection to the storm sewer line in Western Avenue will also require DDOT's permission and permit approval.

Recommended Facility Plan

The recommended facility plan is the result of a unique partnership with Chevy Chase Village and the Chevy Chase Village Open Space Committee. The Concept Plan and Program of Requirements were thoughtfully developed with public input in 2011/2012 and were carefully followed in the development of the Facility Plan. The plan acknowledges the site's location next to the urban core of Friendship Heights and preserves and enhances the existing gardenesque and tranquil qualities of the site. The proposed facilities embody the design principle of "Form follows Function". Two lighted, gently curving brick paths, roughly aligned along desire lines, provide comfortable and barrier-free access between the Friendship Heights urban core and metro station, and the neighborhoods just beyond in Chevy Chase Village.



Facilities have carefully and very deliberately been designed to be perceived as “low-key” and to “lie lightly” on the land, enhancing the tranquil qualities of the park. A natural play area is proposed with stepping stone boulders, log seats, and a living hut of bent branches. Low ornamental fencing will be provided along the Western Avenue frontage amidst a grove of existing trees, to safely prevent children from dashing out into Western Avenue, but also allowing filtered views into the park. A welcoming entrance arbor with stone columns will invite users into the park from Western Avenue. A seating area with special paving, moveable furniture,

Wi-Fi access, a seat wall and perhaps, a future water feature, has been carefully located to minimize grading and to take advantage of existing shade and solar orientation.

An existing area in the center of the site with poor drainage will be corrected to create a “Great Lawn” area encouraging unprogrammed and informal play. The slope along the northern edge which contains “Azalea Hill” and the adjacent sledding hill will be preserved. Benches, bike racks, trash and recycling containers, and a drinking fountain with a dog bowl, will be carefully sited. Supplemental planting, concentrated around the perimeter of the park will enhance the existing wooded edges.

A new maintenance entrance will be provided from Western Avenue allowing a maintenance vehicle with a trailer to fully pull into the site and turn around. Reinforced turf will be provided in order to minimize the amount of pervious area. Bollards will be provided to prevent unauthorized vehicles from entering the site. The Village’s Open space committee mentioned that this could be an opportunity to provide an interesting gate in this area in the future.

Future facilities may include a water feature, public art, sand play area, a human sundial, and meditation maze. The program has deliberately been created to be flexible and may slightly change over time based on the needs and desires of the community. It is anticipated that the Department of Parks will fund 75% of the cost of the basic infrastructure for the park, and Chevy Chase Village will fund the remaining 25% of the infrastructure cost. In addition, future special items will be funded and maintained by the Village or through donor contributions.

COSTS AND PHASING

Construction Costs

A summary of construction costs for the basic infrastructure of the park is outlined in the table below. A detailed cost estimate is included in the appendices of the facility plan report.

Item	Subtotal
General Conditions/Site Preparation	\$8,500
Earthwork	\$66,000
Stormwater Management, Sediment and Erosion Control	\$40,700
Structures (seat wall, entrance arbors, fencing, drinking fountain, lighting, kiosk with Wi-Fi router)	\$114,200
Paving	\$259,300
Site Furnishings (benches, tables and chairs, bollards, trash/recycling containers, bike racks)	\$51,000
Tree Preservation	\$23,400
Utilities and Permit Fees	\$41,500
Natural Play Area	\$23,400
Landscaping	\$63,800
Construction Subtotal	\$691,800
Construction Contingency (25% of Construction Subtotal)	\$172,950
Construction Total (Subtotal plus Contingency)	\$864,750
Design Contract with Contingency (15% of Construction Total)	\$129,800
Staff Chargebacks for Design (20% of Design Contract)	\$26,000
Construction Management & Inspections (4% of Construction Total)	\$34,600
TOTAL PROJECT COST	\$1,055,150

Phasing and Funding

The cost to construct the improvements in the park can be completed in several phases. It is recommended that the first phase include design and permitting, site preparation, earthwork, stormwater management, and sediment and erosion control, utilities, hardscape paths, lighting, entrance arbors, fencing, the seating area, natural play area and site furnishings. Additional landscape planting and such future amenities as the water feature, public art, sand play area, and the mediation maze provide opportunities for donor contributions or funding by the Village. With the exception of the landscape planting, a portion of which is associated with the stormwater management facilities, the cost of the potential donor funded facilities have not been included in the Construction Costs above.

Chevy Chase Village remains committed to playing a significant role in the financial support of the project and is very interested in seeing construction begin in FY15. It is also anticipated that Chevy Chase Village's contribution to this phase of development will be consistent with its prior level of commitment during the acquisition of the property of 25% for the first phase of the project.

Operating Budget Impact

The Operating Budget Impact (OBI) was not completed at the time of this report and will be presented to the Montgomery County Planning Board at the meeting on September 19, 2013. The increase in OBI is not anticipated to be significant. The Department of Parks is currently mowing the grass and providing general landscape maintenance. Chevy Chase Village is currently responsible for trash collection and police. It is anticipated that the Village will provide snow removal of the walkways in the wintertime and will be responsible for the maintenance of future special items such as the water feature, public art, and perennial beds and borders.

The current MOU between the Commission and the Village will be amended as appropriate to incorporate any changes or additions regarding the financial partnership and maintenance responsibilities.

CONCLUSION

Staff recommends approval of the Facility Plan, its associated cost estimate, and the requested name change. Western Grove Urban Park will provide a much needed green respite in a densely developed area of Montgomery County. The ongoing partnership with Chevy Chase Village is an opportunity to share in the costs associated with the development and maintenance of this important urban park. The facility plan embraces the community's vision for this park and preserves the site's unique gardenesque character within the context of the Friendship Heights CBD. The plan and its elements are designed efficiently, with a "less but better" approach, in order to serve multiple functions and provide flexibility for the future. The plan develops the site in a sustainable, sensitive and innovative way, to provide a memorable outdoor experience for future generations.

Attachments

- Attachment A: Letter of Support from Chevy Chase Open Space Committee, dated 9/5/13
- Attachment B: Facility Plan Report



September 4, 2013

Chair Francoise Carrier
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20901

Re: Facility Plan for the Chevy Chase Open Space Urban Park

Dear Chair Carrier and Commissioners:

On behalf of the Chevy Chase Open Space Committee, I am writing to express the Committee's strong support for the Facility Plan for the Chevy Chase Open Space Urban Park. As you know, the Board of Managers created our Committee in July 2011, and since then it has worked closely with the Parks Department on the design and development of the park.

The result is this Facility Plan. The Plan faithfully captures the important features first set out in the Concept Plan—the two winding, ADA compliant paths; the lighting of the paths with globe lamp posts; and the location of future amenities, including, but not limited to, a natural play area, an open fence along Western Avenue, a picnic area with moveable tables and chairs, a water feature, and a sundial. Other future amenities may include a meditation maze and enhanced gardens. Of course, the park will also include numerous benches from which to admire the lovely vistas and landscaping—so rare in a highly urbanized area like Friendship Heights.

The Facility Plan is simple and aimed at meeting the goals of the Concept Plan—creating a **nature-based green space park—a tranquil, garden-like open space** that enhances the beauty of the natural contours of the land while **increasing connectivity and offering a range of amenities to maximize usage for the thousands of people who live and work in the area.**

The Facility Plan not only faithfully realizes the goals of the Concept Plan, but also the need to be frugal in today's world of constricted budgets for both partners. As a result, the Plan does not include any unnecessary add-ons, and features that may be expensive will be done at later stages in the project, and hopefully through private donations to the park.

Finally, the Committee fully supports the name "Western Grove" for the park. Western Avenue and Grove Street are, respectively, the southern and northern boundaries of the park, and, in our view, the name aptly describes the tree-filled green open space that deserves a permanent name.

Thank you very much for your consideration.

Sincerely,

Meredith Wellington
Chair, Chevy Chase Open Space Committee

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Exhibit B

WESTERN GROVE PARK FACILITY PLAN REPORT

September, 2013

FOR:

**MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
&
CHEVY CHASE VILLAGE**

BY:

**A. Morton Thomas & Associates, Inc.
Marsha Lea Landscape Architecture, LLC**

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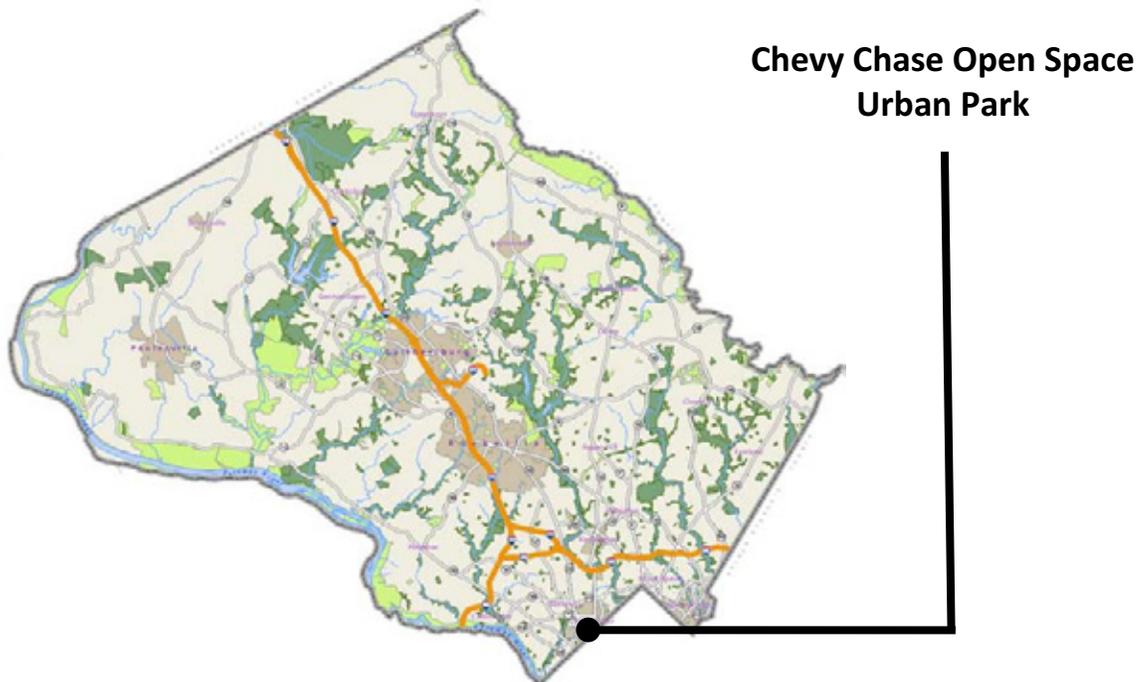
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I - EXECUTIVE SUMMARY

Background

In 2002, M-NCPPC (“Commission”), Chevy Chase Village (“Village”), and Montgomery County (“County”) acquired a two-acre single family home site, located adjacent to Friendship Heights CBD and within the limits of Chevy Chase Village, as an Urban Open Space through the Legacy Open Space program. This acquisition represented a unique park partnership with a municipality, as described in a Memorandum of Understanding (MOU) completed at the time. Chevy Chase Village contributed \$1.25 Million, or 25%, toward the acquisition.

This purchase laid the foundation for Chevy Chase Open Space Urban Park. The Village has requested that the Park’s name be changed to Western Grove Park. For more detailed information about the genesis of the Park and the MOU, see “Appendix A, Planning Board Approval, Demolition, Site Cleanup and Interim Improvements, July 3, 2008”.



The Department of Parks took control of the property in late 2007 after cessation of a life estate. According to the terms of the MOU:

- The Commission will operate/maintain the Park (per 1972 agreement with County)
- The Village shall provide municipal services (police, trash removal, etc.)
- The Commission & Village will “jointly prepare a management plan” (now called an Operation & Use Plan) in accordance with Legacy Open Space goals
- The Operation & Use Plan may be amended with mutual agreement from the Commission & Chevy Chase Village

Since that time, the Department of Parks and the Village have followed a Three-Phase Park Implementation Plan:

Phase I: Site Cleanup

- Building Demolition
- Non-native invasive & hazardous vegetation removal
- Signage & security

Phase II: Interim Improvement Plan

- Interim, low-cost improvements to create a safe, usable park prior to ultimate build-out
- Coordinated with Concept Plan to ensure long-term compatibility

Phase III: Implementation of full Concept Plan

The house and associated structures were demolished in 2009, and large amounts of unsafe and non-native invasive vegetation were removed. The MOU with the Village was amended at the time of demolition, through which the Village continued to support this Park by reimbursing the Commission \$39,000, or 50% of the demolition costs.

Park Concept Plan

In March of 2011, Commission and Village staff began to develop a Park Concept Plan and Interim Improvements Plan. Chevy Chase Village created the Chevy Chase Open Space Committee, a liaison committee to work hand-in-hand with the Department of Parks and an internal Planning, Design, Construction, Operations (PDCO) team, led by Brenda Sandberg and Rachel Newhouse of the Legacy Open Space Program and Park & Trail Planning Sections.

During 2011 to 2012, the committee held multiple site visits, internal coordination meetings, and public meetings to develop the Concept Plan. The Concept Plan was approved by the Board of Managers of Chevy Chase Village and the Director of Parks in June, 2012 as guidance for moving forward with future development of the Park. The Planning Board was then briefed on the Concept Plan on May 9, 2013.



Following review and approval of the Concept Plan, the committee created a list of quick, low-cost improvements in recognition of the fact that the park was already being used by numerous residents and office workers from the surrounding area. These Phase II interim improvements were compatible with the Concept Plan, and were implemented over the Fall 2012 – Spring 2013, creating a safe, usable park while additional park development was pursued. Projects included wood chip paths, remaining debris cleanup, and interim landscaping improvements with material obtained from the County’s nursery at Pope Farm.

See Section III of this report for more detailed information about the Concept Plan.

Facility Plan

This Facility Plan report is the first step in Phase III: Implementation of full Concept Plan. It is part of the CIP process for funding the Park's development, through final design and construction. The purpose of the Facility Plan is to develop a preliminary design (30%) with cost estimate as part of the CIP process. Once the Facility Plan is approved and funding allocated, Park development can proceed to full design documents and construction.

The Facility Plan consists of the following major elements:

- An investigation and evaluation of existing conditions (See Section II of this report)
- Natural Resource Inventory / Forest Stand Delineation
- Forest Conservation Exemption and Tree Save Plan
- Development of the Schematic Design Documents from the Concept Plan and Program of Requirements (See "Attachments - 30% Design Documents")
- Investigation of necessary permits and approvals
- Design and construction cost estimate for the project.



See Section IV of this report and "Attachments – 30% Design Documents" for more detailed information about the Facility Plan.

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II - EXISTING CONDITIONS

Among the most notable features of the Park is that it is almost 2 acres of open green space in a highly developed area near a Metro Rail station and a major Metro Bus hub. It lends itself to the overall goal of the Legacy Open Space Functional Master Plan - to preserve green space for all communities in the County, including urban areas. It also furthers County goals of increased connectivity through its connection to the Belmont Buffer and the sidewalk on Western Avenue leading to the Metro. Further, it is ideal for achievement of at least two action items identified in the Vision 2030 Strategic Plan:

- Plan, design and create more un-programmed, flexible park and recreation spaces
- Incorporate nature and environmental education into the playground environment

The decision to purchase the site and the early groundwork laid for the new Park advanced these objectives.

Vicinity Context

Another item critical to understanding the site is its location and surrounding uses. Green open space is a scant resource in this community. As the Chevy Chase Open Space Committee noted at its January 2012 meeting:

“... the parks in the immediate area--including a large, recently renovated park in the District of Columbia—have many different kinds of constructed (or physical) amenities—large playgrounds for all ages of children, a dog park, a ball park, basketball courts, and places for concerts at Wisconsin Place. The new park will add a resource that is currently missing.” (See “Appendix C”)



Site stewardship prior to preparation of this Facility Plan has preserved and enhanced these qualities. The following projects, coordinated with the Concept Plan to ensure long-term compatibility, were identified as part of the Concept Plan Outreach and Development plan, and have been completed except where noted:

- Coordination with Chevy Chase Land Company on installation of property fence
- Installation of trash cans
- Relocation of outlying azaleas to Azalea Hill
- Removal of concrete walkway to former house
- Installation of a temporary surface (wood chips) to create woodland path and main path.
- Interim Landscape Improvements including:
 - *Removal of remaining debris*
 - *Continued removal of non-native species and diseased or hazardous trees*
 - *Installation of mulch under trees*
 - *Edging planting beds*
 - *Installation of 31 trees from Montgomery County's Pope Farm tree nursery*
 - *Installation of donated shrubs*
- Installation of Park Signage (pending)
- temporary low-level solar lighting along alignment of Main Pedestrian Walkway (pending)
- When 30% design complete, start installing anchor plantings along priority landscape areas





Vicinity Map

Today, the Park is generally a gently sloping, nearly square parcel of land bordered on one side by Western Avenue and on the opposite by Grove Street, with Chevy Chase Center and the Church of Latter Day Saints on the other property lines. Nearby uses include single-family residential, institutional, and commercial / mixed-uses of the Friendship Heights CBD. Near the northern boundary, neighborhood children use an area of steeper topography and open land for sledding. The site contains areas of open lawn space available today for informal play or passive recreation. Wood chip walking paths, one along the western side of the site, and the second crossing diagonally from the northeast to the southwest, provide neighbors with routes to nearby commercial areas and the Friendship Heights Metro station and other public transit opportunities. The site contains numerous trees and shrubs of a wide variety of species. Some are large and prominent and others recently planted. The overall sense presented by the existing vegetation is of a garden or an arboretum.

Commission staff prepared an NRI/FSD of the site in December, 2008 and, since that time, has tracked removal and installation of vegetation. Additional inventories performed during preparation of the Facility Plan include an updated site assessment, evaluation of existing trees by ISA Certified Arborists, an updated survey, and geotechnical testing and analysis. Related documentation is included in the Attachments.

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III - CONCEPT PLAN

Concept Plan Outreach and Development Process

In early 2011, the Commission and the Village began to develop a concept plan that addresses the unique opportunities this Park provides. The Chevy Chase Open Space Committee worked closely with the Commission's PDCO team to assimilate its assessments of the site and local conditions, previous Master Plans, and the desires of the community. Through a collaborative, interactive process they developed a Program of Requirements (POR) and a Concept Plan. See the "Appendices B, C, & D" for detailed information about this process.



Below is a synopsis of the Vision for the Park, the Program of Requirements (POR) and the Concept Plan. See "Appendix E" for detailed information.

Vision for the Park

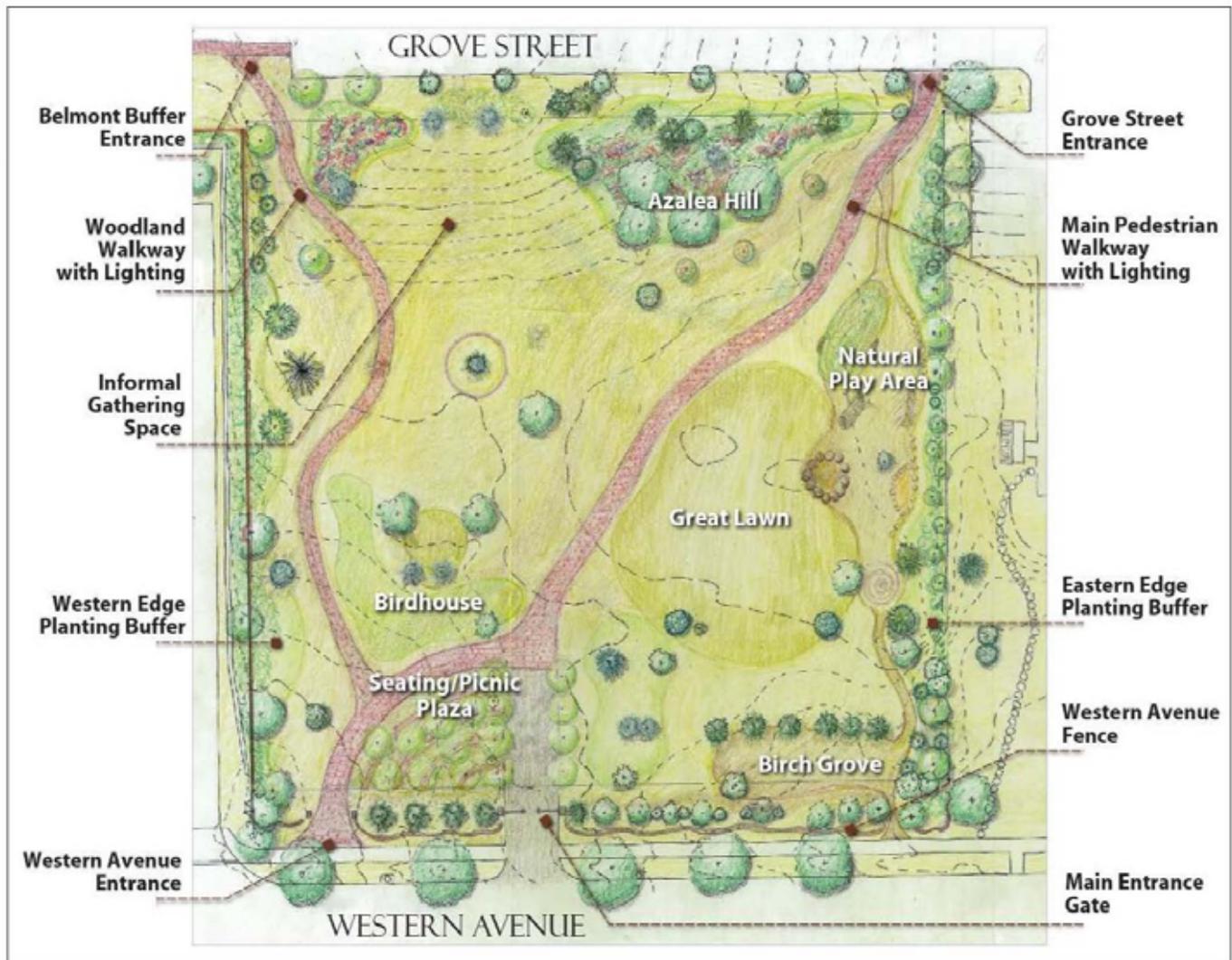
- Provides a nature-based, green space park, a unique resource in the surrounding area and consistent with the purpose of the Legacy Open Space Functional Master Plan
- Offers the public a respite from the stresses of urban life through enjoyment of a tranquil, garden-like open space
- Enhances the beauty of the natural contours of the land and existing garden plantings
- Increases connectivity between the Belmont Trail and existing sidewalks to encourage walking, biking, and the use of public transportation
- Offers a range of amenities to maximize usage by attracting office workers, commuters and neighbors from the high rises and single family homes
- Appeals to the many generations that live and work in the surrounding area, being friendly to children and teens, adults, and seniors

Program of Requirements

- Main Pedestrian Walkway and Woodland Walkway – Provide main hard-surface connections through park
- Lighting Along Walkways – Provide safety for commuters during dark hours
- Informal Gathering Space – Retain natural slope for seating and play
- Azalea Hill – Preserve and enhance existing garden of azaleas and shade trees
- Great Lawn – Preserve large open area for un-programmed play (Community Open Space)
- Natural Play Area – Support creative play through area with all natural materials
- Birch Grove – Preserve as quiet buffer between Park and Western Avenue
- Seating/Picnic Plaza – Provide area with moveable furnishings for meals and meetings, and Wi-Fi for mobile device usage

- Park Entrances (from Belmont Buffer, Grove Street, Western Avenue, and Main Entrance) – Support design aesthetic through entry designs with features such as gardens, plantings, stone pillars, gates
- Western and Eastern Edge Planting Buffers – Create broken screening along urban and church sides of park, using variety of plant materials
- Birdhouse Garden – Create garden around existing birdhouse; potential location for optional amenities
- Western Avenue Fence – Provide a transparent fence to prevent accidental entry into Western Avenue from the play areas while preserving visibility into/out of park
- Optional Amenities: Sculptural or Enhanced Garden Features – Consider adding sculptural options such as the human sundial or meditation maze, or enhanced gardens through partner or private funding for installation and maintenance
- Optional Amenities: Water Features – Consider adding a water feature that integrates with the garden theme through partner or private funding for installation and maintenance

Concept Plan – May 2013



IV - FACILITY PLAN DESIGN NARRATIVE

Project Timeline:

Park Acquisition and Early Development:

- 2001
Identified as an Urban Open Space resource in the Legacy Open Space Functional Master Plan
 - Recommendation to acquire as parkland
- 2002
Legacy Open Space Program acquisition as Urban Open Space
 - Partnership with Chevy Chase Village based on inter-governmental Memorandum of Understanding (MOU)
- 2007
Department of Parks assumes responsibility for property
- 2009
Buildings and driveway demolished by Park crews
- 2011
Initial site clean-up conducted; Trash cans, security gate across driveway installed

Concept Plan:

- Site Analysis and Outreach Strategy developed – Spring 2011
- Site Analysis/Outreach Strategy review with Chevy Chase Village Board of Managers, other community groups – April 2011
- Presentation to Parks Senior Management Team – May 2011
- Community Meeting in partnership with Chevy Chase Village – June 2011
- Park Concept Developed and Reviewed – August 2011 - January 2012:
 - Multiple site visits with Chevy Chase Open Space Committee and neighboring property owners
 - Multiple PDCO team meetings and site visits
- PDCO and PD planning meetings – February 2012
- Parks Senior Management Briefing & Approval – June 2012
- Second Community Meeting – June 2012
- Presentation to CCV Board of Managers for approval – July, 2012
- Planning Board Briefing – May 2013
- Move forward with Implementation Strategy



Facility Plan:

- Request for Proposals / Task Order issued May 16, 2013
- Proposals due Thursday, May 30, 2013
- Contract Awarded to AMT: June 11, 2013
- Survey (1' contour line interval for topography), existing vegetation, utilities, hardscape and current vegetation notes provided by Brenda Sandberg: June 12, 2013
- Project kickoff meeting: June 27, 2013
- Survey updated by AMT. Included tree / other vegetation inventory, tree condition assessment, and updated NRI/FSD: July / August 2013
- Geotechnical survey: August / September 2013
- Design Team kickoff meeting at AMT: June 24, 2013
- Kickoff / Team meeting #1 to review initial facility plan: June 27, 2013
- Meet with Locust Grove Staff: July 12, 2013
- Design Team meeting at AMT: July 16, 2013
- Team meeting at Chevy Chase Village to review Draft Facility Plan progress: July 24, 2013
- Meet with Park and Planning staff and Chevy Chase Village team to review preliminary design with respect to ADA, maintenance and management issues: August 1, 2013
- Team Meeting at Parkside headquarters to finalize schematic plan revisions: August 7, 2013
- Submit NRI/FSD and Forest Conservation Exemption request: September 4, 2013
- Team Meeting at Parkside Headquarters to review Draft Facility Plan: September 4, 2013
- Planning Board Hearing to Approve Facility Plan: September 19, 2013

Park Vision

The site improvements recommended for Western Grove Park build upon the vision for the Park described in the approved Concept Plan and as summarized above in Section III.

Park FeaturesOpen Space

As described in the Concept Plan, the Park will continue to offer two distinct un-programmed open spaces, defined by existing and proposed trees and existing topography. One of these spaces includes a sloped area currently used for sledding and also suitable as an informal gathering space during warm weather. The Plan retains the open, sloping ground, unencumbered by paths, furnishings or plantings to allow it to continue to provide an informal seating area and a place for sledding. The other space, referred to as the "Great Lawn" is nearly flat and offers opportunities for active and passive recreational pursuits including informal games such as tag, catch and Frisbee, reading, sunning and picnicking. The area of the Great Lawn will be improved through minor



regrading to remove a low area that is not currently well-drained. The Great Lawn will be further defined through the installation of shade trees around the perimeter and by aligning the proposed main path to maximize the open lawn area. Care will be taken to construct the main path and install site lighting along the path in a manner that will minimize damage to significant existing trees.



Circulation and Connectivity

Key features of the Park are two paths, the main path connecting the residential community to the north of the Park with Western Avenue and the commercial offerings and public transit facilities to the south, and a second path, the woodland path, connecting the Belmont Path to Western Avenue. Both paths will be constructed of brick on a concrete base to provide universally accessible pedestrian routes through the Park.

The main path will be 8' wide, a gracious enough width to allow two people walking next to one another to pass people walking in the other direction, as well as to accommodate park maintenance vehicles. A soil/turf reinforcement material installed on both sides of the path will protect the turf from damage by maintenance vehicles that may run off the edge of the pavement.

The woodland path will be narrower at about 5' in width, as it receives less use than the main path. The main path is designed with the center of the path constructed using a running bond pattern using one color of brick, bordered on either side by a brick band of a second color as a means of visually minimizing the width of the path.

There is an existing curb cut at the location of a previous driveway about mid-point along the Western Avenue property line. This entrance will continue to be used for maintenance access, fitted out with removable bollards to limit vehicular access to authorized vehicles only, while allowing pedestrians arriving from the east to enter the Park at this point. Low stone piers matching those at the arbors will mark the sides of this entrance.

The western entrance to the Park from Western Avenue is the primary park entrance and features an arbor gateway / identity feature. The arbor is envisioned as a structure designed in sympathy with the residential nature of the nearby community. The arbor will consist of two stone columns supporting an arched wooden arbor overhead. The stone columns will incorporate an inset stone park identification sign and downlighting to illuminate the walking surface and the sign panel.

The primary entrance on the north side of the Park will also receive an arbor, similar in design to the Western Avenue arbor. For this entrance the arbor will have lower stone piers as a base for wood columns supporting the same arched wood arbor as seen on the Western Avenue arbor. Given the width of the path at these two entrances the entrances will include removable bollards to limit vehicular access while allowing free movement of pedestrians in and out of the Park.

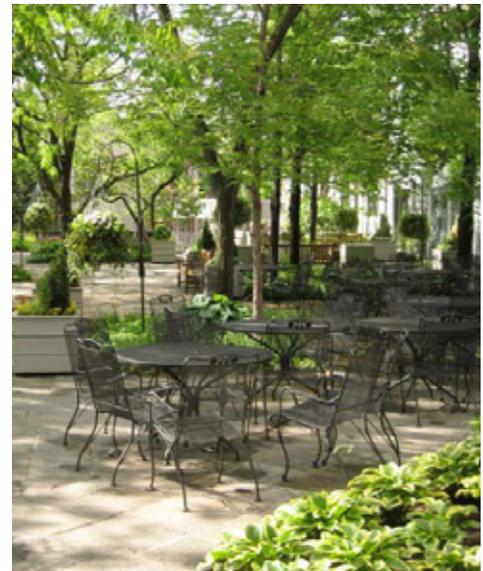
The northwestern entrance to the Park will connect directly to Belmont Path where it currently ends at Grove Street.

Natural Play Area

A natural play area will be located on the eastern side of the Park, at the point furthest from adjacent commercial uses and closest to the single family residential community to the north and east of the Park. The natural play area may include carved log animal sculptures, a living hut created with tree saplings and log tables and chairs. Nestled on the edge of existing trees and shrubs and enclosed by new tree plantings the play area offers un-programmed play opportunities on an engineered wood fiber surface, considered a universally accessible surface material, edged with timbers, logs and boulders. A human sundial or other amenity may mark the entrance to the natural play at some point in the future. The Park has space for future expansion of the natural play area towards Western Avenue if levels of activity warrant additional features.

Seating Plaza

A seating area is proposed for the corner of the Park nearest to the commercial area to the south and west. Located near the main Park entrance from Western Avenue, where the woodland path and the main path intersect, the terrace will include moveable tables and chairs for dining and be fitted out with Wi-Fi service. A water feature is suggested as a key feature of the seating area, designed to act as a noise buffer for the traffic on Western Avenue and building on the “grove” portion of the Park name might incorporate leaf imagery or leaf forms. The water feature is considered a donor/partner opportunity and might also be designed as an art piece or incorporate an art element to ensure all-season interest. The fountain mechanical equipment will be housed in a built-in cabinet located within the water wall and will include a recirculating pump and UV filter.



A kiosk is included between the main entrance to the Park and the plaza. The kiosk will include a lockable window area for posting information from Park and Planning and the Village and accessible surfaces that will be suitable for the community to use to post information. The design of the kiosk is similar to the arbors and the stone base will include a cavity to house Wi-Fi components.

Furnishings and Lighting

Benches, as singles and in pairs, will be provided along the paths. Trash and recycling containers will be provided near the Western Avenue entrance, the seating plaza, and the natural play area.

A drinking fountain will be provided near the seating plaza, clustered with trash/recycling, lighting and bicycle racks.

As noted earlier, lighting will be provided along the paths to provide illumination for safe pedestrian passage after dark. A cut-off, Washington Globe style fixture, matching those used along Belmont Path

and elsewhere in the Village will be used for lighting within the Park. Electrical outlets will be provided in several of the post light bases, at the kiosk and at each of the arbors.

Plantings

New plantings in the Park will build upon the existing garden-like palette of trees and shrubs by introducing additional ornamental trees and shrubs in key locations such as the Azalea Hill on the northern border of the Park and along the eastern and western borders to increase the buffer plantings.

The seating plaza area includes a grove of trees to provide shade and enclosure for the space. Black Gum is the suggested variety given they are frequently found near water, exhibit brilliant fall color and are not yet found within the Park.

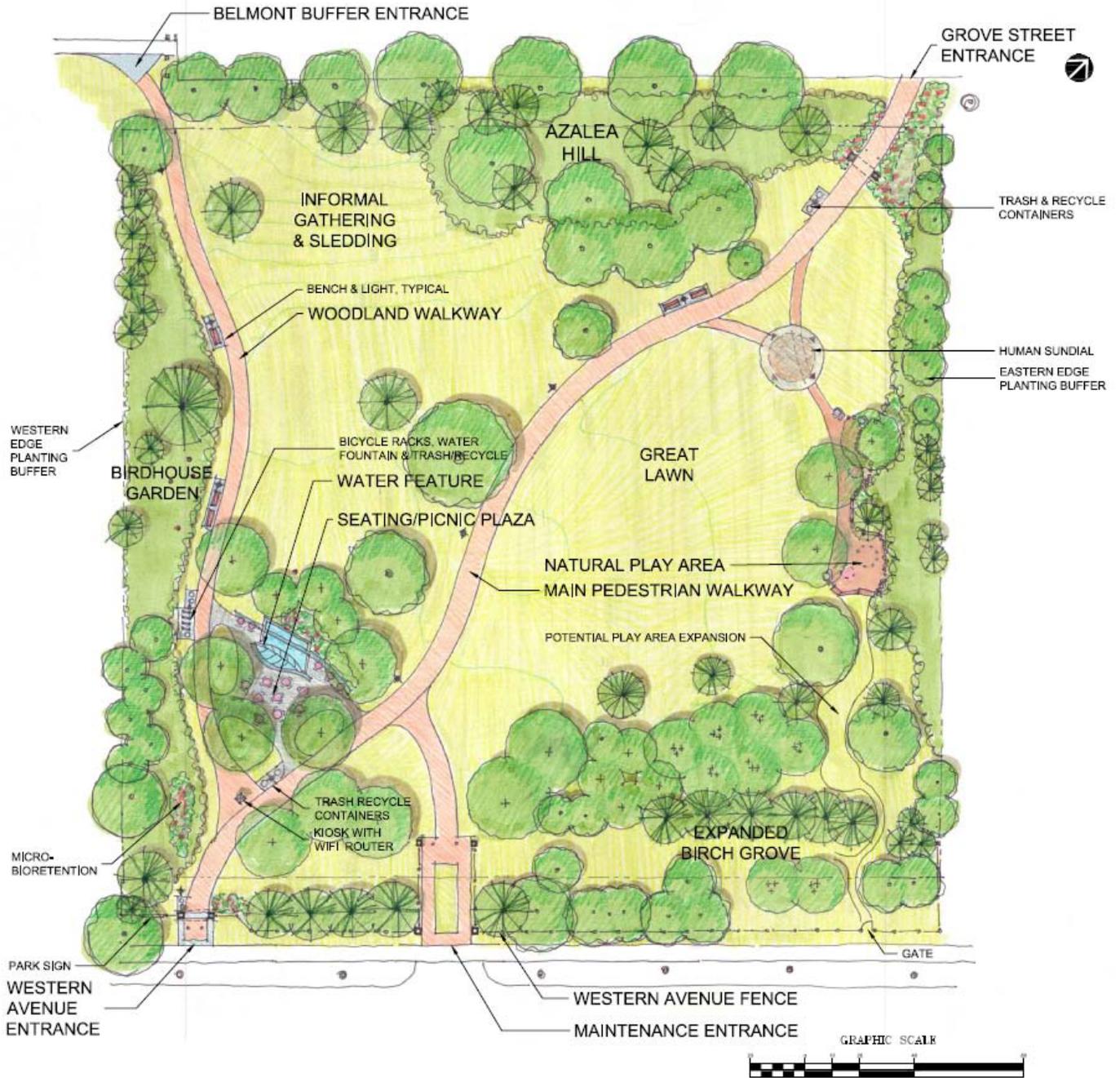
A grove of birch trees is suggested near the existing birch trees along Western Avenue. The expansion of the birch grove to the north of a row of existing white pine trees places the new grove closer to the natural play area and is imagined as a play opportunity.



Interesting shade trees such as ginkgo (male), London Plane tree, American sycamore, Kentucky coffee tree, horse chestnut, and bald cypress are suggested near the play area to provide children with interesting seeds and leaves with which to play. Native shrubs with interesting bark, fruit and flowers are also proposed for the area between the natural play area and adjacent property to provide screening, enclosure and play material.

Additional flowering and shade trees and shrubs are proposed for Azalea Hill and the western boundary to continue the development of the Park as an arboretum like landscape.

Illustrative Facility Plan



V – PERMITTING

Western Grove Urban Park lies within several jurisdictions, including Montgomery County, Chevy Chase Village, and the District of Columbia.

Maryland – National Capital Park and Planning Commission (M-NCPPC)

An approved Stormwater Management (SWM) Concept and Forest Conservation Plan are required as part of the Facility Plan process. The site is exempt from Forest Conservation requirements, however an approved Forest Conservation Exemption and Tree Save Plan will be required. This plan shows the same information required for a typical Natural Resources Inventory / Forest Stand Delineation (NRI/FSD), as well as showing which trees will be removed and the tree protection measures that must be employed during construction.

M-NCPPC Parks Department must also approve the construction documents.

Montgomery County

The approved SWM Concept developed for the Facility Plan is reviewed by Montgomery County Department of Permitting Services (DPS). At the time final construction documents are prepared a final SWM Plan and a Sediment and Erosion Control Plan must also be approved by DPS.

Water service must be obtained from Washington Suburban Sanitary Commission (WSSC). There is an existing house connection on the Grove Street side of the property which this plan proposes to use. However, at this time it is unknown whether the connection is serviceable or will need to be replaced. The water distribution system on site will also require approved plans and an On Site Permit from WSSC.

Electrical service will be provided by PEPCO. The Facility Plan assumes this can be provided via a 30 AMP electrical service drop and transformer. On site electrical wiring, light fixtures, fountain mechanical equipment and Wi-Fi service will require a permit from DPS.

District of Columbia

Western Avenue is within the District of Columbia. Improvements on this side of the Park will require coordination and permitting through DC government. A 25' wide strip of land between the park property line and the Western Avenue sidewalk is within the District of Columbia Right-of-Way. This land is the Commission's responsibility to maintain as the adjacent owner, but is subject to DC regulations. The DC Department of Transportation (DDOT) is the primary agency responsible for regulating and maintaining this area, referred to as the public space.

The most recent area planning study, which included Western Avenue, is the DDOT Rock Creek West 2 Livability Study.

<http://ddot.dc.gov/DC/DDOT/Projects%20and%20Planning/Studies%20and%20Research/Livability%20Program/Rock%20Creek%20West%20II>

Two documents outline requirements and regulations for all work in DC public space: DDOT Design and Engineering Manual and DDOT Public Realm Manual.

<http://dc.gov/DC/DDOT/Projects+and+Planning/Standards+and+Guidelines/Design+and+Engineering+Manual>

<http://dc.gov/DC/DDOT/Projects+and+Planning/Standards+and+Guidelines/View+All/DDOT+Public+Realm+Design+Manual>

Any work proposed in DDOT's public space will require a permit. This includes the proposed fence, arbor, and sidewalks, park sign and bollards. A DC Special Tree Permit is required to remove trees > 55" circumference (17.5" dia.) within DC public space between the back of sidewalk and property line. Removal or maintenance of street trees located between the curb and the sidewalk must be coordinated with DDOT's Urban Forestry Administration. The urban forester for Ward 3 is Vera Ertem, munevver.ertem@dc.gov, 202-671-5133

At the time of this report, DDOT's public space permit application could be made online using the DDOT TOPS Online Permitting System, <https://tops.ddot.dc.gov/DDOTPERMITSYSTEM/DDOTPERMITONLINE/Landing.aspx>

The proposed connection to the storm sewer in Western Avenue will require a permit from DC Water.

VI – PROBABLE CONSTRUCTION COST (COST ESTIMATE)

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Western Grove Park Cost Estimate

No.	Item	Unit	Qty.	Unit Price	Total
Design & Management (15% of construction cost)					\$143,943
Site Preparation, Demolition, Earthwork, ESC, Tree Preservation, Utilities, Permit Fees					
Site Demolition					
	mobilization	LS	1	\$7,500	\$7,500
	concrete pavement and base, existing gravel	SY	80	\$10	\$800
	curb and gutter remove & dispose	LF	20	\$10	\$200
	TOTAL (Site Demolition)				\$8,500
Earthwork					
	clearing and grubbing	AC	1	\$2,500	\$2,500
	bring in select borrow from off site and place	CY	300	\$30	\$9,000
	soil haul off	CY	50	\$25	\$1,250
	rough & fine grading	SF	47,300	\$0.30	\$14,190
	tree removal/transplant	EA	26	\$1,500	\$39,000
	TOTAL (Earthwork)				\$65,940
Erosion and Sediment Control					
	stabilized construction entrance	EA	1	\$3,000	\$3,000
	temporary stone outlet structure	EA	2	\$750	\$1,500
	diversion fence	LF	550	\$7	\$3,850
	inlet protection & maintenance	EA	3	\$500	\$1,500
	super silt fence	LF	180	\$7	\$1,260
	TOTAL (ESC)				\$11,110
Tree Preservation					
	temporary tree protection fencing & signage	LF	1,250	\$4	\$4,375
	vertical mulching	SF	4,050	\$4	\$16,200
	root pruning	LF	280	\$3	\$840
	SSAT excavation in CRZ for utilities	DAYS	1	\$2,000	\$2,000
	TOTAL (Tree Preservation)				\$23,415
Utilities					
	new electric lines 2" PVC	LF	800	\$15	\$12,000
	new water lines 2" PVC	LF	430	\$23.00	\$9,890
	hose bib	EA	1	\$50	\$50
	light fixtures along Woodland Walkway and Main Pedestrian Path	EA	11	\$3,500	\$38,500
	maintenance of traffic on Western Avenue	LS	1	\$5,000.00	\$5,000
	asphalt cut & patch on Western Avenue	SF	325	\$7.11	\$2,311
	TOTAL (Utilities)				\$67,751
DC Storm Drain Fees					
	Permit Review for Western Avenue storm drain connection (Large Permit Basic)	LS	1	\$7,500.00	\$7,500
	Inspection Fee - Inspect point up sewer tap (#32)	LS	1	\$660.00	\$660
	Inspection Fee - Inspect new sewer manhole (#42)	LS	1	\$2,600.00	\$2,600
	Inspection Fee - Water & Sewer As-Built Fee (#44)	LS	1	\$215.00	\$215
	Fee to obtain the Water & Sewer Availability Letter	LS	1	\$500.00	\$500
	TOTAL (DC SD Fees)				\$11,475
Various DDOT Public Space Permit Fees					
	fence, minor paving, street furniture, signs, public space tree removal, sanitary/storm sewer	AL	1	\$765.00	\$765
	TOTAL (DDOT PS Fees)				\$765
TOTAL (SITE PREPARATION, DEMOLITION, EARTHWORK, ESC, TREE PRESERVATION, UTILITIES, PERMIT FEES)					\$188,956

Western Grove Park Cost Estimate

No.	Item	Unit	Qty.	Unit Price	Total
Site Furnishings					
	removable bollards	EA	9	\$750	\$6,750
	manufactured bench (along walkways)	EA	7	\$1,500	\$10,500
	bicycle rack	EA	4	\$1,200	\$4,800
	new park sign	EA	1	\$500	\$500
	kiosk with wifi router	EA	1	\$12,000	\$12,000
	decorative fencing along Western Avenue	LF	350	\$60	\$21,000
	gate @ fence	EA	1	\$400	\$400
	trash receptacle	EA	1	\$1,075	\$1,075
	recycle receptacle	EA	4	\$1,075	\$4,300
	relocate 3 existing trash receptacles	LS	1	\$500	\$500
	drinking fountain	EA	1	\$8,500	\$8,500
	moveable tables/chairs (set of table + chairs)	EA	7	\$1,500	\$10,500
	arbor at Western Avenue	EA	1	\$15,000	\$15,000
	arbor at Grove Street	EA	1	\$10,000	\$10,000
TOTAL (SITE FURNISHINGS)					\$105,825

Site Work					
	handicap ramp at Northern corner	EA	1	\$500	\$500
	detectable warning surface for handicap ramp	SF	16	\$50	\$800
	special paving	SF	1850	\$25	\$46,250
	Woodland Walkway (brick paving, mastic setting bed, concrete base) @4'-8" wide	SF	1,680	\$35	\$58,800
	Main Pedestrian Walkway (brick paving, mastic setting bed, concrete base) @8' wide	SF	3,380	\$35	\$118,300
	Maintenance Access Drive (brick paving, mastic setting bed, concrete base)	SF	875	\$35	\$30,625
	reinforced turf	SY	200	\$20	\$4,000
	stone piers at maintenance access	EA	4	\$3,600	\$14,400
	stone seat wall at terrace	SFF	352	\$55	\$19,360
	boulder stepping stones	EA	8	\$300	\$2,400
	engineered wood fiber path and play area	SF	950	\$3	\$2,850
	metal edging along engineered wood fiber	LF	100	\$6	\$600
	timber round edging	EA	50	\$50	\$2,500
	water feature	AL	1	\$130,000	\$130,000
	human sundial	LS	1	\$10,000	\$10,000
	carved log animals sculptures	EA	2	\$1,000	\$2,000
	living hut	EA	2	\$1,500	\$3,000
TOTAL (SITE WORK)					\$446,385

Stormwater Management					
	new drop inlet	EA	3	\$3,500	\$10,500
	8" PVC	LF	116	\$40	\$4,640
	12" RCP	LF	44	\$55	\$2,420
	storm drain manhole	EA	1	\$3,500	\$3,500
	microbioretention media	CY	49	\$125	\$6,125
	perforated underdrain pipe for microbioretention	LF	40	\$40	\$1,600
	decorative & round river stone for level spreader	CY	3	\$250	\$750
TOTAL (STORMWATER MANAGEMENT)					\$29,535

Planting					
	3" caliper shade tree planting	EA	12	\$600	\$7,200
	2.5" caliper ornamental tree planting	EA	10	\$375	\$3,750
	shrubs (3 gallon) & perennials (1 quart)	AL	1	\$30,000	\$30,000
	sod	SY	3,800	\$6	\$22,800
TOTAL (PLANTING)					\$63,750

TOTAL MATERIALS & INSTALLATION	\$834,451
GENERAL CONDITIONS (5% of total materials & installation)	\$41,723
BONDS & INSURANCE (1% of total materials & installation)	\$8,345
CONTINGENCY (15% of total materials & installation)	\$125,168

TOTAL PROJECT COST (Materials & Installation + General Conditions + Bonds & Insurance + Contingency + Design & Management)	\$1,153,628
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Western Grove Park Cost Estimate						September 9, 2013	
No.	Item	Unit	Qty.	Unit Price	Total	Comment	
Design & Management (15% of construction cost)					\$143,943		
Site Preparation, Demolition, Earthwork, ESC, Tree Preservation, Utilities, Permit Fees							
Site Demolition							
	mobilization	LS	1	\$7,500	\$7,500		
	concrete pavement and base, existing gravel	SY	80	\$10	\$800	at proposed maintenance access	
	curb and gutter remove & dispose	LF	20	\$10	\$200		
		TOTAL (Site Demolition)			\$8,500		
Earthwork							
	clearing and grubbing	AC	1	\$2,500	\$2,500		
	bring in select borrow from off site and place	CY	300	\$30	\$9,000		
	soil haul off	CY	50	\$25	\$1,250		
	rough & fine grading	SF	47,300	\$0.30	\$14,190	LOD = ~47,300sf	
	tree removal/transplant	EA	26	\$1,500	\$39,000	24 trees to be removed, 2 to be transplanted	
		TOTAL (Earthwork)			\$65,940		
Erosion and Sediment Control							
	stabilized construction entrance	EA	1	\$3,000	\$3,000	not needed since there is the concrete pad?	
	temporary stone outlet structure	EA	2	\$750	\$1,500		
	diversion fence	LF	550	\$7	\$3,850		
	inlet protection & maintenance	EA	3	\$500	\$1,500		
	super silt fence	LF	180	\$7	\$1,260		
		TOTAL (ESC)			\$11,110		
Tree Preservation							
	temporary tree protection fencing & signage	LF	1,250	\$4	\$4,375		
	vertical mulching	SF	4,050	\$4	\$16,200		
	root pruning	LF	280	\$3	\$840		
	SSAT excavation in CRZ for utilities	DAYS	1	\$2,000	\$2,000		
		TOTAL (Tree Preservation)			\$23,415		
Utilities							
	new electric lines 2" PVC	LF	800	\$15	\$12,000		
	new water lines 2" PVC	LF	430	\$23.00	\$9,890		
	hose bib	EA	1	\$50	\$50		
	light fixtures along Woodland Walkway and Main Pedestrian Path	EA	11	\$3,500	\$38,500		
	maintenance of traffic on Western Avenue	LS	1	\$5,000.00	\$5,000		
	asphalt cut & patch on Western Avenue	SF	325	\$7.11	\$2,311	remove asphalt pavement & base (\$10/SY); patch with surface course, base course, base (\$6/SF	
		TOTAL (Utilities)			\$67,751		
DC Storm Drain Fees							
	Permit Review for Western Avenue storm drain connection (Large Permit Basic)	LS	1	\$7,500.00	\$7,500		
	Inspection Fee - Inspect point up sewer tap (#32)	LS	1	\$660.00	\$660		
	Inspection Fee - Inspect new sewer manhole (#42)	LS	1	\$2,600.00	\$2,600		
	Inspection Fee - Water & Sewer As-Built Fee (#44)	LS	1	\$215.00	\$215		
	Fee to obtain the Water & Sewer Availability Letter	LS	1	\$500.00	\$500		
		TOTAL (DC SD Fees)			\$11,475		
Various DDOT Public Space Permit Fees							
	fence, minor paving, street furniture, signs, public space tree removal, sanitary/storm sewer	AL	1	\$765.00	\$765	DDOT Public Space Permit Fees D, E, H, J	
		TOTAL (DDOT PS Fees)			\$765		
TOTAL (SITE PREPARATION, DEMOLITION, EARTHWORK, ESC, TREE PRESERVATION, UTILITIES, PERMIT FEES)					\$188,956		

**COST
ESTIMATE
WITH
COMMENTS**

Western Grove Park Cost Estimate						September 9, 2013
No.	Item	Unit	Qty.	Unit Price	Total	Comment
Site Furnishings						
	removable bollards	EA	9	\$750	\$6,750	
	manufactured bench (along walkways)	EA	7	\$1,500	\$10,500	
	bicycle rack	EA	4	\$1,200	\$4,800	
	new park sign	EA	1	\$500	\$500	
	kiosk with wifi router	EA	1	\$12,000	\$12,000	
	decorative fencing along Western Avenue	LF	350	\$60	\$21,000	
	gate @ fence	EA	1	\$400	\$400	
	trash receptacle	EA	1	\$1,075	\$1,075	
	recycle receptacle	EA	4	\$1,075	\$4,300	
	relocate 3 existing trash receptacles	LS	1	\$500	\$500	uninstall, salvage, store & reinstall as shown on plans
	drinking fountain	EA	1	\$8,500	\$8,500	
	moveable tables/chairs (set of table + chairs)	EA	7	\$1,500	\$10,500	
	arbor at Western Avenue	EA	1	\$15,000	\$15,000	includes stone columns, wood arbor, 2 inset bluestone signs, recessed lighting
	arbor at Grove Street	EA	1	\$10,000	\$10,000	includes stone columns, wood arbor, recessed lighting
TOTAL (SITE FURNISHINGS)					\$105,825	
Site Work						
	handicap ramp at Northern corner	EA	1	\$500	\$500	
	detectable warning surface for handicap ramp	SF	16	\$50	\$800	
	special paving	SF	1850	\$25	\$46,250	
	Woodland Walkway (brick paving, mastic setting bed, concrete base) @4'-8" wide	SF	1,680	\$35	\$58,800	reinforced concrete @ \$12/sf, bricks \$20/sf, mastic @\$3/sf
	Main Pedestrian Walkway (brick paving, mastic setting bed, concrete base) @8' wide	SF	3,380	\$35	\$118,300	reinforced concrete @ \$12/sf, bricks \$20/sf, mastic @\$3/sf
	Maintenance Access Drive (brick paving, mastic setting bed, concrete base)	SF	875	\$35	\$30,625	reinforced concrete @ \$12/sf, bricks \$20/sf, mastic @\$3/sf
	reinforced turf	SY	200	\$20	\$4,000	Pyramat 3D woven
	stone piers at maintenance access	EA	4	\$3,600	\$14,400	
	stone seat wall at terrace	SFF	352	\$55	\$19,360	
	boulder stepping stones	EA	8	\$300	\$2,400	
	engineered wood fiber path and play area	SF	950	\$3	\$2,850	
	metal edging along engineered wood fiber	LF	100	\$6	\$600	
	timber round edging	EA	50	\$50	\$2,500	
	water feature	AL	1	\$130,000	\$130,000	
	human sundial	LS	1	\$10,000	\$10,000	
	carved log animals sculptures	EA	2	\$1,000	\$2,000	
	living hut	EA	2	\$1,500	\$3,000	
TOTAL (SITE WORK)					\$446,385	
Stormwater Management						
	new drop inlet	EA	3	\$3,500	\$10,500	
	8" PVC	LF	116	\$40	\$4,640	
	12" RCP	LF	44	\$55	\$2,420	
	storm drain manhole	EA	1	\$3,500	\$3,500	
	microbioretention media	CY	49	\$125	\$6,125	440 sf @ 3' depth
	perforated underdrain pipe for microbioretention	LF	40	\$40	\$1,600	
	decorative & round river stone for level spreader	CY	3	\$250	\$750	
TOTAL (STORMWATER MANAGEMENT)					\$29,535	
Planting						
	3" caliper shade tree planting	EA	12	\$600	\$7,200	unit prices include plant material, install, compost amend, mulch, watering
	2.5" caliper ornamental tree planting	EA	10	\$375	\$3,750	
	shrubs (3 gallon) & perennials (1 quart)	AL	1	\$30,000	\$30,000	
	sod	SY	3,800	\$6	\$22,800	
TOTAL (PLANTING)					\$63,750	
TOTAL MATERIALS & INSTALLATION					\$834,451	
GENERAL CONDITIONS (5% of total materials & installation)					\$41,723	
BONDS & INSURANCE (1% of total materials & installation)					\$8,345	
CONTINGENCY (15% of total materials & installation)					\$125,168	
TOTAL PROJECT COST (Materials & Installation + General Conditions + Bonds & Insurance + Contingency + Design & Management)					\$1,153,628	

VII - ATTACHMENTS

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30% Design Documents

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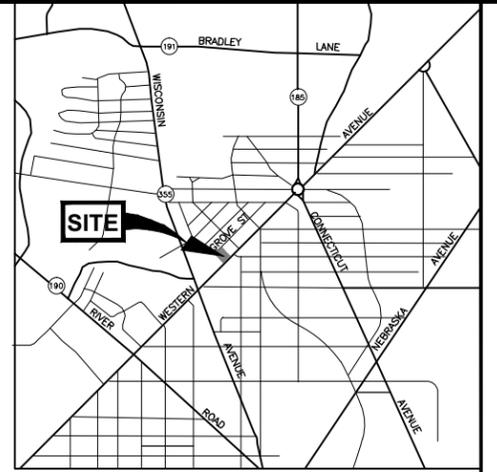
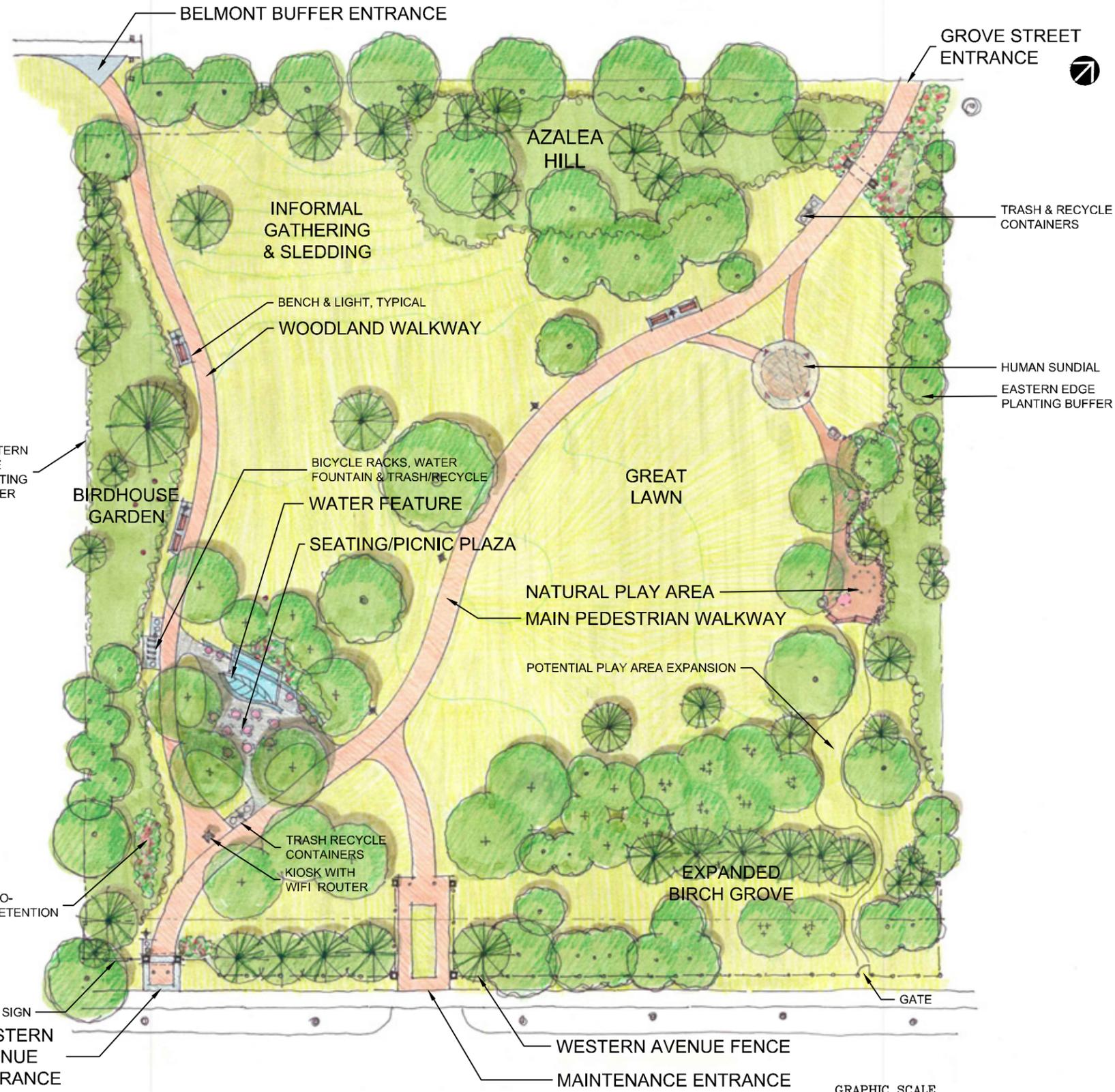
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PLAN SCANNED:

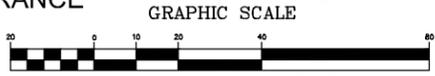
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X:\Rockville\113-339-001 - Chevy Chase Village Chevy\05-CAD\Site\HBIT Illustrative Facility Plan.dwg 24x36



VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY



(IN FEET)
1 inch = 20 ft.
CAUTION:
IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.
(ORIGINAL SIZE = 24"x36")

A. MORTON THOMAS AND ASSOCIATES, INC.	
Designer's Name	12750 Twinbrook Parkway
Address	Rockville, MD 20852
City/State/Zip	301-881-2545
Telephone Number	

DESIGN		
Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
Engineer	Date	Checked By:
Drawn by	Date	Checked By:



The Maryland-National Capital
Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

ILLUSTRATIVE FACILITY PLAN
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815
SCALE: 1" = 20'
Liber 21733 Folio 285
24390 147

DWG. #

AMT
A. Morton Thomas & Assoc., Inc.
12750 Twinbrook Parkway,
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301.881.2545
Marsha Lea
FASLA, LEED AP
LANDSCAPE ARCHITECT
Lea Landscape Architecture LLC
123 North Carolina Avenue, SE
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202.7419331

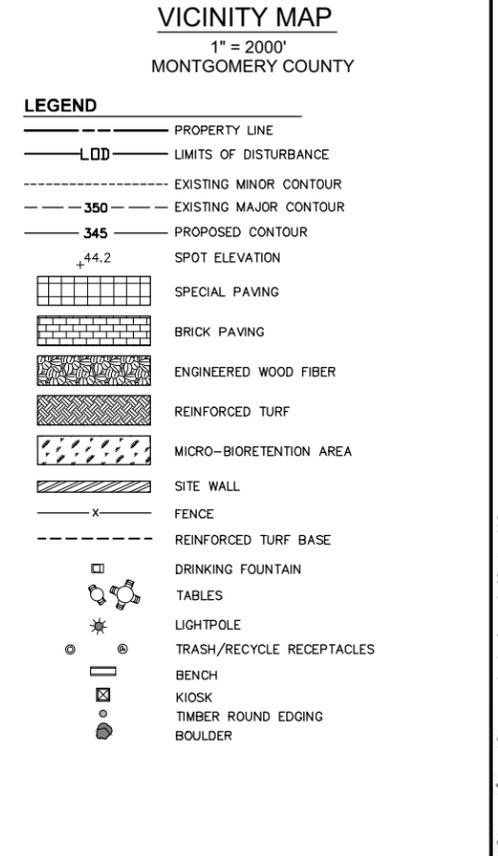
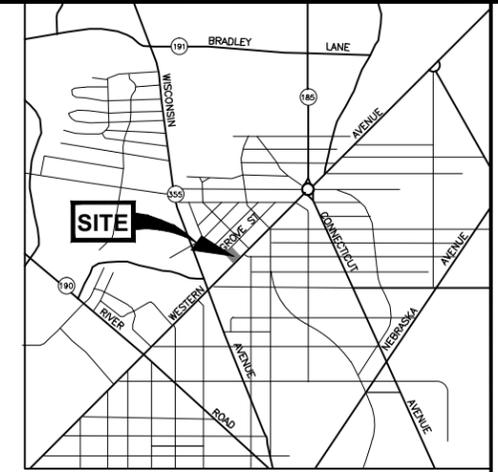
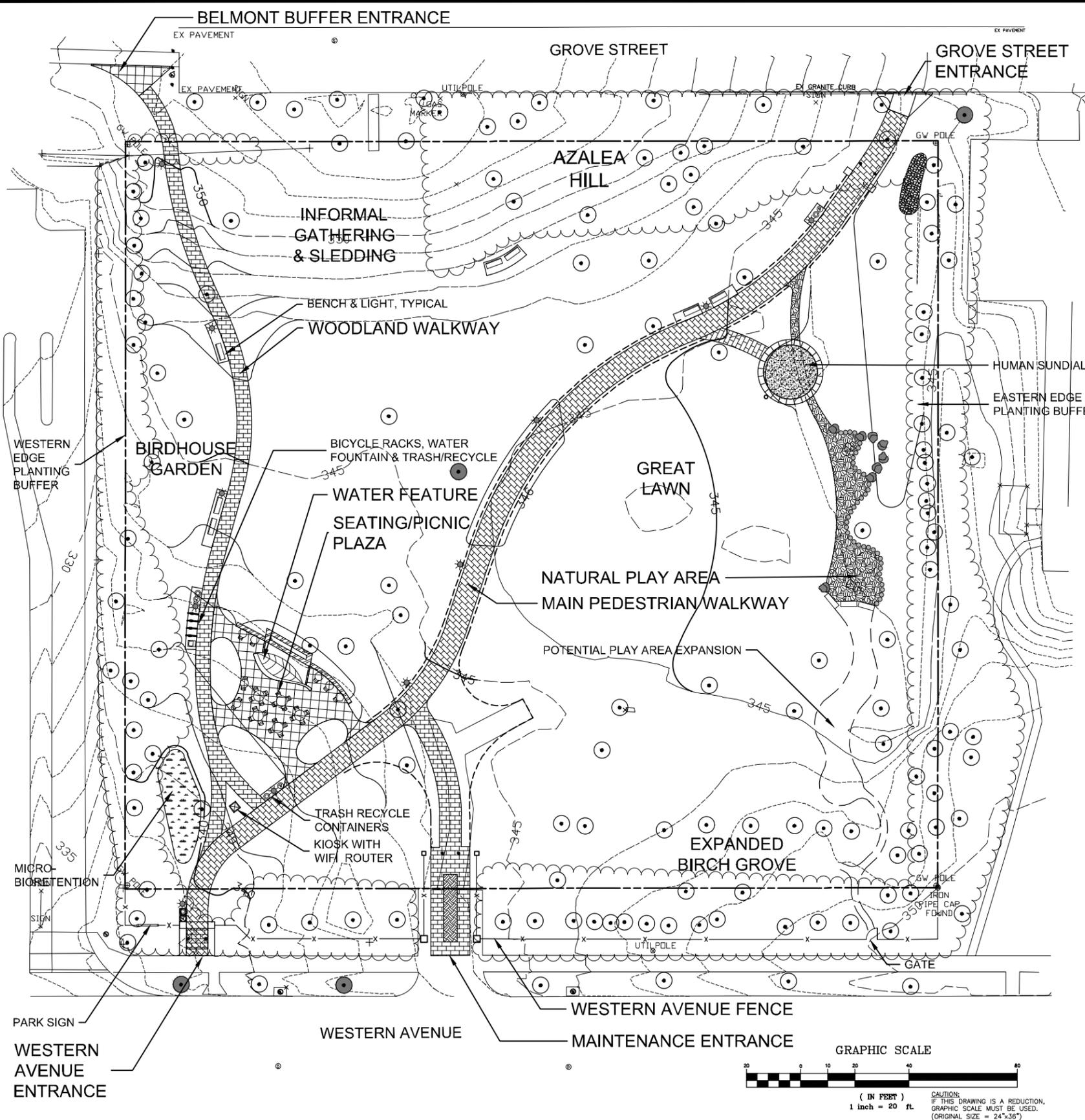
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PLAN SCANNED:

PARK CODE: C10

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AMT
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 Washington, DC 20003
 202.741.9331

A. MORTON THOMAS AND ASSOCIATES, INC.			
Designer's Name			
Address			
City/State/Zip			
Telephone Number			

DESIGN			
Landscape Architect	Date	Checked By:	
Architect	Date	Checked By:	
Engineer	Date	Checked By:	
Drawn by	Date	Checked By:	

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
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 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

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REVISIONS		
Rev. No.	Date	Description

FACILITY PLAN
 WESTERN GROVE PARK
 5409 Grove Street, Chevy Chase, MD 20815
 SCALE: 1" = 20'

Liber 21733
 Folio 24390
 285
 147

DWG. #

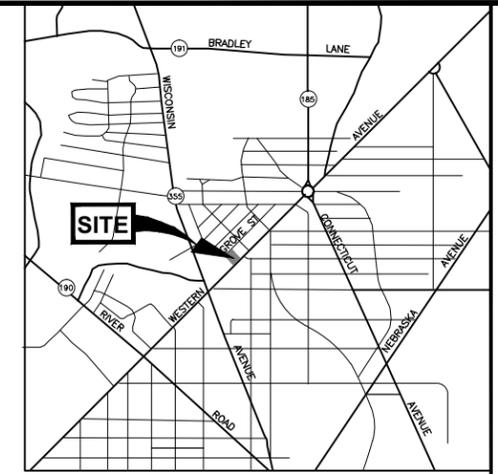
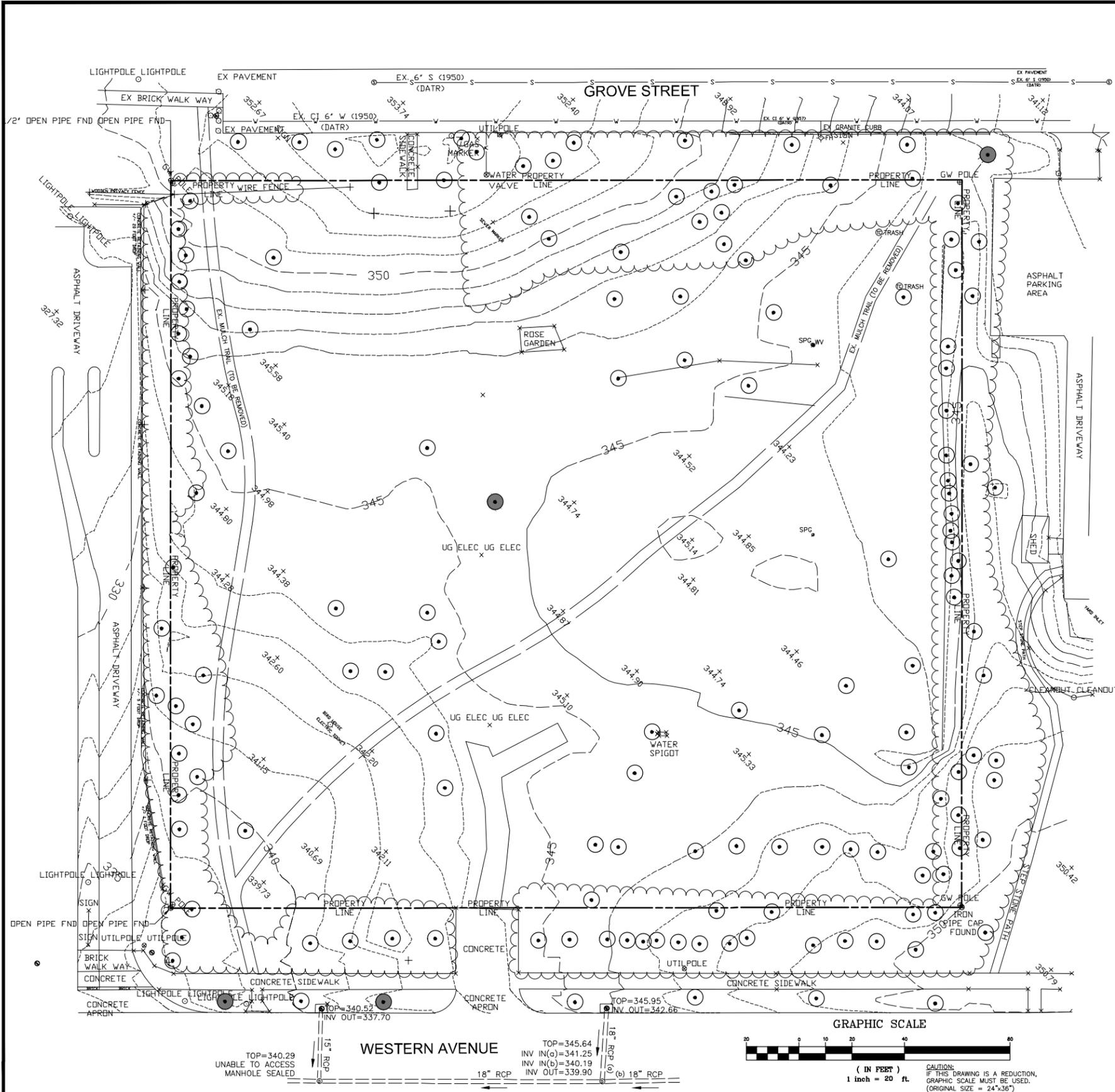
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PLAN SCANNED:

PARK CODE: C10

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VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY

LEGEND

- PROPERTY LINE
- - - EXISTING MINOR CONTOUR
- - - 350 EXISTING MAJOR CONTOUR
- EXISTING TREE
- EXISTING SPECIMEN TREE
- ~ APPROXIMATE TREE LINE

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12750 Twinbrook Parkway,
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A. MORTON THOMAS AND ASSOCIATES, INC.	
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City/State/Zip	301-881-2545
Telephone Number	

DESIGN		
Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
Engineer	Date	Checked By:
Drawn by	Date	Checked By:

TOP=340.29 UNABLE TO ACCESS MANHOLE SEALED
TOP=340.52 INV OUT=337.70
TOP=345.64 INV IN(a)=341.25 INV IN(b)=340.19 INV OUT=339.90
18" RCP
18" RCP (b)

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunnet Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

EXISTING CONDITIONS PLAN
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815

SCALE: 1" = 20'
Liber 21733
Folio 24390 285
147

DWG. #
C1.01

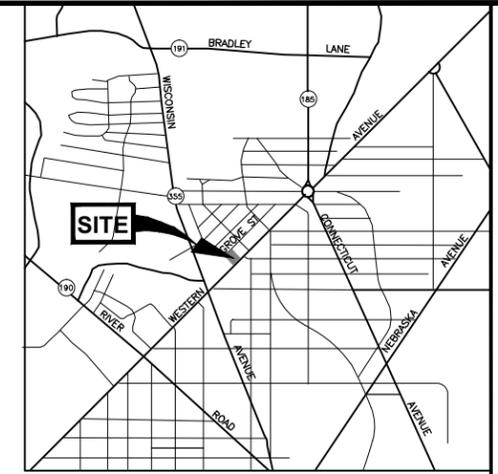
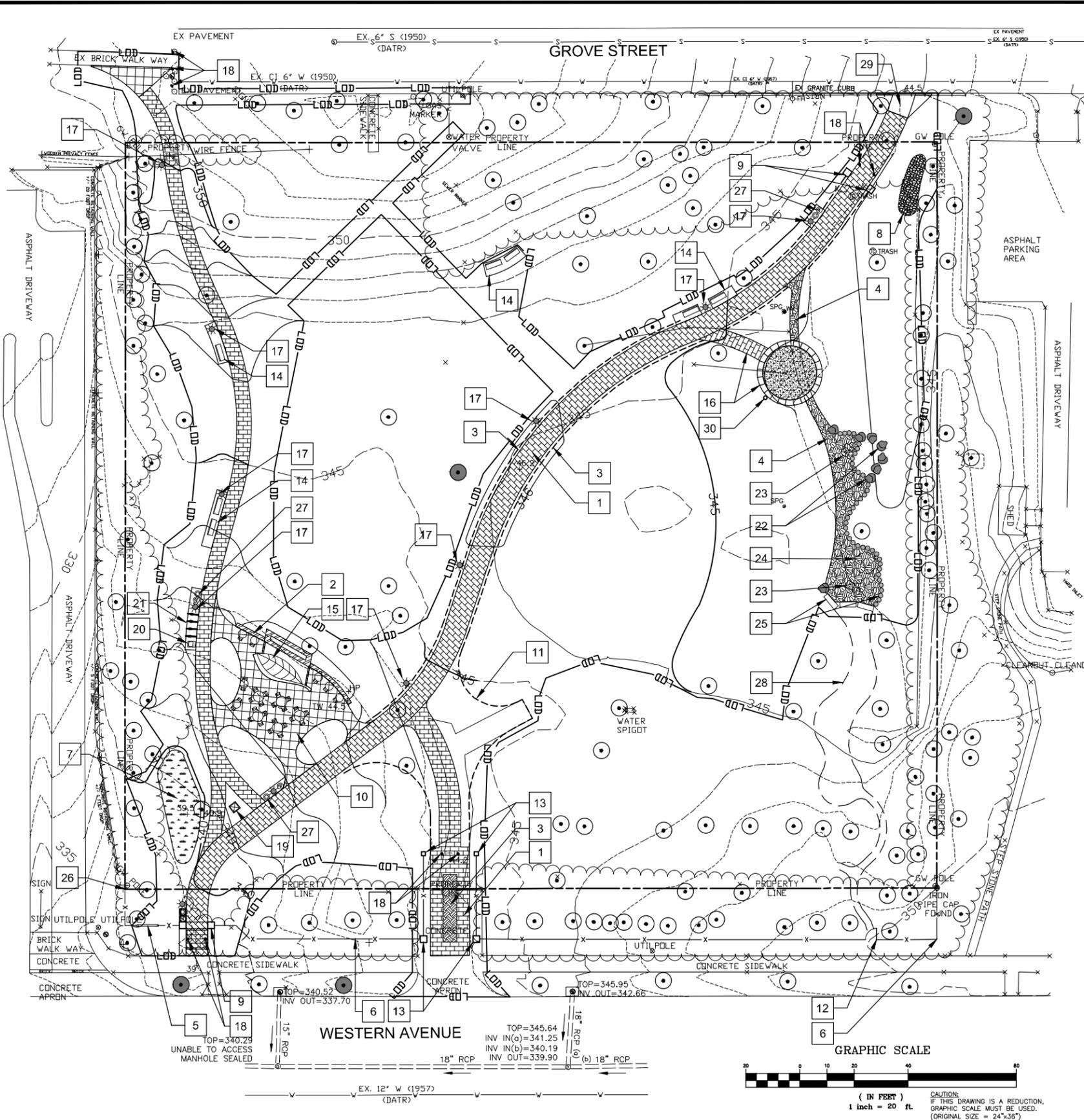
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PLAN SCANNED:

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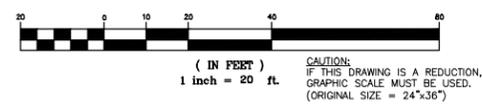
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VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY

- LEGEND**
- PROPERTY LINE
 - - - LOD - LIMITS OF DISTURBANCE
 - - - EXISTING MINOR CONTOUR
 - - - 350 - EXISTING MAJOR CONTOUR
 - - - 345 - PROPOSED CONTOUR
 - 44.2 - SPOT ELEVATION
 - [Grid Pattern] - SPECIAL PAVING
 - [Brick Pattern] - BRICK PAVING
 - [Wood Fiber Pattern] - ENGINEERED WOOD FIBER
 - [Reinforced Turf Pattern] - REINFORCED TURF
 - [Micro-Bioretentation Pattern] - MICRO-BIORETENTION AREA
 - [Site Wall Pattern] - SITE WALL
 - x - FENCE
 - - - REINFORCED TURF BASE
 - [Drinking Fountain Symbol] - DRINKING FOUNTAIN
 - [Tables Symbol] - TABLES
 - [Lightpole Symbol] - LIGHTPOLE
 - [Trash/Recycle Receptacles Symbol] - TRASH/RECYCLE RECEPTACLES
 - [Bench Symbol] - BENCH
 - [Kiosk Symbol] - KIOSK
 - [Timber Round Edging Symbol] - TIMBER ROUND EDGING
 - [Boulder Symbol] - BOULDER

- KEY NOTES**
- 1 BRICK WALK
 - 2 SEAT WALL
 - 3 REINFORCED TURF
 - 4 ENGINEERED WOOD FIBER
 - 5 PARK SIGN
 - 6 FENCE
 - 7 MICRO-BIORETENTION
 - 8 LEVEL SPREADER
 - 9 ARBOR COLUMNS
 - 10 SEATING/PICNIC PLAZA
 - 11 REINFORCED TURF MAINTENANCE ACCESS/TURNAROUND
 - 12 GATE
 - 13 STONE PIERS
 - 14 SPECIAL PAVING PAD & BENCHES
 - 15 WATER FEATURE (FUTURE PHASE)
 - 16 HUMAN SUNDIAL WITH BRICK PATH (FUTURE PHASE)
 - 17 LIGHT
 - 18 REMOVABLE BOLLARDS
 - 19 KIOSK
 - 20 DRINKING FOUNTAIN
 - 21 BICYCLE RACKS
 - 22 BOULDER STEPPING STONES
 - 23 CARVED LOG ANIMAL SCULPTURE
 - 24 LIVING HUT
 - 25 LOGS & TIMBER ROUNDS FOR EDGING
 - 26 TIE NEW FENCE TO EXISTING FENCE
 - 27 TRASH/RECYCLE RECEPTACLES
 - 28 POTENTIAL PLAY AREA EXPANSION
 - 29 ADA RAMP
 - 30 HOSE BIB



A. MORTON THOMAS AND ASSOCIATES, INC.	
Designer's Name	12750 Twinbrook Parkway
Address	Rockville, MD 20852
City/State/Zip	301-881-2545
Telephone Number	

DESIGN			
Landscape Architect	Date	Checked By:	
Architect	Date	Checked By:	
Engineer	Date	Checked By:	
Drawn by	Date	Checked By:	

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunnet Avenue
Silver Spring, Maryland 20901
(301) 495-2535

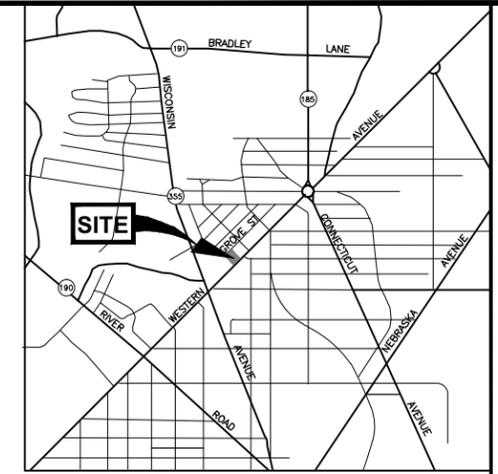
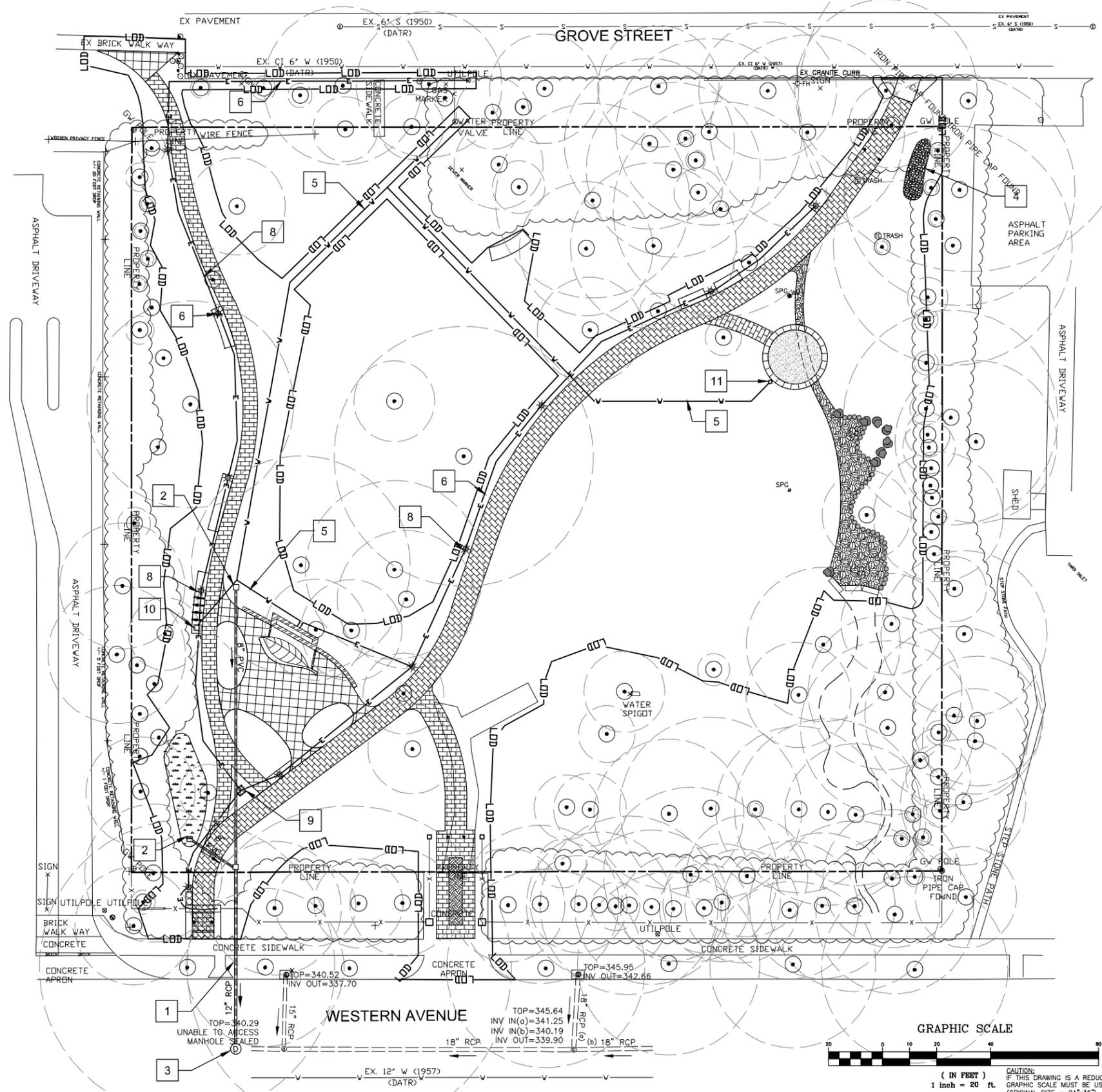
REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

SITE IMPROVEMENTS PLAN
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815
SCALE: 1" = 20'
Liber 21733 Folio 285
24390 147

DWG. #
C1.02

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Marsha Lea
FASLA, LEED AP
LANDSCAPE ARCHITECT
 Len Landscape Architecture LLC
123 North Carolina Avenue, SE
Washington, DC 20003



VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY

- LEGEND**
- PROPERTY LINE
 - WATER LINE
 - ELECTRIC LINE
 - STORM DRAIN PIPE
 - INLET
 - ⊙ STORM DRAIN MANHOLE
 - ☐ DRINKING FOUNTAIN
 - ★ LIGHT POLE

- KEY NOTES**
- 1 STORM DRAIN PIPE
 - 2 INLET
 - 3 STORM DRAIN MANHOLE
 - 4 LEVEL SPREADER
 - 5 WATER LINE
 - 6 ELECTRIC LINE
 - 7 INSTALL OPEN-GRATE MANHOLE LID
 - 8 SITE LIGHTING (TYP.)
 - 9 KIOSK
 - 10 DRINKING FOUNTAIN
 - 11 HOSE BIB

A. Morton Thomas & Assoc., Inc.
 12750 Twinbrook Parkway,
 Rockville, MD 20852
 301.881.1245
AMT

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Marsha Lea
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A. MORTON THOMAS AND ASSOCIATES, INC.	
Designer's Name	12750 Twinbrook Parkway
Address	Rockville, MD 20852
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Telephone Number	

DESIGN			
Landscape Architect	Date	Checked By:	
Architect	Date	Checked By:	
Engineer	Date	Checked By:	
Drawn by	Date	Checked By:	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. **31196**

Expiration Date **01/16/2015**

AARON SMITH, PE



The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
 9500 Brunnet Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

UTILITY PLAN

WESTERN GROVE PARK

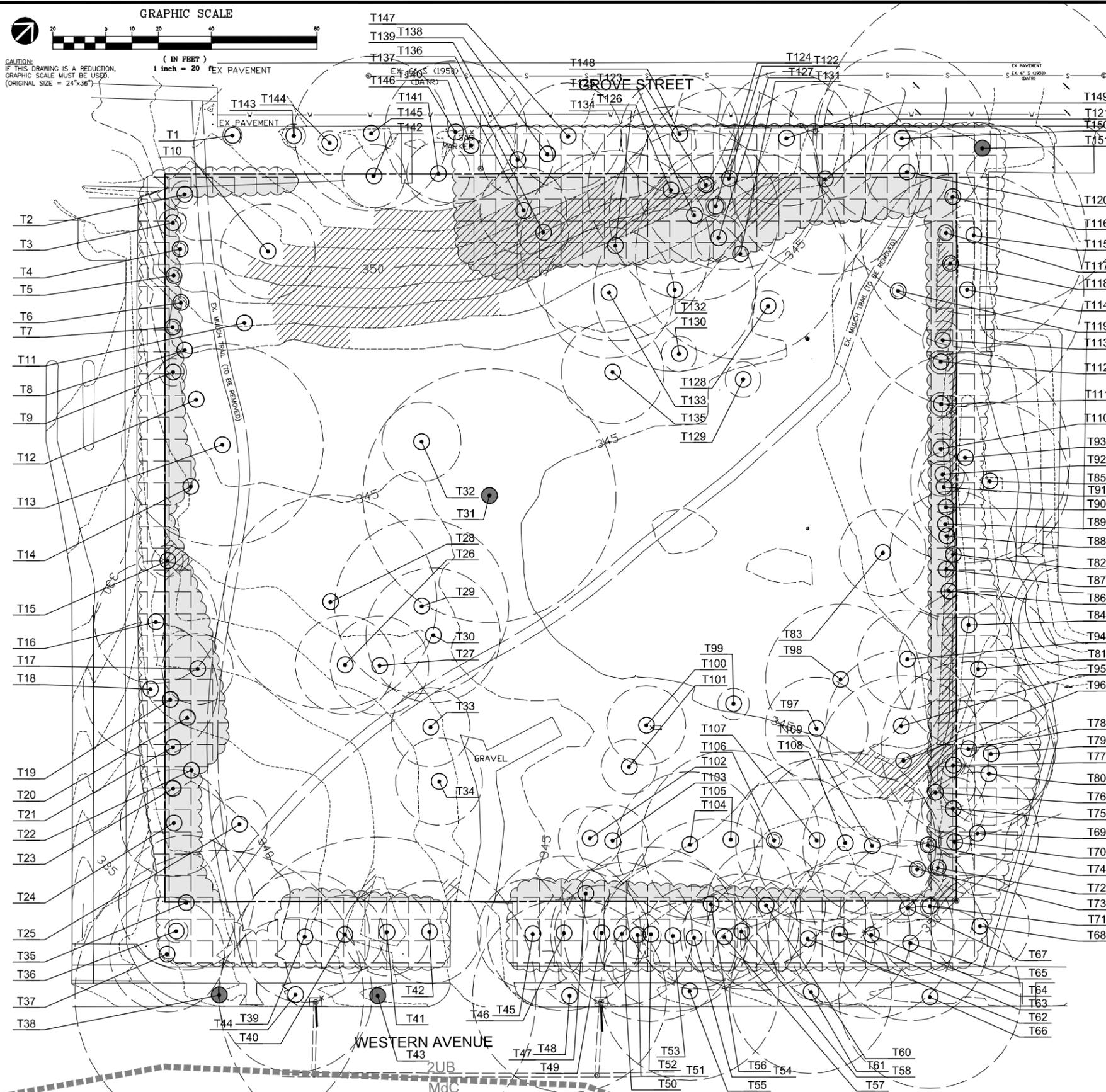
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SCALE: 1" = 20'

Liber 21733 Folio 285
 24390 147

DWG. #
C1.03

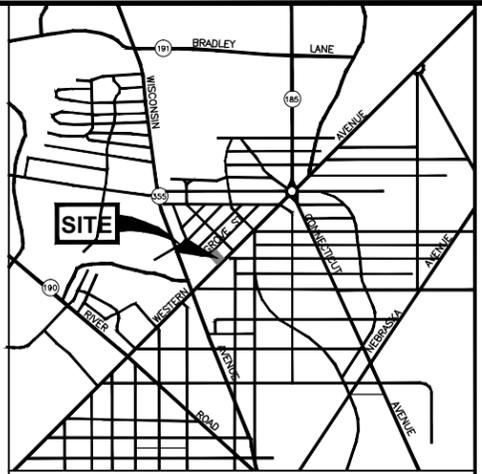
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 X:\Rockville\113-339.001 - Chevy Chase Village Chevy\05-CAD\NRI100-113339.dwg NR-100 Plotted By: Weir, Matthew, 9/5/2013 1:58 PM



NARRATIVE DESCRIPTION:
 THIS 1.89 ACRE SET OF PARCELS IS AN OPEN SPACE PARK KNOWN AS VILLAGE GROVE. THE PROPERTY IS BORDERED BY SINGLE FAMILY RESIDENTIAL DEVELOPMENT TO THE NORTH, A NURSING HOME TO THE SOUTH, A CHURCH TO THE EAST, AND PUBLIC BUILDINGS TO THE WEST.
 NO FOREST EXISTS ON THE SITE. HOWEVER, FOUR SPECIMEN TREES ARE LOCATED IN THE VICINITY OF THE PROPERTY.

SUMMARY TABLE

EXISTING FOREST	= 0.00 ACRES
WETLANDS	= 0.00 ACRES
FORESTED WETLANDS	= 0.00 ACRES
STREAM BUFFER	= 0.00 ACRES
FORESTED STREAM BUFFER	= 0.00 ACRES
100 YEAR FLOODPLAIN	= 0.00 ACRES
FORESTED 100 YEAR FLOODPLAIN	= 0.00 ACRES
LINEAR EXTENTS OF STREAMS	= 0.00 LINEAR FEET
AVERAGE WIDTH OF STREAM BUFFER	= 0.00 FEET



VICINITY MAP
 1" = 2000'
 MONTGOMERY COUNTY

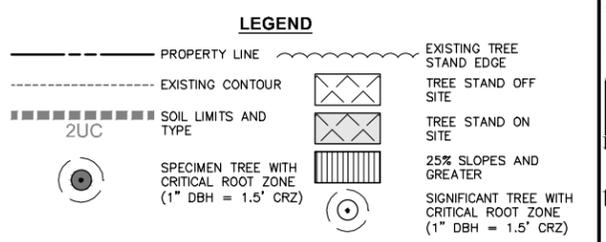
PROPERTY INFORMATION:
 PARCEL NUMBER: LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24
 ACCOUNT NUMBER: 00453613, 00453602, 00453590, 00453588, 00453577, 00453624, 00453635, 00453646, 00453657, 00453668
 SUBDIVISION NUMBER: 7
 ADC MAP/GRID: 5047/G6
 LIBER/FOLIO: L.21733, F.285; L.24390, F.147
 TAX MAP: HM343
 WSS# GRID: 207W/04
 TOTAL ACRES: 1.89 AC
 NET TRACT AREA: 1.89 AC

- GENERAL NOTES**
- THE PROPERTY BOUNDARY INFORMATION IS BASED ON AN A. MORTON THOMAS & ASSOCIATES FIELD RUN SURVEY (JULY 2013).
 - ZONING FOR THESE PARCELS IS R-60.
 - THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS COMPLETED BY A. MORTON THOMAS & ASSOCIATES, INC. IN JULY 2013 AND MONTGOMERY COUNTY GIS TOPOGRAPHIC INFORMATION.
 - THE SITE IS LOCATED WITHIN THE LITTLE FALLS WATERSHED WHICH IS DESIGNATED USE-1/1-P.
 - THERE IS NO FLOODPLAIN ON THIS SITE AS DETERMINED FROM FEMA FLOOD MAP 2403100455D.
 - THERE ARE NO WETLANDS ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE AS SUPPLEMENTED BY THE NATIONAL WETLANDS INVENTORY.
 - THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA.
 - THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
 - FIELD WORK WAS CONDUCTED BY ANDREW STREAGLE, RLA AND ANDREA ROMANO OF A. MORTON THOMAS & ASSOCIATES, INC. ON JULY 9, 2013. TREES WERE MEASURED USING A D-TAPE.
 - THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE RARE, THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS ON THE SITE.
 - THE SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLANS.
 - THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THIS PARCEL. NO TREES ON THE PARCEL HAVE A DBH ≥ 75% OF THE COUNTY OR STATE CHAMPION.
 - AN APPROVED NRI/FSD IS VALID FOR TWO YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI/FSD CHANGES. NRI/FSD'S WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION OR PROJECT LIMITS CHANGE SIGNIFICANTLY.

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	HYDRIC?	K-FACTOR	HIGHLY ERODIBLE?
2UB*	GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES	NO	0.32	NO
MdC**	MANOR-URBAN COMPLEX, 8-15% SLOPES	NO	0.24	NO

*NOTE: K-FACTOR AND ERODIBILITY ARE DETERMINED BY THE MONTGOMERY COUNTY PLANNING DEPARTMENT TREES APPROVED TECHNICAL MANUAL.
 **SOIL SYMBOL BASED ON DISTRICT OF COLUMBIA SOIL SURVEY.



THIS PLAN IS FOR NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN PURPOSES ONLY

A. MORTON THOMAS AND ASSOCIATES, INC.

Designer's Name	12750 Twinbrook Parkway
Address	Rockville, MD 20852
City/State/Zip	301-881-2545
Telephone Number	

DESIGN

Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
Engineer	Date	Checked By:
Drawn by	Date	Checked By:

REVIEW AND APPROVAL

Project Manager	Date
Construction Manager	Date
Park Manager	Date

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 9500 Brunett Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

ISSUED FOR PROCUREMENT ON

REVISIONS		
Rev. No.	Date	Description

NATURAL RESOURCE INVENTORY

WESTERN GROVE PARK	
5409 Grove Street, Chevy Chase, MD 20815	
SCALE: 1" = 20'	Liber 21733 Folio 24390
	Folio 285 147

DWG. # NR100

AMT
 A. Morton Thomas & Assoc., Inc.
 12750 Twinbrook Parkway,
 Rockville, MD 20852
 301.881.2545

FOREST CONSERVATION EXEMPTION INSPECTION NOTES:

- a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
i. Root pruning
ii. Crown Reduction or pruning
iii. Watering
iv. Fertilizing
v. Vertical mulching
vi. Root aeration matting
Measures not specified on the Exemption plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
c. A State of 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 MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
d. Temporary tree protection devices shall be installed per the Exemption Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC 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:
i. Chain link fence (four feet high)
ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
e. 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 MNCPPC. 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 MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
g. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
h. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
i. Removal and replacement of dead and dying trees
ii. Pruning of dead or declining limbs
iii. Soil aeration
iv. Fertilization
v. Watering
vi. Wound repair
vii. Clean up of retention areas
i. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

SPECIMEN, CHAMPION AND HISTORIC TREE TABLE

Table with columns: NO., COMMON NAME, SCIENTIFIC NAME, D.B.H (INCHES), CRITICAL ROOT ZONE (SQ. FT.), CONDITION RATING, CONDITION COMMENTS. Lists various tree specimens with their details.

Table with columns: NO., COMMON NAME, SCIENTIFIC NAME, D.B.H (INCHES), CRITICAL ROOT ZONE (SQ. FT.), CONDITION RATING, CONDITION COMMENTS. Continuation of tree specimen list.

TREE IDENTIFICATION, CONDITIONS AND RETENTION POTENTIAL:

NOTE 1: TREE SPECIES NAMED REPRESENT THE PROFESSIONAL JUDGMENT OF THE PREPARER OR DETERMINATION BY THE MONTGOMERY COUNTY FORESTER. THERE ARE A VARIETY OF REASONS IDENTIFICATION CAN BE INCONCLUSIVE. WINTER IDENTIFICATION IS LESS RELIABLE THAN DURING THE GROWING SEASON. PROPER IDENTIFICATION CAN ONLY BE MADE ON THE BASIS OF FLOWERING PARTS, WHICH ARE OFTEN ABSENT. WHILE THE NAMED GENERA ARE FELT TO BE RELIABLE, SOME SPECIES AND HYBRIDS ARE LESS CERTAIN. ONE EXAMPLE IS THE DISTINCTION BETWEEN QUERCUS SPECIES Q. RUBRA, Q. BOREALIS AND Q. FALCATA ARE ALL CLASSIFIED AS 'RED OAKS' AND THEY ARE NOTABLE FOR FREELY HYBRIDIZING. EVEN EXAMINATION OF FLORAL PARTS IS OFTEN INCONCLUSIVE. THE GENERA MALUS AND CRATAEGUS POSE A SIMILAR CHALLENGE.
NOTE 2: NO WARRANTY, EXPRESSED OR IMPLIED, CAN BE MADE WITH RESPECT TO TREE SAFETY, FITNESS OR SURVIVAL. THE COMMENTARY ABOUT INDIVIDUAL TREES NOTES SOME ACTUAL OR POTENTIAL DEFECTS TO BE CONSIDERED. HOWEVER, HIDDEN FACTORS AND UNFORESEEABLE EVENTS MAY BE HIGHLY SIGNIFICANT, WHILE SOME OF THE POTENTIAL PROBLEMS NOTED MAY NOT. THE PROPOSED DISTURBANCES WILL HAVE SOME ADVERSE IMPACT UPON THE REMAINING TREES. OTHER STRESSES SUCH AS DISEASE, WIND, SUNSCOLD, AIR POLLUTION, REFLECTED HEAT AND LIGHT, INSUFFICIENT OR EXCESS RAINFALL CAN COMBINE TO CAUSE ADDITIONAL DAMAGE OR DEATH TO A TREE. ANY RECOMMENDED ACTIONS ARE INTENDED TO PARTIALLY OFFSET FORESEEABLE DAMAGE. HOWEVER, TREES SHOULD BE MONITORED AND ADDITIONAL CORRECTIVE MEASURES OR REMOVAL MAY BE NECESSARY.

THIS PLAN IS FOR NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN PURPOSES ONLY

DESIGN table with columns: Designer's Name, Address, City/State/Zip, Telephone Number, Date, Checked By.

The Maryland-National Capital Park and Planning Commission logo and contact information: Montgomery County Department of Parks, 9500 Brunnet Avenue, Silver Spring, Maryland 20901, (301) 495-2535

REVIEW AND APPROVAL table with columns: Project Manager, Construction Manager, Park Manager, Date.

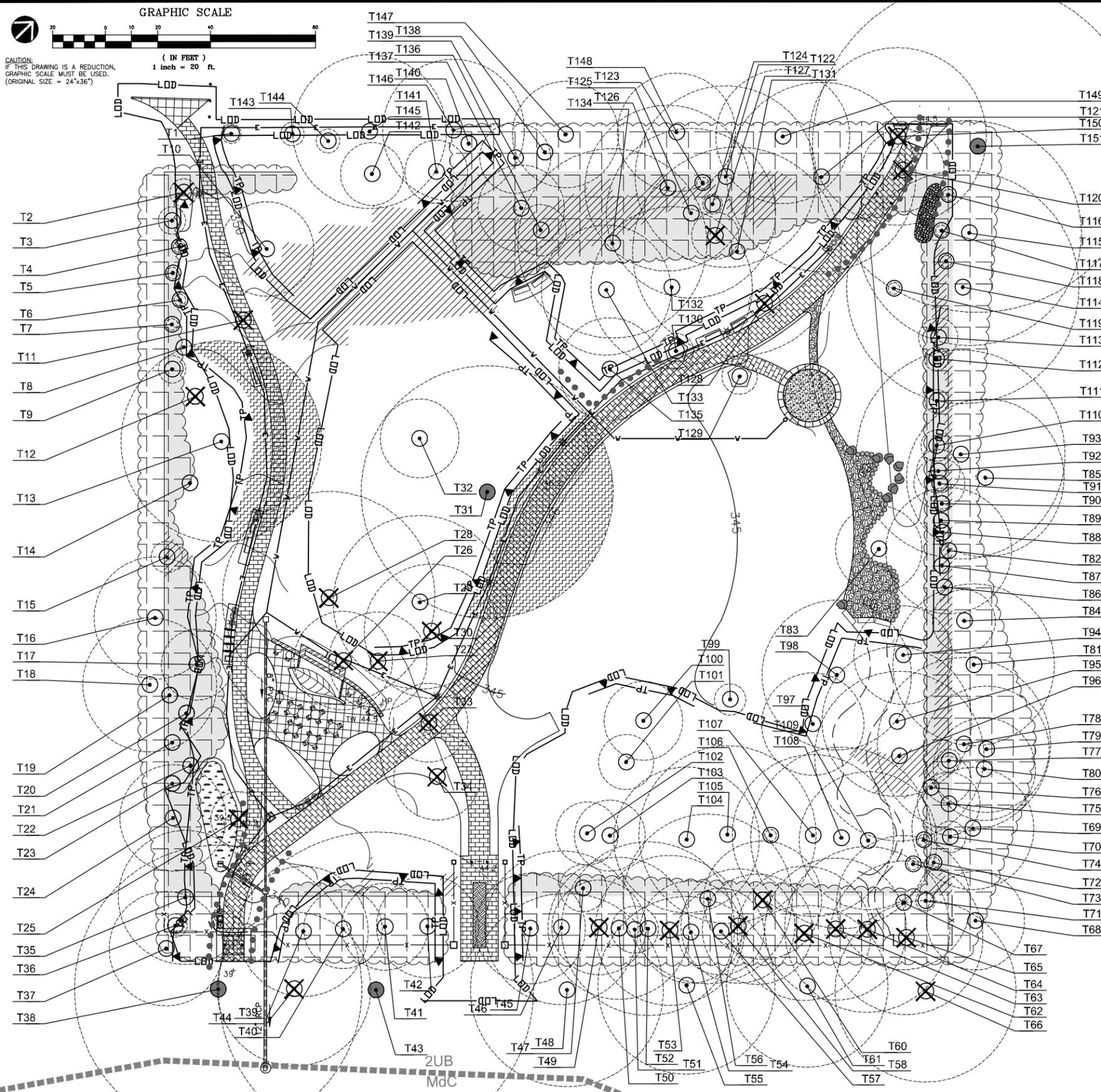
NATURAL RESOURCE INVENTORY TREE PROTECTION DETAILS. WESTERN GROVE PARK, 5409 Grove Street, Chevy Chase, MD 20815. SCALE: NTS. Liber 21733, Folio 24390, 285, 147. DWG. # NR101

FINAL SCANNED:

PLAN SCANNED:

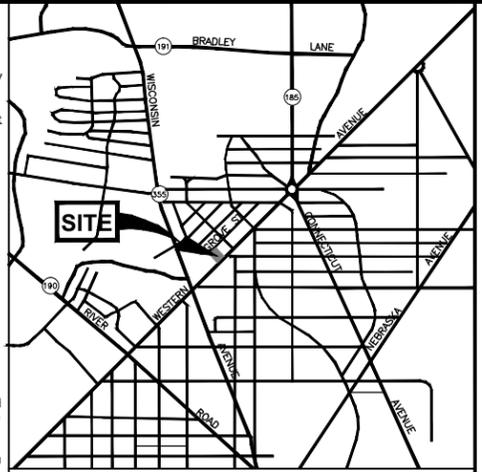
PARK CODE: C10

X:\Rockville\113-339.001 - Chevy Chase Village Chevy\05-CAD\NR102-113339.dwg NR-102 Plotted By: Wlr, Matthew, 9/5/2013 1:59 PM, ---



FOREST CONSERVATION EXEMPTION INSPECTION NOTES:

- a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
- b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - i. Root pruning
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration matting
- c. A State of 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 MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
- d. Temporary tree protection devices shall be installed per the Exemption Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC 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:
 - i. Chain link fence (four feet high)
 - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
- e. 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 MNCPPC. 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 MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
- f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
- g. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
- h. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
 - i. Removal and replacement of dead and dying trees
 - ii. Pruning of dead or declining limbs
 - iii. Soil aeration
 - iv. Fertilization
 - v. Watering
 - vi. Wound repair
 - vii. Clean up of retention areas
- i. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.



VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY

LEGEND

- PROPERTY LINE
- LOD PROPOSED PROJECT LIMITS
- - - EXISTING CONTOUR
- 2UC SOIL LIMITS AND TYPE
- EXISTING TREE STAND EDGE
- ⊗ TREE STAND OFF SITE
- ⊕ TREE STAND ON SITE
- ▨ 25% SLOPES AND GREATER
- ⊙ SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- ⊙ SIGNIFICANT TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- ⊗ TREE TO BE REMOVED
- TP TREE PROTECTION FENCING
- ROOT PRUNING
- ▨ VERTICAL MULCHING
- ROOT PROTECTION ZONE
- ▼ TEMPORARY TREE PROTECTION SIGNAGE
- ◊ TRANSPLANT TREE
- ▨ ABOVE GRADE BRICK TRAIL, SEE DETAIL ON NR103

THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

A. MORTON THOMAS AND ASSOCIATES, INC.			
Designer's Name	12750 Twinbrook Parkway	Landscape Architect	Date
Address	Rockville, MD 20852	Architect	Date
City/State/Zip	301-881-2545	Engineer	Date
Telephone Number		Drawn by	Date

DESIGN			
Checked By:		Date	

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 9500 Brunett Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

NATURAL RESOURCE INVENTORY TREE PROTECTION PLAN
 WESTERN GROVE PARK
 5409 Grove Street, Chevy Chase, MD 20815
 SCALE: 1" = 20' Liber 21733 24390 Folio 285 147

DWG. # **NR102**

A. Morton Thomas & Assoc., Inc.
 12750 Twinbrook Parkway,
 Rockville, MD 20852
 301.881.2545
 Marsha Lea
 FASLA, LEED AP
 LANDSCAPE ARCHITECT
 Len Landscape Architecture LLC
 123 North Carolina Avenue, SE
 Washington, DC 20003
 202.741.9531

FINAL SCANNED:

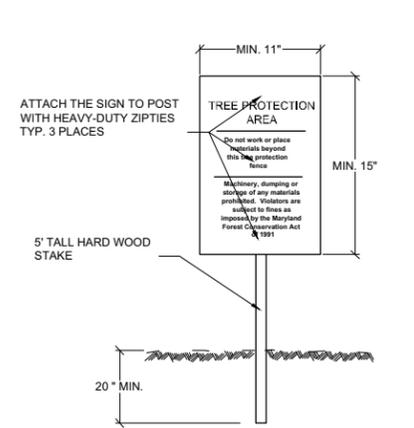
PLAN SCANNED:

PARK CODE: C10

Plotted By: Weir, Matthew, 9/5/2013 2:04 PM

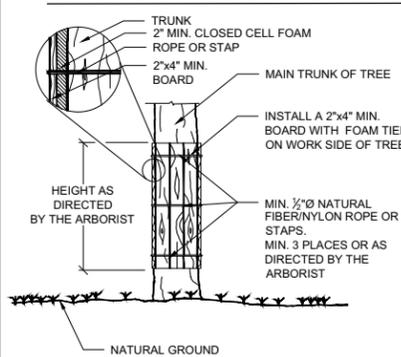
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TEMPORARY TREE PROTECTION SIGNAGE



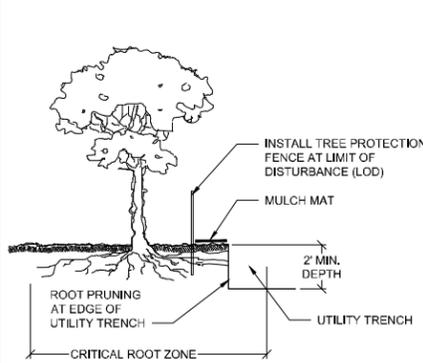
- NOTES: 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

TRUNK PROTECTION DETAIL



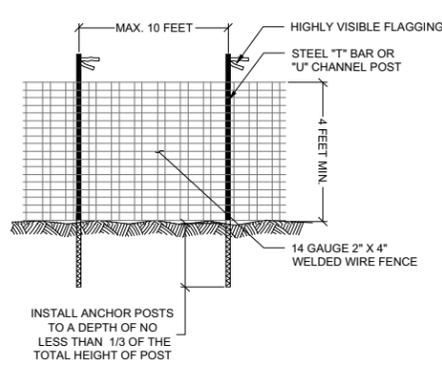
- NOTES: 1. COMPLETE ALL INSTALLATION UNDER THE DIRECTION OF A CERTIFIED ARBORIST. 2. TIE BOARDS WITH WITH 1/2" DIAMETER ROPE OR STAPS SUFFICIENT TO PROTECT ALL AREAS OF THE TREE EXPOSED TO CONSTRUCTION. 3. PROTECT THE TRUNK FROM DAMAGE DUE TO THE STRAPS WITH ADDITIONAL FOAM AND BOARDS AS NEEDED.

ROOT PRUNING AT UTILITY TRENCH WITH GROUND PROTECTION MAT

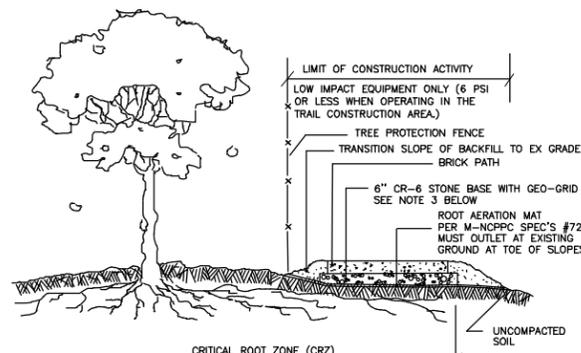


- NOTES: 1. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING. 2. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED. 3. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

TREE PROTECTION FENCING WIRE MESH



- NOTES: 1. FOREST PROTECTION DEVICE ONLY. 2. SET RETENTION AREA AS PART OF THE REVIEW PROCESS. 3. STAKE & FLAG THE BOUNDARIES OF RETENTION AREA PRIOR TO INSTALLATION OF DEVICE. 4. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS. 5. PROTECTIVE SIGNAGE IS REQUIRED. 6. MAINTAIN THE DEVICE THROUGHOUT CONSTRUCTION. 7. ALTERNATIVE TREE PROTECTION DEVICES (IN LIEU OF WIRE MESH): SUPER SILT FENCE OR 3 STRANDS OF SMOOTH 12 GAUGE WIRE. ATTACH HIGHLY VISIBLE FLAGGING TO WIRES @ 12" O.C.



- NOTES: 1. EQUIPMENT SHALL NOT ACCESS WITHIN TRAIL CONSTRUCTION AREA LOD UNTIL ROOT AERATION MATTING IS PLACED ON THE GROUND. USE ONLY LOW-IMPACT CONSTRUCTION EQUIPMENT, 6 PSI OR LESS WHEN OPERATING IN THE TRAIL CONSTRUCTION AREA AND WITHIN THE CRITICAL ROOT ZONES OF THE TREES. 2. ROOT AERATION MAT SHALL BE AN APPROVED TRIPLANAR GEDNET (ASTM D4439) AND GEGRID SHALL BE TENSAR GEO-GRID BX-4100, OR APPROVED EQUAL. 3. M-NCPPC URBAN FORESTER/INSPECTOR MUST APPROVE TREE PROTECTION FENCE FIELD LAYOUT. 4. M-NCPPC URBAN FORESTER SHALL BE NOTIFIED TO INSPECT AND CERTIFY INSTALLATION OF ABOVE GRADE ASPHALT TRAIL IN CRZ. 5. REFER TO SPECIFICATION SECTION 721-TREE PRESERVATION FOR ADDITIONAL INFORMATION. 6. REFER TO DETAIL 313 FOR CROSS SLOPE INFORMATION.

Table with project information: THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, Department of Parks, Montgomery County, Maryland. Includes revision table and standard number 320.

SPECIMEN, CHAMPION AND HISTORIC TREE TABLE

Table with columns: NO., COMMON NAME, SCIENTIFIC NAME, D.B.H. (INCHES), CRITICAL ROOT ZONE (SQ. FT.), CONDITION RATING, CONDITION COMMENTS. Lists various tree specimens with their details.

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THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

A. MORTON THOMAS AND ASSOCIATES, INC. Designer's Name, Address, City/State/Zip, Telephone Number

DESIGN table with columns: Role (Landscape Architect, Architect, Engineer, Drawn by), Date, Checked By.

Table with columns: REVISION, DATE, STANDARD NO. Includes revision table and standard number 320.

The Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks, 9500 Brunnet Avenue, Silver Spring, Maryland 20901 (301) 495-2535

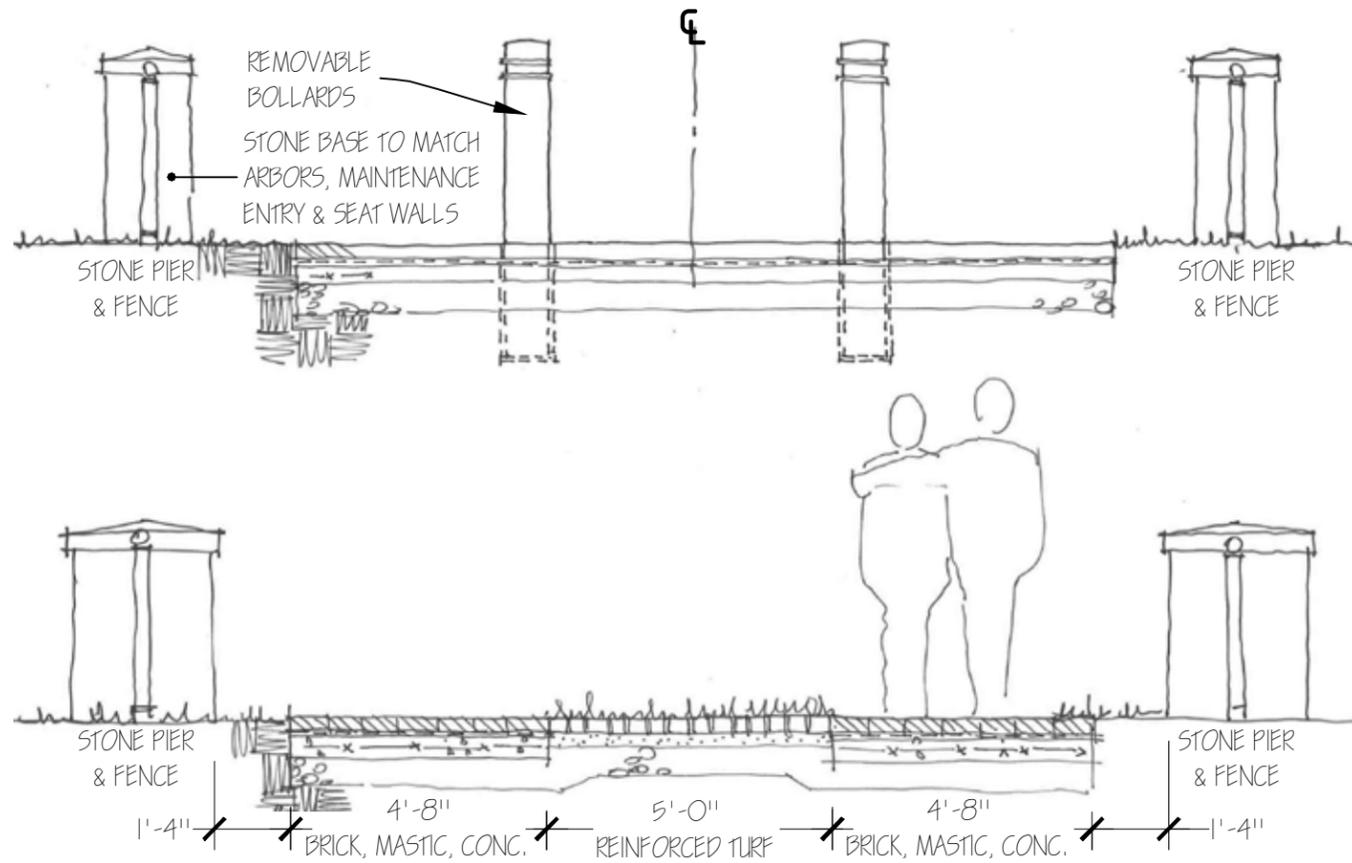
REVIEW AND APPROVAL table with columns: Role (Project Manager, Construction Manager, Park Manager), Date.

ISSUED FOR PROCUREMENT ON table with columns: REVISIONS, Rev. No., Date, Description.

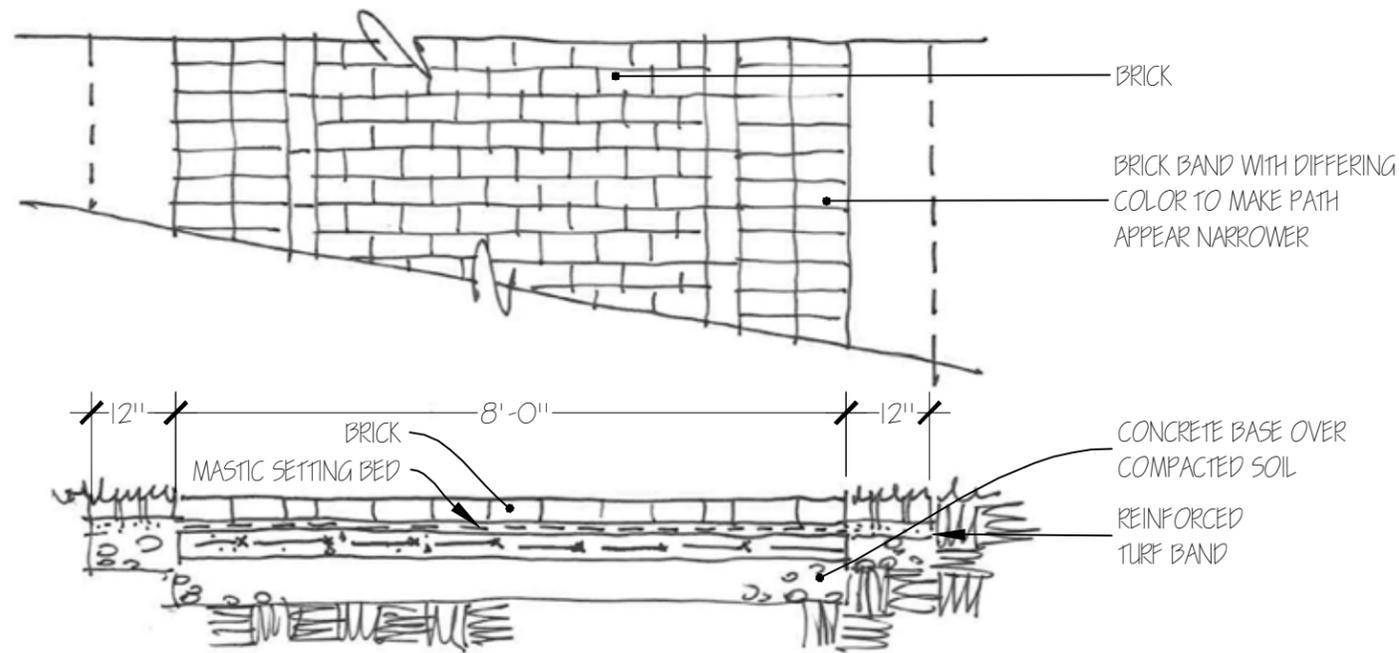
NATURAL RESOURCE INVENTORY TREE PROTECTION DETAILS, WESTERN GROVE PARK, 5409 Grove Street, Chevy Chase, MD 20815, SCALE: NTS, Liber 21733, Folio 285, 24390, 147

DWG. # NR103

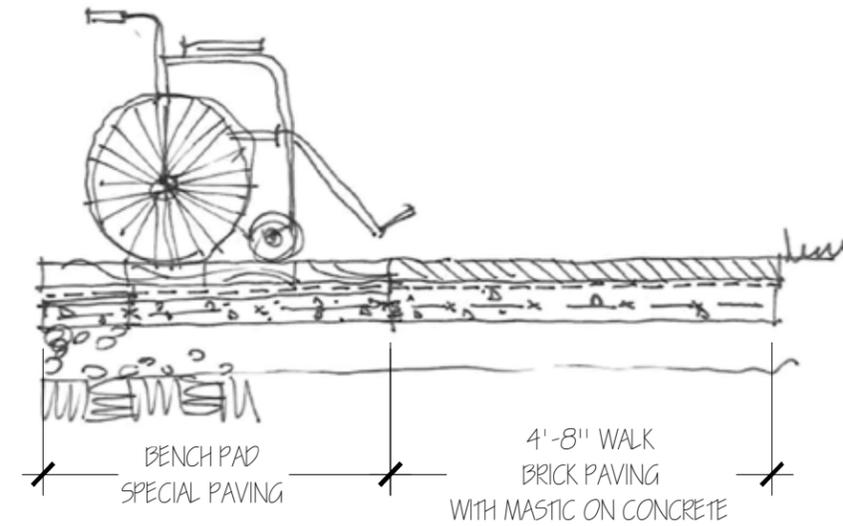
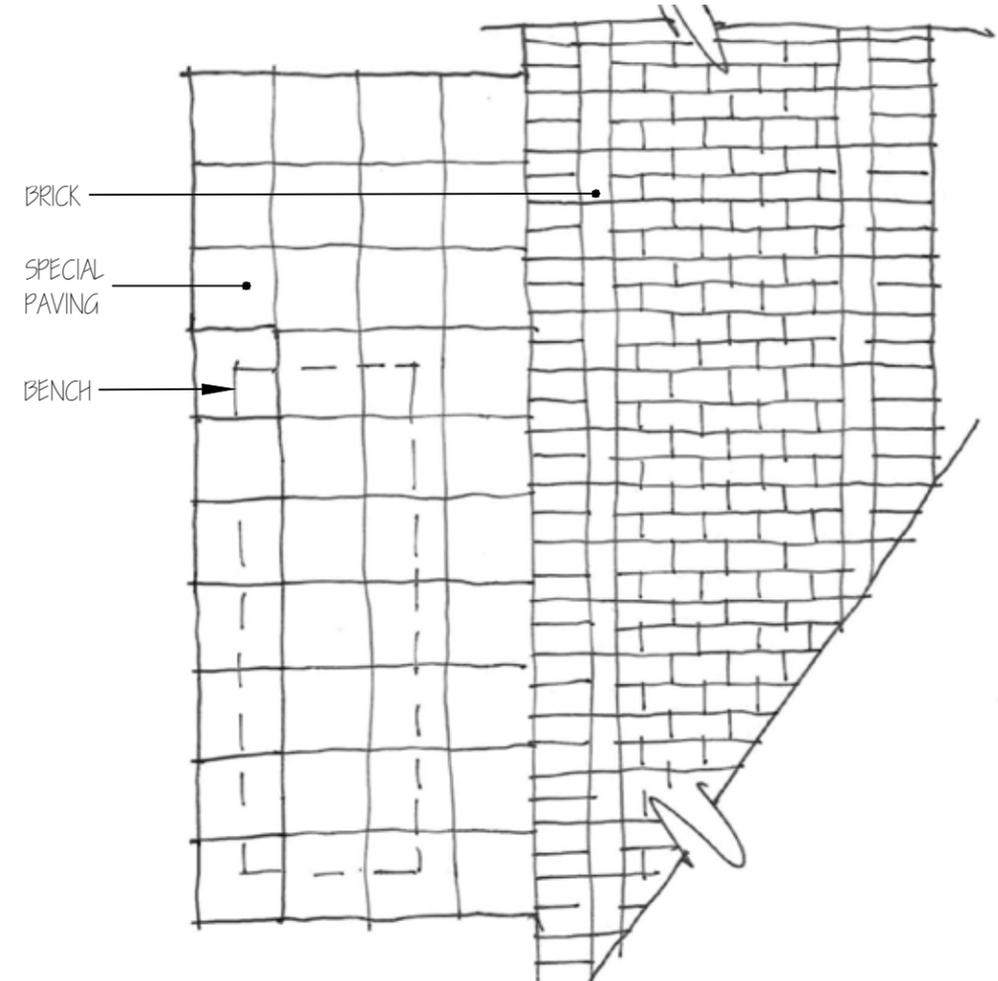
Lea Landscape Architecture LLC, 12750 Twinbrook Parkway, Washington, DC 20003, Marsha Lea, FASLA, LEED AP, LANDSCAPE ARCHITECT, A. Morton Thomas & Assoc., Inc., 12750 Twinbrook Parkway, Rockville, MD 20852, 301.881.2195



SECTION THROUGH MAINTENANCE ACCESS



MAIN PEDESTRIAN WALKWAY



WOODLAND WALKWAY

A. MORTON THOMAS AND ASSOCIATES, INC.		
Designer's Name		
12750 Twinbrook Parkway		
Address		
Rockville, MD 20852		
City/State/Zip		
301-881-2545		
Telephone Number		

DESIGN		
Landscape Architect	Date	Checked By:
Architect	Date	Checked By:
Engineer	Date	Checked By:
Drawn by	Date	Checked By:



The Maryland-National Capital
Park and Planning Commission
Montgomery County Department of Parks
9500 Brunnett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

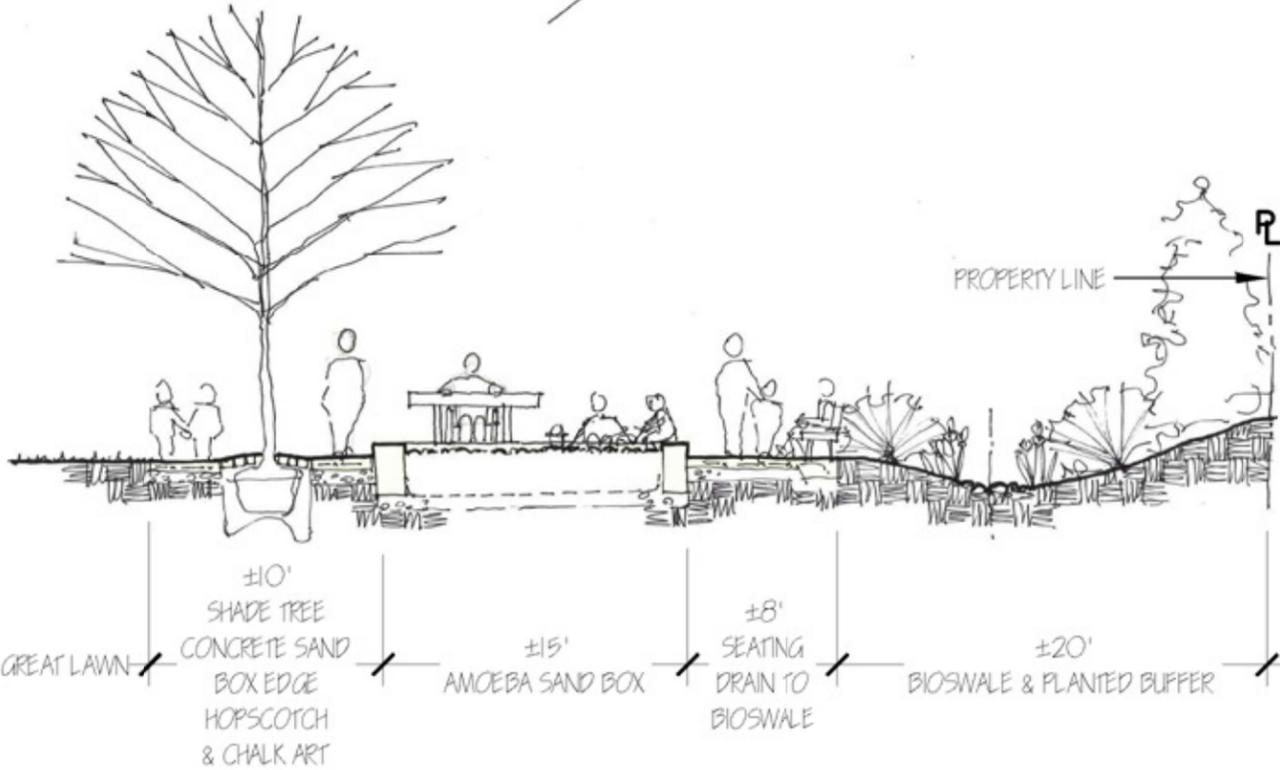
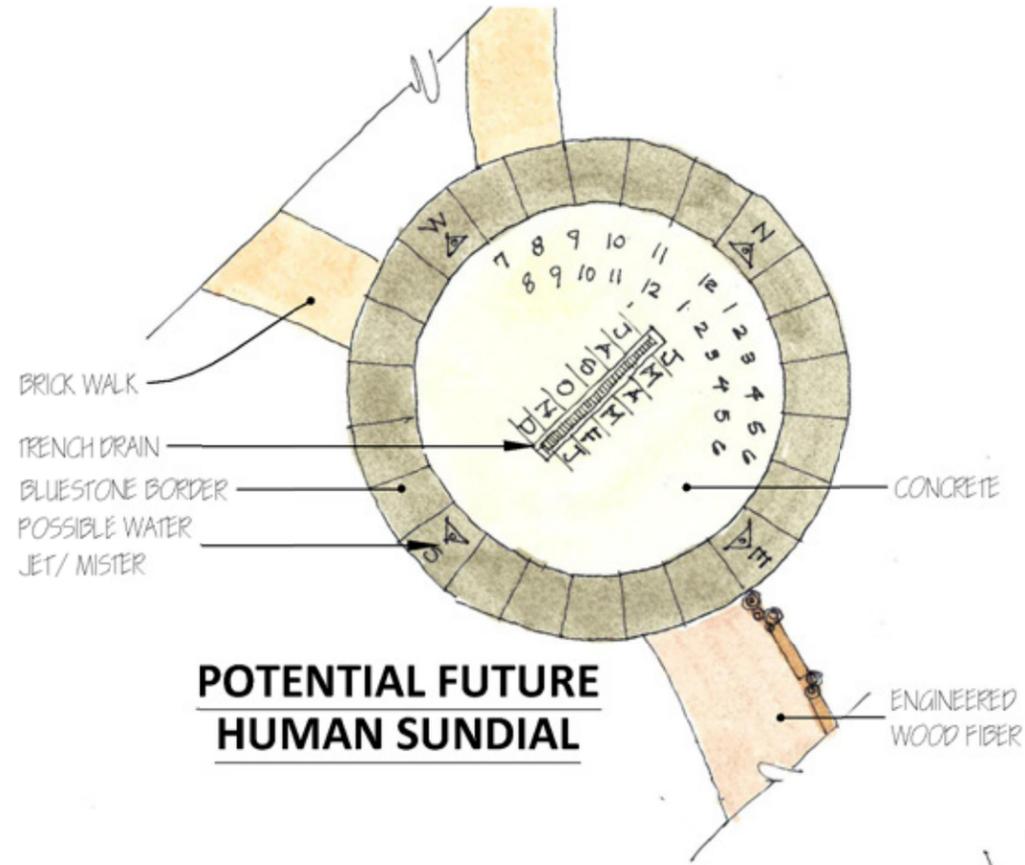
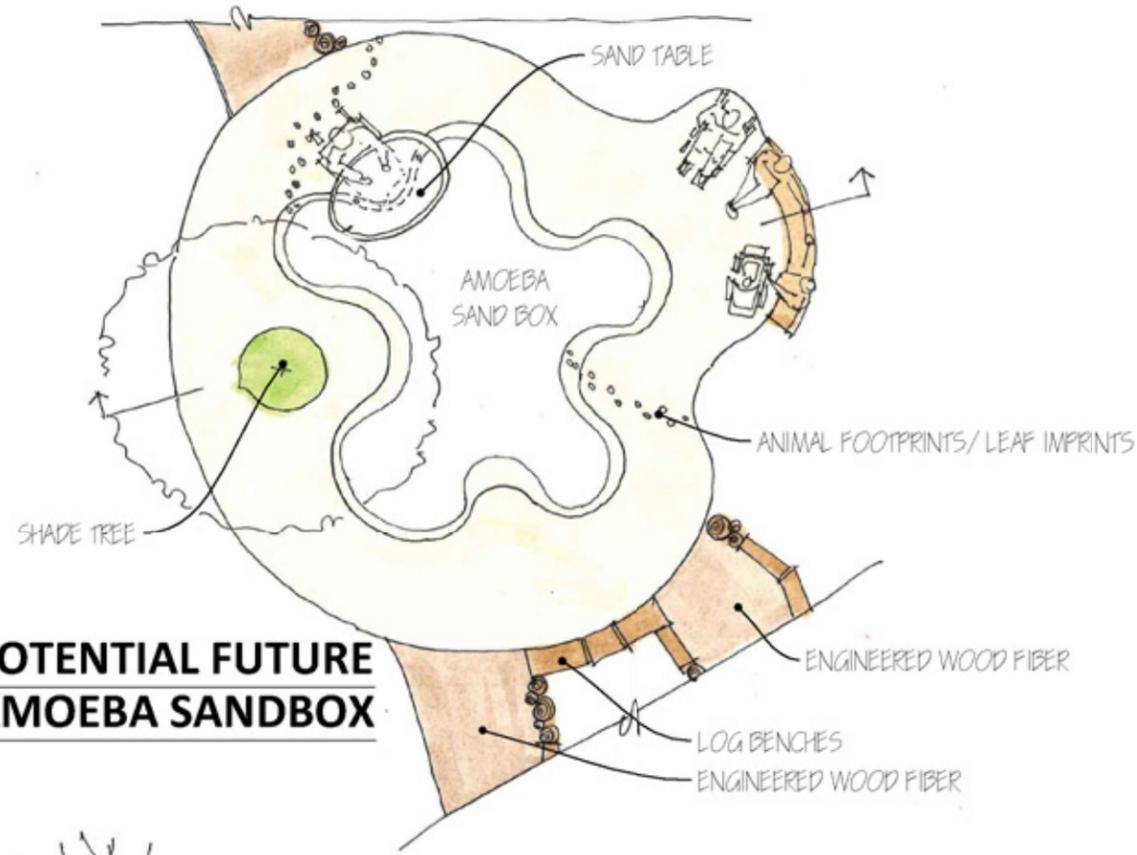
ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

**SITE DETAILS & PRECEDENTS
PATHWAY CONSTRUCTION**

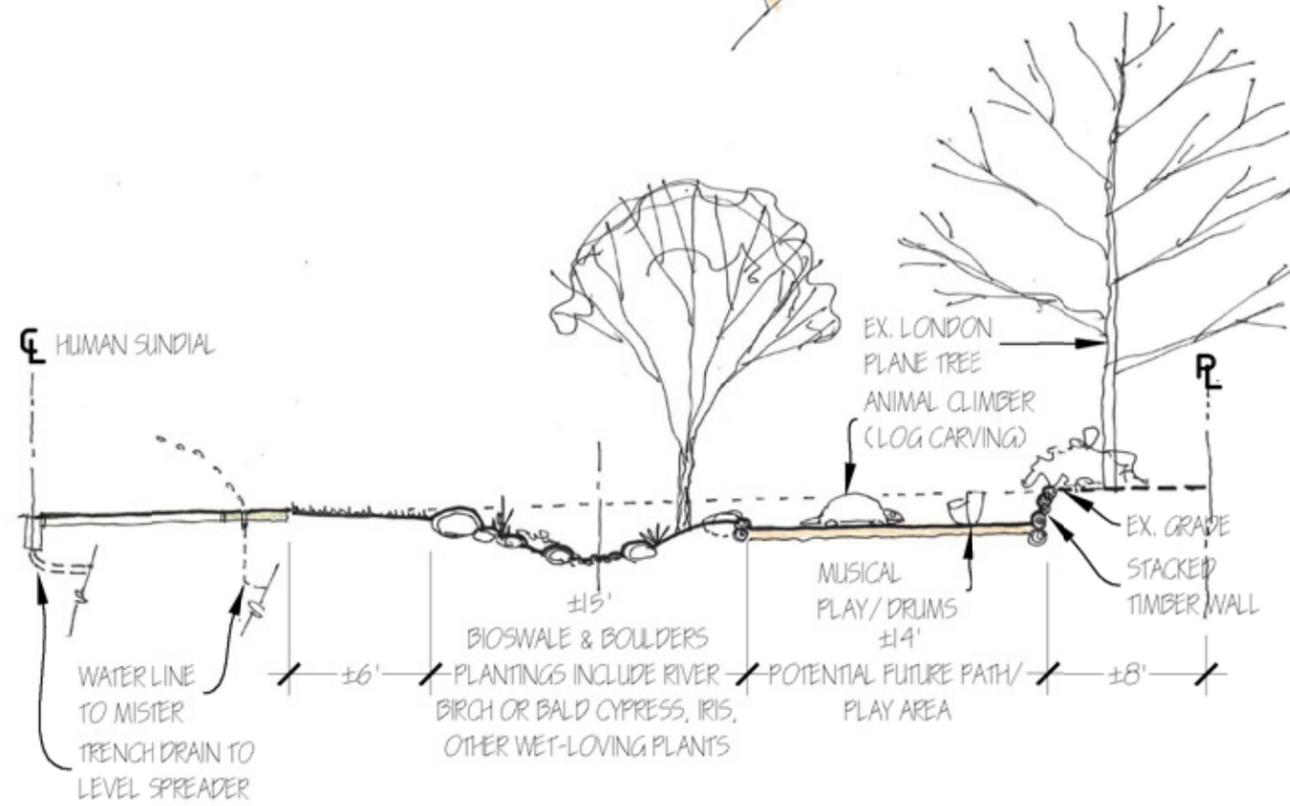
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815

SCALE: VARIES Liber 21733 Folio 285
24390 147

DWG. #



SECTION THROUGH FUTURE SANDBOX



SECTION THROUGH SUNDIAL & FUTURE PATH/PLAY AREA

A. MORTON THOMAS AND ASSOCIATES, INC.		DESIGN	
Designer's Name	12750 Twainbrook Parkway	Landscape Architect	Date
Address	Rockville, MD 20852	Architect	Date
City/State/Zip	301-881-2545	Engineer	Date
Telephone Number		Drawn by	Date
		Checked By	Date

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 9500 Brunnett Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL		ISSUED FOR PROCUREMENT ON	
Project Manager	Date	Rev. No.	Date
Construction Manager	Date	Description	
Park Manager	Date		

SITE DETAILS & PRECEDENTS
NATURAL PLAY AREA STUDIES
 WESTERN GROVE PARK
 5409 Grove Street, Chevy Chase, MD 20815
 SCALE: VARIES
 Liber 21793 24390
 Folio 285 147

DWG. #

SUGGESTED PLANT MATERIALS

PLANT MATERIAL IMAGES

SHRUBS

BOTANICAL NAME	COMMON NAME
Cephalanthus occidentalis	Buttonbush
Cornus sanguinea	Redtwig Dogwood
Cornus sanguinea 'Arctic Sun'	Dwarf Redtwig Dogwood
Ilex verticillata 'Red Sprite'	Dwarf Winterberry
Ilex verticillata 'Sparkleberry'	Sparkleberry Winterberry
Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry
Itea virginica "Little Henry"	Little Henry Virginia Sweetspire
Itea virginica "Henry Garnet"	Henry Garnet Virginia Sweetspire
Hamamelis virginiana	Common Witchhazel
Lindera benzoin	Spice Bush
Rhus aromatica (and cv.'s)*	Fragrant Sumac
Rhododendron obtusum "Kurume"	Kurume Azalea
Rhododendron carolinianum	
Rhododendron catawbiense	
Viburnum dentatum	Arrowwood Viburnum
Viburnum lentago	Nannyberry

HERBACEOUS PERENNIALS & ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME
Arisaema triphyllum	Jack-in-the- pulpit
Asarum canadense	Wild ginger
Comptonia peregrina	Sweetfern
Dryopteris marginalis	Evergreen wood fern
Erythronium americanum	Trout lily
Gaultheria procumbens	Wintergreen/ teaberry
Geranium maculatum	Wood geranium
Hepatica americana	Round-lobed hepatica
Heuchera americana	Alum-root
Hypericum calycinum	St. John's Wort
Hypericum reptans	
Ilex crenata "Kingsville"	
Iris crestata	Crested iris
Iris versicolor	Blue iris
Jasminum nudiflorum	Winter Jasmine
Lobelia cardinalis	Cardinal flower
Muhlenbergia capillaris	Muhly grass
Osmunda cinnamomea	Cinnamon fern
Paxistima canbyi	Paxistima
Penstemon digitalis	Penstemon
Polystichum acrostichoides	Christmas fern
Rhus aromatica "Gro Lo"	Gro Lo Fragrant Sumac
Schizachyrium scoparium "Little Bluestem"	Little Bluestem



Hamamelis virginiana
Common witchhazel



Cornus sanguinea
Redtwig Dogwood



Cephalanthus occidentalis
Buttonbush



Ilex verticillata
Winterberry



Itea virginica
Virginia sweetspire



Rhododendron carolinianum
Carolina rhododendron

VINES

BOTANICAL NAME	COMMON NAME
Campsis radicans	Trumpet Creeper
Gelsemium semipervirens	Carolina Jessamine
Parthenocissus quinquefolia	Virginia Creeper



Gelsemium semipervirens
Carolina Jessamine



Campsis radicans
Trumpet Creeper



Osmunda cinnamomea
Cinnamon fern



Muhlenbergia capillaris
Muhly grass



Lobelia cardinalis
Cardinal flower



Iris versicolor
Blue iris



Asarum canadense
Wild Ginger

FINAL SCANNED:

PLAN SCANNED:

PARK CODE: C10

Plotted By: Weir, Matthew, 9/5/2013

X:\Rockville\113-339-001 - Chevy Chase Village Chevy\05-CAD\XHBIT Site Details and Precedents.dwg & Arboretum-Themed Planting Design 2:54 PM, 9/5/2013

A. MORTON THOMAS AND ASSOCIATES, INC.		
Designer's Name		
12750 Twinbrook Parkway	Landscape Architect	Date
Address	Architect	Date
Rockville, MD 20852	Engineer	Date
City/State/Zip	Checked By:	
301-881-2545	Checked By:	
Telephone Number	Drawn by	Date
	Checked By:	

DESIGN		
	Date	Checked By:

	Date	Checked By:



The Maryland-National Capital
Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

SITE DETAILS & PRECEDENTS
Arboretum-Themed Planting Design
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815
SCALE: VARIES Liber 21733 Folio 285
24390 147

DWG. #

AMT
 A. Morton Thomas & Assoc., Inc.
 12750 Twinbrook Parkway,
 Rockville, MD 20852
 301.881.2545
Marsha Lea
 FASLA, LEED AP
 LANDSCAPE ARCHITECT
 Len Landscape Architecture LLC
 123 North Carolina Avenue, SE
 Washington, DC 20003
 202.724.9331

Appendix A

Planning Board Approval Demolition, Site Cleanup and Interim Improvements July 3, 2008

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MCPB _____
July 3, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks *M Bradford*
Mike Riley, Deputy Director of Parks for Administration
John Hench, Chief, Park Planning and Stewardship Division *J Hench*

FROM: Brenda Sandberg, Legacy Open Space Program Manager *BBS*
Dom Quattrocchi, Legacy Open Space Senior Planner *D Quattrocchi*

DATE: June 26, 2008

RE: **Chevy Chase Open Space Urban Park: 1)** Briefing on Park Planning Process; and
2) Recommendation for Demolition of Buildings, Resolution #02-01-08 of Chevy Chase Village Board of Managers

Recommended Action

Staff recommends that the Planning Board:

- 1) Review and comment on the proposed planning process for Chevy Chase Open Space Urban Park.** Park Planning & Stewardship Division of the Department of Parks is initiating the planning process for this important site that has recently become available for park use.
- 2) Approve demolition of the house, garage and associated paving contained within Chevy Chase Open Space to achieve the urban park goal for which the parkland was acquired through the Legacy Open Space program.** Chevy Chase Open Space was acquired in FY03 as a designated Urban Open Space within the *Legacy Open Space Functional Master Plan (2001)*. A resolution passed by the Commission's partner in the acquisition, the Chevy Chase Village Board of Managers, and communication received from other civic associations strongly recommend the demolition of the buildings on the site as soon as practical (see Attachments A, B and C). Staff concurs with the Village resolution to demolish the buildings to prepare the site for the eventual construction of this new urban park.



Figure 1 - Chevy Chase Open Space Urban Park Vicinity Map

Background

Chevy Chase Open Space Urban Park (also known as the Wohlfarth Property) was identified in the 2001 *Legacy Open Space Functional Master Plan* (LOS Plan) as one of six urban open spaces that met the Plan's criteria to be one of the "best of the best" open spaces within Montgomery County. The site was identified as a critical open space



Figure 2 – Park Locator Map

opportunity in the very dense neighborhoods next to the Friendship Heights Metro station. The goal of the Urban Open Space category within the LOS Plan is to serve the open space needs of existing neighborhoods, including spaces along major roads and highways, vacant land within existing urban neighborhoods, and important urban natural areas. The Wohlfarth property (as it is identified in the LOS Plan) was evaluated and found to be a minimally developed, relatively large parcel of open land in one of the most densely developed corridors of the County.

The property was acquired in partnership with Chevy Chase Village who contributed 25% of the acquisition cost to the Legacy Open Space program through a Memorandum of Understanding (MOU) signed by the Village, the Commission, and Montgomery County (See Attachment D). Issues addressed in various clauses in the MOU include:

- Contribution of \$1.25 million to the Legacy Open Space program over a period of nine years toward the acquisition of the site. To date, the Village has contributed \$343,000 in allocated State POS funds and \$700,000 in cash. The contributions outlined in the MOU will be completed by FY11.
- Annexation of the park into the Village at the cessation of the life estate. Annexation into the Village boundaries was completed December 10, 2007.
- Initial division of responsibilities for maintenance of the property. The MOU outlines that Chevy Chase Village will provide police services and trash removal and that the Commission will provide for other maintenance of the buildings and grounds, including lawn and vegetation maintenance, winterization and maintenance of the house, and removal of large debris.
- Discussion of a partnership between the Commission and the Village for joint development of a Management Plan (now called an Operation & Use Plan) to determine design and uses for the park.

The 1.9-acre site consists of ten recorded lots between Western Avenue and Grove Street adjacent to the Chevy Chase Land Company development and one block from the Metro station (see Figures 1 – 3). The site is located within the corporate limits of Chevy Chase Village and is immediately adjacent to the Friendship Heights Sector Plan area and across Western Avenue

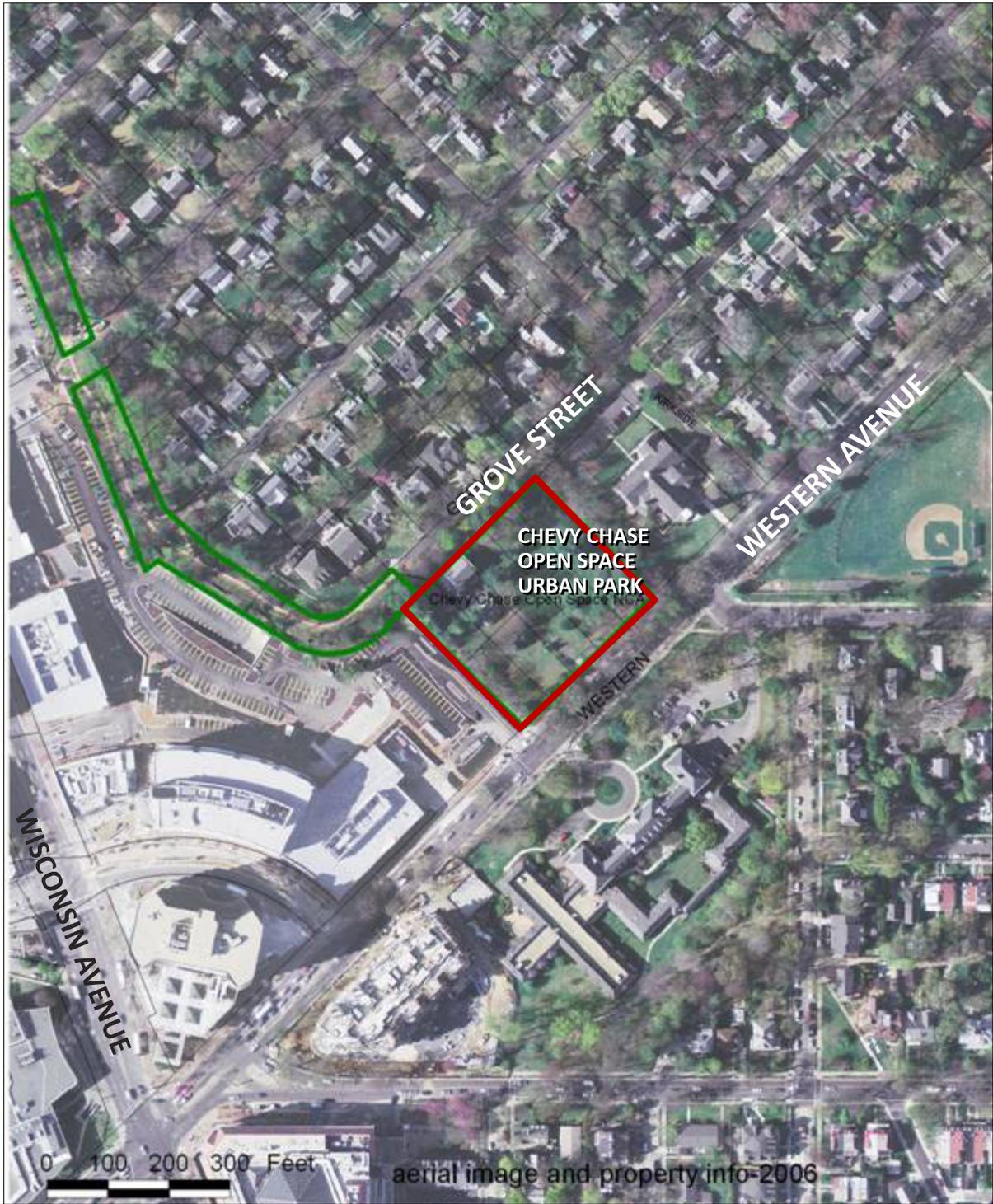


Figure 2 – Aerial View of the Park and vicinity

from Washington, DC. The site is currently configured as a single family residence and a three car garage/workshop with significant plantings of trees and shrubs throughout the property and along the perimeters. Vehicle access to the driveway and parking pad is provided from Western Avenue.

The Colonial Revival house dates from 1975, matching a common architectural style in the surrounding neighborhood of single-family homes. The house served as the home of Mr. William Jarboe Wohlfarth from its construction to his passing at the beginning of this decade. Mr. Wohlfarth donated the property to the Washington Masonic temple of which he had been a high ranking member for many years. Cultural Resources Stewardship and Historic Preservation staff have reviewed the buildings and determined that they do not qualify for any type of historic designation based on their recent age and lack of distinguishing characteristics.

The Commission acquired the property from the Masonic temple in 2002 with the condition of a life estate tenancy. The life estate ended recently and the Commission gained full control of the property in November, 2007. The site was incorporated in the Park Managers' schedules for regular grounds maintenance, and Property Management and Central Maintenance coordinated to winterize and secure the buildings. Police oversight and snow removal are being provided by Chevy Chase Village under the auspices of the interagency MOU. Since fall 2007, significant coordination with Chevy Chase Village has occurred through presentations and attendance at several Village Board meetings and additional coordination with Village staff.



Figure 3 – Oblique Aerial View of House looking northwest



Figure 4 – Front View of House from Grove Street



Figure 5 – the Garage / Workshop

Park Planning Process

An internal park and planning staff team has been selected to work on the Operation & Use Plan for the site, including Historic Preservation, Park Planning, Park Development, Park Management, Park Police, Community-based Planning, Landscape Design, and other Commission staff.

Staff proposes to proceed with the development of this site into a new urban park through several steps.

I. Public Outreach/Charrettes

Given the importance of this urban park site and the strong community interest in moving forward quickly with this planning process, public outreach efforts will be initiated this summer and continue into the fall. A multi-step charrette process has been determined to be the best tool for incorporating public input early into the planning and design process, similar to the charrettes conducted several years ago for the Warner Property. Outreach efforts will focus on reaching citizens of the Village, our primary partner in this project, and citizens from surrounding neighborhoods (Friendship Heights and others) and the District of Columbia. The Village also intends to establish a representative committee to be the primary communication link with the Commission throughout this planning process.

Commission and Village staff have solicited a proposed contract from a landscape architectural firm to conduct a two-part charrette and produce a final report with a single consensus concept drawing for the park. The contract includes a detailed site survey of all the vegetation on the site, a necessary step prior to undertaking any planning for the site. The Chevy Chase Village Board of Managers has committed to paying for half of the charrette contract under certain circumstances (see discussion in next section and Attachment D). Park staff has confirmed that adequate funds (approximately \$8,000) are available in an existing Facility Planning PDF to be used for half of the proposed contract. Park staff is coordinating with the Finance office to confirm the appropriate contracting arrangement.

II. Operation and Use Plan

The concept plan that results from the public outreach and charrette process will be evaluated by staff and incorporated into an Operation and Use Plan. Operation and Use Plans (formerly known as a Park Management Plans) are conducted under the leadership of Park Planning and Stewardship Division staff in cooperation with the Park Region staff and other divisions with Parks and Planning. O&U Plans include the overall concept plan for a park, a public access plan (trails/signage/parking), a resource management plan (forest/streams/horticulture), and a park operations plan. Operation and Use Plans also include estimates of the operating budget impacts (OBI) from the proposed park concept. The O&U Plan is primarily an internal staff-level document, but the park concept plan and the public access plan sections are brought to the Planning Board for your review and approval.

For Chevy Chase Open Space, the Operation and Use Plan will also include recommendations for the continuing partnership between the Village and the Commission for the development and operation of this park. The park concept plan, public access plan, and any proposals for the partnership with the Village will be presented to the Planning Board for their review and approval.

III. Facility Plan

Once the Planning Board has reviewed and approved the concept plan, the park will enter the queue to undergo Facility Planning, the process through which parks and park facilities undergo detailed design and engineering (30% design stage) and results in more refined cost estimates for implementation. Facility Planning is managed by the Park Development Division and is budgeted through a project in the Parks Capital Improvement Program (CIP). Facility Plans are reviewed and approved by the Planning Board. The earliest Chevy Chase Open Space could be added to the Facility Planning program would be in FY10, possibly much later depending on other projects awaiting facility planning.

IV. Design and Construction

Once a Facility Plan is completed and approved by the Planning Board, the Park may be added to the queue for final design and construction funds through the CIP. Design and construction is also managed by the Park Development Division.

One relatively unique factor the Parks Department and Planning Board will need to consider in funding and scheduling this park development process is the financial partnership with Chevy Chase Village. The Village is already a substantial financial partner in the preservation of this open space and has offered to support the planning, design, and construction of the park. The Village Board of Managers has committed to funding half of the consultant contract for the charrettes (see section below) and has publicly discussed additional contributions throughout the development process to ensure a timely development of this park within their borders.

Demolition of Buildings

As a designated Urban Open Space within the *Legacy Open Space Functional Master Plan* (2001), one of the primary goals for the Chevy Chase Open Space is to provide green open space as a respite from the urban environment. The first step in the planning process for this site as described above is to determine the fate of the improvements currently on the site in the context of the Legacy Open Space Plan.

Public Input

On February 11, 2008, the Chevy Chase Village Board of Managers passed a resolution (Attachment A) strongly recommending the removal of the buildings on the site as soon as practical to “fulfill the objectives of the Legacy Open Space Master Plan, by promoting the public health, safety and welfare, as well as the urban park objectives for which the Village contributed funds for the acquisition of the Wohlfarth Property.” The Village has received

comment on this site throughout 2007 and conducted a public hearing with a significant amount of testimony from their community prior to adopting this Resolution.

The Village sent an additional letter to the Commission (April 22, 2008, Attachment B) to reiterate their support for timely demolition of the buildings and to offer to financially participate in the public outreach charrettes. The Village is offering to pay one-half of the cost of the charrettes “provided the Commission agrees that the structures on the property will be removed promptly.”

Additional community support for the demolition of the buildings to maximize open space was received from the Citizens Coordinating Committee on Friendship Heights (Attachment C), an umbrella group that represents 15 citizens associations in the immediate vicinity of the site. The CCCFH says that the demolition of the existing buildings is necessary to achieve a well designed site that can function as a true urban park for the benefit of nearby residents and visitors.

Staff Analysis

The internal Operation & Use Planning Team for this site concurs with the recommendation to demolish the buildings to prepare the site for the park planning process and eventual construction of this new urban park. Evaluation of the Chevy Chase Open Space site by the planning team has identified several factors that influenced this recommendation to remove the buildings and associated pavement.

Policy Goals in Approved Public Policy Documents

- The ***Legacy Open Space Functional Master Plan’s*** designation of this site as Urban Open Space envisions a largely passive open space environment and identifies this site as a “rare opportunity to retain existing green open space” (LOS Plan, p. 80).
- The **Memorandum of Understanding (MOU)** between the County, Village and the Commission states that the site “will be used in a manner consistent with the purposes identified in the Legacy Plan.”
- Goals for LOS Urban Open Spaces include preserving green space, preserving undeveloped parcels, and providing a transition between central business districts (CBDs) and adjacent residential neighborhoods.

Community Input

- Since the acquisition of this site, the broader community has continuously expressed a desire that the entire site would be made available as open space by removing the buildings.
- Chevy Chase Village and the umbrella group of local citizens associations have sent formal communications supporting rapid demolition of the buildings.
- The Village has offered to fund half of the contractor cost for the charrette process and may consider funding demolition and other future development expenses once the policy decision to remove the buildings is made.

Site Constraints

- Approximately one-fourth of an acre, 12% of this relatively small park (1.9 acres), is currently encumbered by improvements. The pavement and buildings cut across the site from southeast to northwest, effectively removing a much larger portion of the site from feasible open space use.
- Retention of those improvements would significantly infringe on the amount of usable open space area and would impede the overall function of the park by obstructing pedestrian flow, negatively impacting the park-like atmosphere, and limiting the available area to meet passive recreational objectives.
- Almost any potential public or private use of the buildings would require additional infringement into the green open space for increased parking and further disrupt the pedestrian flow through the site. Initial evaluation of the site for potential park office use has determined that the necessary increase in automobile traffic through the property would unacceptably impede the use of the site as a park.

Planning Process

- The public outreach and planning process will be significantly streamlined and come to more productive conclusions if the absence of the buildings is a known factor.
- If this decision is not made now, the charrettes and planning work done by citizens, consultants and the staff planning team will need to look at two scenarios instead of focusing on one, thus diluting the effectiveness of those efforts.
- Creation of two concept plans during the charrettes will likely increase the cost of the public outreach consultant contract, as well.
- Once the decision is made to proceed with demolition, funding can be pursued. A funding source has not yet been identified to pay for the demolition. An estimated cost for demolition of the buildings, surrounding pavement, and temporary vegetative stabilization of the site is \$50,000.

Staff feels quite strongly that this site was acquired with the specific intent of creating the maximum open space possible in the midst of a densely developed urban area, and that removal of the existing development on the site is a critical step in achieving that goal. The policy decision to remove the buildings is the first step to be taken prior to proceeding with the rest of the Operation & Use Planning process.

Recommended Planning Board Action

In order to achieve the important urban park goals for Chevy Chase Open Space Urban Park, staff recommends that the Planning Board approve demolition of the house, garage and associated paving, to be implemented as soon as appropriate funding is identified.

Appendix A

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
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DAVID L. WINSTEAD
Vice Chair
SUSIE EIG
Secretary
GAIL S. FELDMAN
Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

February 21, 2008

Mr. Royce Hanson, Chair
Maryland National Capital Park and Planning Commission
8989 Georgia Avenue
Silver Spring, Maryland 20910



OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Hanson:

I write to you today on behalf of both the residents and the Board of Managers of Chevy Chase Village (the Village). As you are aware, the Village and Montgomery County began collaboration on acquiring the Wohlfarth Property as Urban Open Space in 2000. Under the auspices of the Legacy Open Space Program purchase of the property occurred in 2002, and in the past year, possession of the property has finally transferred to the County. The Maryland National Capital Park and Planning Commission (Park and Planning) deserves significant credit for making this acquisition a reality and the Village thanks the entire Park and Planning organization for its commitment to the property and the Village looks forward to a continued strong and collaborative working relationship as we move into development of the property's management plan.

To that end, and following multiple meetings with both Park and Planning officials and staff and multiple meetings with Village residents, the Village Board of Managers forwards the attached copy of a duly executed resolution passed unanimously at the Board's February 11, 2008 regular meeting stating:

The Board finds that demolition and removal of the existing structures on the Wohlfarth property would fulfill the objectives of the Legacy Open Space Master plan, by promoting the public health, safety and welfare, as well as the urban park objectives for which the Village contributed funds for the acquisition of the Wohlfarth Property;

Chevy Chase Village asks that the Park and Planning Commission take up this matter at its earliest convenience and vote to authorize the structures' removal, and further that the actual removals be scheduled as soon as possible.

Please do not hesitate to contact me regarding any question you may have.

Sincerely,

Dr. Douglas B. Kamerow
Chair, Chevy Chase Village Board of Managers

cc: Chevy Chase Village Board of Managers
Ms. Brenda Sandberg, Park and Planning

Introduced: 02-11-08
Adopted: 02-11-08
Resolution No. 02-01-08

RESOLUTION

WHEREAS, Montgomery County (the “County”) has the authority to acquire and maintain properties for use as public parks and/or open space within the boundaries of Montgomery County to promote the public health, safety and welfare; and

WHEREAS, Chevy Chase Village (the “Village”) has the authority to acquire and maintain properties for use as public parks and/or open space within and adjacent to the boundaries of Chevy Chase Village to promote the public health, safety and welfare; and

WHEREAS, the County approved the Legacy Open Space Master Plan in July, 2001 (“Legacy Plan”); and

WHEREAS, certain property immediately adjacent to the Village, commonly known as the Wohlfarth Property and more particularly described in Schedule A, attached hereto and incorporated herein, was acquired by the County pursuant to the Legacy Plan for use as a public park; and

WHEREAS, the Village contributed funds to the County for the acquisition for the Wohlfarth Property; and

WHEREAS, the Legacy Plan identified the Wohlfarth Property as a property that “represent[s] a rare opportunity to retain existing green open space in an urban area”; and

WHEREAS, the County, the Village and the Maryland National Capital Park and Planning Commission (the “Commission”) entered into a Memorandum of Understanding regarding the acquisition, operation and management of the Wohlfarth Property on August 12, 2002; and

WHEREAS, the aforesaid Memorandum of Understanding states, *inter alia*: ...the property shall be put to a use that is consistent with the Legacy Plan...the Commission and the Village will jointly prepare a management plan (“Management Plan”) in accordance with the Legacy Plan and the acquisition goals as stated in the Legacy Plan for the Wohlfarth Property; and

WHEREAS, subsequent to the acquisition of the Wohlfarth Property by Montgomery County, the Wohlfarth Property was annexed into the Village; and

WHEREAS, the Chevy Chase Village Board of Managers received comments from Village residents and discussed possible uses for the Wohlfarth Property at various board meetings held in open session during the calendar year 2007; and

WHEREAS, after public notice duly published, at the February 11, 2008 regular meeting of the Chevy Chase Village Board of Managers, the Board of Managers held a public hearing on

possible future uses of the Wohlfarth Property and specifically whether the existing structures on the Wohlfarth Property should be maintained or demolished; and

WHEREAS, the Board of Managers received written comments from Village residents prior to the public hearing, which comments were included in the record of the public hearing and the Board of Managers received oral comments from the public at the public hearing; and

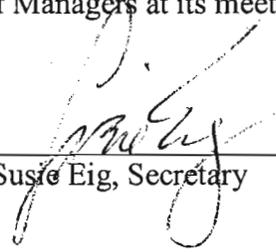
WHEREAS, the Board of Managers has considered all proper comments submitted orally or in writing regarding possible future uses of the Wohlfarth Property and whether the existing structures on the Wohlfarth Property should be maintained or demolished.

NOW, THEREFORE, BE IT RESOLVED, this 11th day of February, 2008, by the Chevy Chase Village Board of Managers, as follows:

1. The Board finds that demolition and removal of the existing structures on the Wohlfarth Property would fulfill the objectives of the Legacy Open Space Master Plan, by promoting the public health, safety and welfare, as well as the urban park objectives for which the Village contributed funds for the acquisition of the Wohlfarth Property;
2. The Board hereby expresses its intent and desire that the structures on the Wohlfarth Property be demolished and removed from the site as soon as practical; and
3. The Village Manager is authorized and directed to provide a copy of this Resolution to the Commission and to take any further action that he may deem necessary to effectuate the purposes and intent of this resolution.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Chevy Chase Village Board of Managers at its meeting of February 11, 2008.



Susie Eig, Secretary

Appendix B

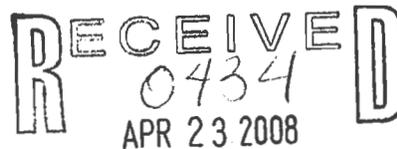
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Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

April 22, 2008

Royce B. Hanson, Chairman
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910



OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RE: "Wohlfarth Property"

Dear Dr. Hanson:

As you may be aware, in 2002 Montgomery County and Chevy Chase Village jointly purchased property which was then adjacent to the Village and is commonly known as the Wohlfarth Property (the "Property"). In connection with the acquisition, the Village, the County and the Maryland-National Capital Park and Planning Commission entered into a Memorandum of Understanding ("MOU") regarding the acquisition, maintenance and operation of the Property. The Property was acquired for use as a public park pursuant to the Legacy Open Space program. In accordance with the MOU, the Village has annexed the Property into the Village.

Section 8 of the MOU provides that the Commission and the Village are to jointly prepare a management plan in accordance with the Legacy Plan and the acquisition goals as stated in the Legacy Plan for the Wohlfarth Property. After receiving considerable input from Village residents and evaluating this matter at public meetings, the Village Board of Managers (the "Board") has concluded that any use of the Property other than as a public park to provide open space would be inconsistent with the purposes of the acquisition of the property. Accordingly, on February 11, 2008, the Board adopted a Resolution calling for the removal of the existing structures on the Property. A copy of that Resolution is enclosed herewith for your convenience.

In order to develop a management plan for the future use of the Property, the Commission staff and the Board have recommended holding facilitated charrettes to obtain community input. We understand that EDAW, Inc. has submitted a proposal to facilitate community charrettes for a fee of \$12,000.00. At its April 14, 2008 meeting, the Board agreed to pay one-half of the cost of the charrettes provided the Commission agrees that the structures on the property will be removed promptly. We believe that the charrettes will be more effective and efficient if they are not side-tracked by discussion of possible uses for the existing structures, any of which would not be acceptable to the Village. If the Commission agrees that the existing

Introduced: 02-11-08
Adopted: 02-11-08
Resolution No. 02-01-08

RESOLUTION

WHEREAS, Montgomery County (the “County”) has the authority to acquire and maintain properties for use as public parks and/or open space within the boundaries of Montgomery County to promote the public health, safety and welfare; and

WHEREAS, Chevy Chase Village (the “Village”) has the authority to acquire and maintain properties for use as public parks and/or open space within and adjacent to the boundaries of Chevy Chase Village to promote the public health, safety and welfare; and

WHEREAS, the County approved the Legacy Open Space Master Plan in July, 2001 (“Legacy Plan”); and

WHEREAS, certain property immediately adjacent to the Village, commonly known as the Wohlfarth Property and more particularly described in Schedule A, attached hereto and incorporated herein, was acquired by the County pursuant to the Legacy Plan for use as a public park; and

WHEREAS, the Village contributed funds to the County for the acquisition for the Wohlfarth Property; and

WHEREAS, the Legacy Plan identified the Wohlfarth Property as a property that “represent[s] a rare opportunity to retain existing green open space in an urban area”; and

WHEREAS, the County, the Village and the Maryland National Capital Park and Planning Commission (the “Commission”) entered into a Memorandum of Understanding regarding the acquisition, operation and management of the Wohlfarth Property on August 12, 2002; and

WHEREAS, the aforesaid Memorandum of Understanding states, *inter alia*: ...the property shall be put to a use that is consistent with the Legacy Plan...the Commission and the Village will jointly prepare a management plan (“Management Plan”) in accordance with the Legacy Plan and the acquisition goals as stated in the Legacy Plan for the Wohlfarth Property; and

WHEREAS, subsequent to the acquisition of the Wohlfarth Property by Montgomery County, the Wohlfarth Property was annexed into the Village; and

WHEREAS, the Chevy Chase Village Board of Managers received comments from Village residents and discussed possible uses for the Wohlfarth Property at various board meetings held in open session during the calendar year 2007; and

WHEREAS, after public notice duly published, at the February 11, 2008 regular meeting of the Chevy Chase Village Board of Managers, the Board of Managers held a public hearing on

possible future uses of the Wohlfarth Property and specifically whether the existing structures on the Wohlfarth Property should be maintained or demolished; and

WHEREAS, the Board of Managers received written comments from Village residents prior to the public hearing, which comments were included in the record of the public hearing and the Board of Managers received oral comments from the public at the public hearing; and

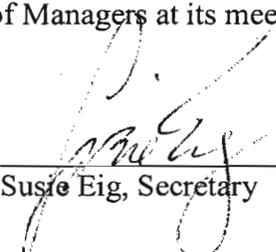
WHEREAS, the Board of Managers has considered all proper comments submitted orally or in writing regarding possible future uses of the Wohlfarth Property and whether the existing structures on the Wohlfarth Property should be maintained or demolished.

NOW, THEREFORE, BE IT RESOLVED, this 11th day of February, 2008, by the Chevy Chase Village Board of Managers, as follows:

1. The Board finds that demolition and removal of the existing structures on the Wohlfarth Property would fulfill the objectives of the Legacy Open Space Master Plan, by promoting the public health, safety and welfare, as well as the urban park objectives for which the Village contributed funds for the acquisition of the Wohlfarth Property;
2. The Board hereby expresses its intent and desire that the structures on the Wohlfarth Property be demolished and removed from the site as soon as practical; and
3. The Village Manager is authorized and directed to provide a copy of this Resolution to the Commission and to take any further action that he may deem necessary to effectuate the purposes and intent of this resolution.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Chevy Chase Village Board of Managers at its meeting of February 11, 2008.



Susie Eig, Secretary

structures will be removed and is agreeable to the joint cost-sharing proposal above, please let us know and we will have our staff work with the Commission staff to schedule the charrettes.

It has been a pleasure working with the Commission and its staff to reach this point in the process. The Board looks forward to continuing our collaboration with the Commission in the development of the joint management plan and to having the open space to enjoy with the community.

Very truly yours,



Douglas B. Kamerow, Chairman
Chevy Chase Village Board of Managers

DRP:DBK:ag

cc: Chevy Chase Village Board of Managers
Geoffrey Biddle, Village Manager
David R. Podolsky, Village Counsel
Oscar S. Rodriguez, Executive Director, M-NCPPC
Ms. Brenda Sandberg, M-NCPPC
Mr. William Gries, M-NCPPC
Carol Rubin, Associate General Counsel, M-NCPPC
Mary Bradford, Director of Parks
John Hench, Chief-Park Planning and Stewardship Division

Citizens Coordinating Committee on Friendship Heights, Inc.

April 24, 2008

Dr. Royce Hanson, Chair
Maryland National Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

RECEIVED
0455
APR 29 2008
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chairman Hanson,

The Citizens Coordinating Committee on Friendship Heights, Inc. is an umbrella group representing 17 Civic Associations and over 10,000 households in the area adjacent to and west of the Wohlfarth Property which was acquired by the County in 2002 under the Legacy Open Space Program.

The possession and title to that property was recently transferred to the County as the final contingencies were met. As you are aware, the property is "improved" as there is an older single-family house in its center. The greater community is greatly looking forward to the time when the property can function as a true urban park for the benefit of the many residents and visitors to the area as well as the nearby neighbors. To that end, we urge that the existing structure be demolished in order that a well designed park can be created. Chevy Chase Village, within whose corporate limits this property sits, has already communicated its desire that the house be removed. We join in that request.

Further, Chevy Chase Village has retained EDAW to conduct a two-part charette in April to insure that the park is well designed and meets the needs of both the Village residents and the greater community, all of whom will be able to participate in the planning of the park. CCCFH and its member organizations will be participating in this charette. Removal of the existing structure, which is not appropriate for park use and is situated in such a way as to interfere with good park design, is necessary and we urge the Board to issue the necessary orders and that the building be removed as soon as possible.

Sincerely,



Phyllis R. Edelman
Chair
CCCFH

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Somerset, Somerset House I, Springfield, Sumner, Western Avenue, Westmoreland, Westbard Mews and Westwood Mews

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (MOU) is entered into as of the 12th day of August, 2002, among MONTGOMERY COUNTY, MARYLAND, 101 Monroe Street, Rockville, Maryland 20850, hereinafter referred to as "the County", CHEVY CHASE VILLAGE, 5906 Connecticut Avenue, Chevy Chase, Maryland 20815, an incorporated municipality of the State of Maryland, hereinafter referred to as "the Village", and THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, 6611 Kenilworth Avenue, Riverdale, Maryland 20737, hereinafter referred to as "The Commission."

WHEREAS, the County has the authority to acquire and maintain properties for use as public parks and/or open space within the boundaries of Montgomery County to promote the public health, safety and welfare; and

WHEREAS the County approved the Legacy Open Space Master Plan in July, 2001 ("Legacy Plan"); and

WHEREAS, certain property immediately adjacent to the Village, commonly known as the Wohlfarth Property and more particularly described in Schedule A, attached hereto and incorporated herein, hereinafter referred to as the "Wohlfarth Property", is being acquired by the County pursuant to the Legacy Plan for use as a public park; and

WHEREAS the Legacy Plan identified the Wohlfarth Property as a property that "represent[s] a rare opportunity to retain existing green open space". in an urban area (Legacy Plan p. 80); and

WHEREAS, the Village is a municipal corporation located in Montgomery County, Maryland and has the authority to acquire and maintain public parks to promote the public health, safety and welfare; and

WHEREAS, the County, The Commission and the Village intend to cooperate in the acquisition, operation and maintenance of the Wohlfarth Property upon and subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The County is attempting to conclude a contract for acquisition of the Wohlfarth Property from its current owners.
2. The Village intends to contribute the sum of \$1,250,000.00 to the Purchase of the Wohlfarth Property. The Village's contribution is contingent upon being able to use at least \$311,605.15 in Program Open Space Funds as follows: \$123,327.25 unencumbered account balance as of July 1, 2001; \$7,897.90 unspent funds from Newlands Park Development project (FY 1996); the balance of \$180,380.00 shall be allocated at \$18,038.00 per year, or such other amount as may be allocated, commencing in fiscal year 2003 through fiscal year 2012 or longer. The Commission shall retain the allocations described in this paragraph for Commission and/or County parkland acquisitions, determined by The Commission and County in their sole discretion. The Village's obligation to make a contribution of Program Open Space funds in any year is contingent upon allocation of those funds from Program Open Space in the amounts described in Section 3 above. In the event an allocation in the amount set forth above is not received for any year, the Village's obligation under this

Agreement to contribute Program Open Space funds shall be extended until the full \$311,605.15 is contributed.

3. The balance of the Village's contribution shall be made in accordance with the following schedule but is subject to annual appropriations which cannot be guaranteed at this time:

(A) \$200,000.00 within 30 days after settlement on the acquisition of Lots 4,5, 6, 7, 8 and 24 of the Wohlfarth Property.

(B) \$100,000.00 on or before the 15th day of July, 2003.

(C) \$100,000.00 on or before the 15th day of July, 2004.

(D) \$100,000.00 on or before the 15th day of July, 2005.

(E) \$100,000.00 on or before the 15th day of July, 2006.

(F) \$100,000.00 on or before the 15th day of July, 2007.

(G) \$100,000.00 on or before the 15th day of July, 2008.

(H) \$100,000.00 on or before the 15th day of July, 2009.

(I) \$38,394.85 or the outstanding balance, on or before the 15th day of July, 2010.

4. The County agrees to request that the Village annex the Wohlfarth Property into the Village immediately following the later to occur of 1) settlement on all of the Lots comprising the Wohlfarth Property and the Village's assurances to Ms. Rowland (occupant under the Estate for Years) that she will have no additional financial or other burdens or responsibilities with respect to Lot 21 as a result of the annexation, or 2) the Village's payment of \$300,000.00 pursuant to Section 3, above, to the County.

5. If House of the Temple Historic Preservation Foundation, Inc. and Trustee of the William Jarboe Wohlfarth Charitable Remainder Annuity Trust at any time exercise their Repurchase Option for some or all of the Wohlfarth Property, then the County will credit the Village with Open Space Allocations in an amount equivalent to Open Space funds actually contributed pursuant to Section 2 above and will reimburse to the Village an amount equal to all Village funds actually paid to the County pursuant to Section 3, above.

6. The Wohlfarth Property will be used in a manner consistent with the purposes identified in the Legacy Plan for the Wohlfarth Property. The Wohlfarth Property was selected for acquisition in accordance with the Legacy Acquisition Criteria established in the Legacy Plan, relevant portions of which are attached hereto.

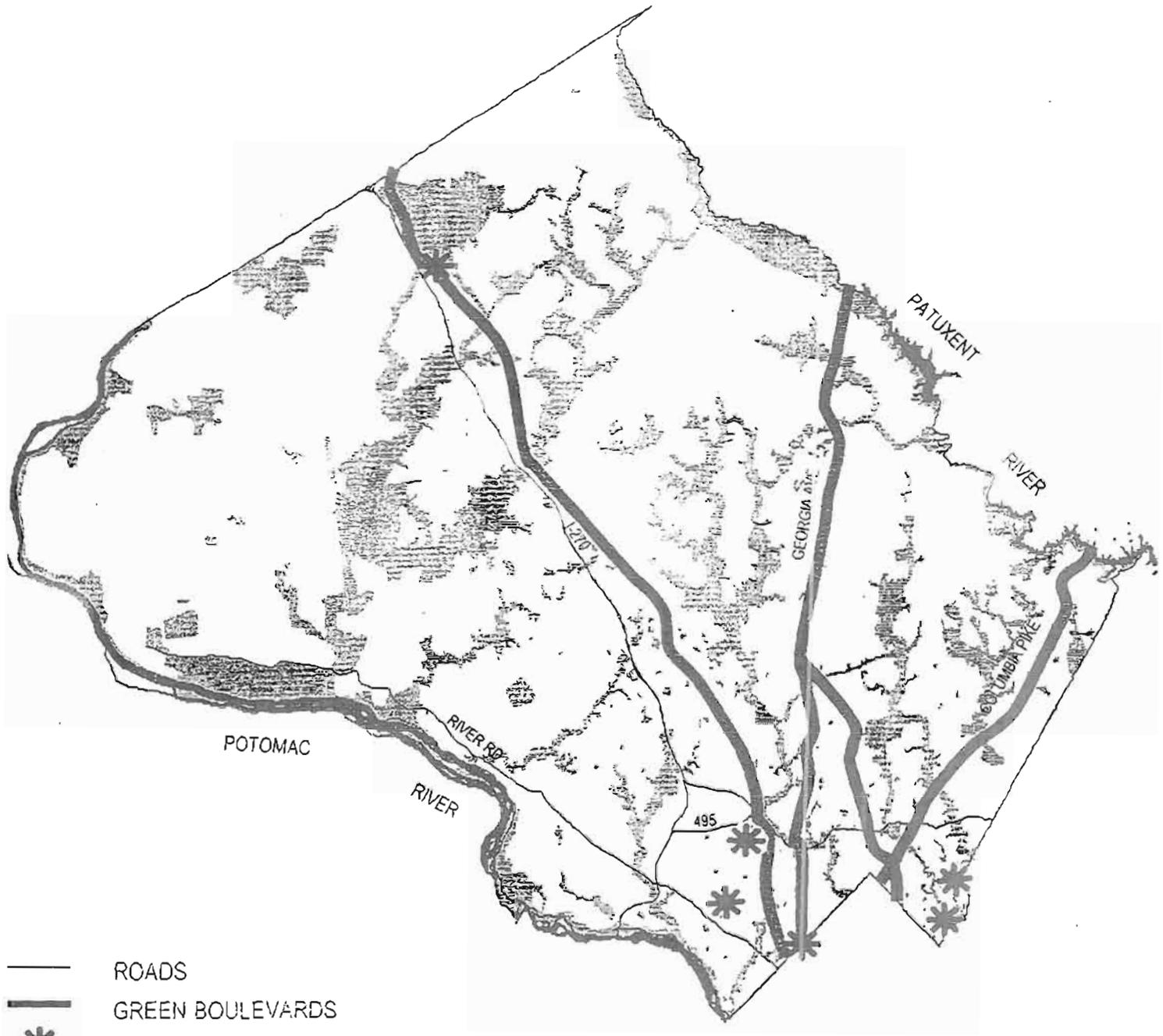
7. The County and the Commission agree that the Property is to be managed by the Commission in accordance with the terms of the Agreement between the County and Commission dated May 24, 1972. Nothing in this Agreement is intended to limit or amend the provisions of the 1972 Agreement between the County and the Commission. The parties recognize that the acquisition of the Wohlfarth Property by the County will be subject to the reserved rights of Mildred Vernalie Rowland to reside at the subject property as provided for in the Estate for Years and modified by the Purchase Contract, attached hereto as Exhibits A and B, respectively. However, during such occupancy, neither the County, nor the Commission shall use the property for any purpose other than as provided in the Estate for Years as modified by the Purchase Contract. Upon the expiration of those rights, the property shall be put to a use that is consistent with the Legacy Plan.

8. The Commission and the Village will jointly prepare a management plan ("Management Plan") in accordance with the Legacy Plan and the acquisition goals as stated in the Legacy Plan for the Wohlfarth Property. Any change in use of the Wohlfarth Property will be subject to the Management Plan, as jointly amended from time to time by the Commission and Village. The Commission and Village may begin and conclude the Management Plan approval process during the Estate for Years.

9. The Commission shall be responsible for maintaining and operating the Wohlfarth Property and upon annexation to the Village, the Village shall provide municipal services to the Wohlfarth Property (e.g., police and refuse service, but not park maintenance or operations).

10. The Village shall have a right of first refusal in the event that the County determines to sell all or a portion of the Wohlfarth Property (other than a sale to the House of Temple Historic Preservation Foundation, Inc. and Trustee of the William Jarboe Wohlfarth Charitable Remainder Annuity Trust pursuant to its repurchase option under the contract). If the Village exercises its right of first refusal before it has paid the full \$1,250,000.00 required by Sections 2 and 3 above, its right of first refusal shall be contingent upon the payment to the County of all sums not yet paid. Any sums not paid shall be paid in full at settlement. The purchase price shall be 80% of the then current fair market value of the property to be sold. The Village will have 120 days following notice of a proposed sale to notify the County of its intent to exercise the right of first refusal. However, if during the months of July or August of any year, the County notifies the Village of its determination to sell all or a portion of the Wohlfarth Property, the Village will have respectively an additional 60 or 30 days to notify the County of its intent to exercise its right of first refusal. Title shall be good and marketable, subject to

PROTECTION OF URBAN SPACE AND GREEN BOULEVARDS



- ROADS
- GREEN BOULEVARDS
- * URBAN SITE
- WATER
- PARKLAND



NOT TO SCALE

If to the Village:

Village Manager
5906 Connecticut Avenue
Chevy Chase, Maryland 20815,

with a copy to:

David R. Podolsky, Esquire
Village Counsel
255 N. Washington Street, #500
Rockville, Maryland 20850

If to the County:

Chief Administrative Officer
Executive Office Building
101 Monroe Street
Rockville, Maryland 20850

with a copy to:

County Attorney
Office of the County Attorney
101 Monroe Street
Rockville, Maryland 20850

If to the Commission:

Executive Director
The Maryland-National Capital Park and Planning
Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

With a copy to both:

William Gries, Property Acquisition Specialist
The Maryland-National Capital Park and Planning
Commission
9500 Brunett Avenue
Silver Spring, Maryland 20901

The Maryland-National Capital Park and Planning
Commission
Associate General Counsel

8787 Georgia Avenue
Silver Spring, Maryland 20910

13. If any provision of this MOU, or a portion thereof, or application thereof to any person or circumstances, shall, to any extent, be held invalid, inoperative or unenforceable, the remainder of this MOU, or the application of such provision or portion thereof to any other person or circumstances shall not be affected thereby.

14. This MOU shall be construed in accordance with the laws of the State of Maryland.

15. Any disputes hereunder shall be subject to good faith mediation.

16. This MOU may be amended, modified or terminated at any time by a declaration in writing, executed and acknowledged by the parties to this MOU or their successors or assigns. This MOU shall not otherwise be amended, modified or terminated.

[SIGNATURE PAGE ATTACHED]

IN WITNESS WHEREOF, the County, the Village and The Commission have executed this MOU as of the date first set forth above.

APPROVED AS TO FORM AND LEGALITY.
OFFICE OF COUNTY ATTORNEY
BY Shane R. Jones
DATE 8/13/2007

MONTGOMERY COUNTY, MARYLAND

By William L. Rooney
Bruce Romer
Chief Administrative Officer

APPROVED AS TO LEGAL SUFFICIENCY

AK
M-NCPPC Legal Department
Date 8/13/07

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

ATTEST:

By: Patricia Colihan Barney
Patricia Colihan Barney
Secretary-Treasurer

By: Trudye Morgan Johnson
Trudye Morgan Johnson
Executive Director

CHEVY CHASE VILLAGE

By: _____
Jerry Schiro
Village Manager

Shana R. Davis
SHANA R. DAVIS
Notary Public
Prince George's Co., MD
My Comm. Exps. Feb. 2, 2005

SCHEDULE "A"

Lots numbered 4, 5, 6, 7, 8, 20, 21, 22, 23 and 24 (each individually, a "Lot", or collectively the "Lots") in Block numbered 5 in the subdivision known as Sec. I-A Chevy Chase, more particularly shown on plat recorded in PB 4 at Plat No. 349 in the Land Records for Montgomery County, Maryland.

PROTECTION OF URBAN SPACE AND GREEN BOULEVARDS



-  ROADS
-  GREEN BOULEVARDS
-  URBAN SITE
-  WATER
-  PARKLAND



NOT TO SCALE
NOT TO SCALE

RESOURCE CATEGORY #6: PROTECTION OF URBAN SPACES

OVERVIEW

Montgomery County has a strong tradition of establishing significant urban open spaces, creating green boulevards and providing regional parks. As Montgomery County continues to grow, the importance of these urban open spaces, green boulevards, and regional parks intensifies. Regional parks serve countywide needs for active recreation and conservation. Urban open spaces serve local neighborhood needs. These urban open spaces include parkland within existing neighborhoods.

In addition to regional parks and urban open spaces, several green boulevards serve to provide recognizable linear green areas. Major open spaces next to these green boulevards (e.g., the frontage of the National Institutes of Health) also helps to establish a unique character for both the green boulevards and the adjacent neighborhoods.

The combination of urban open spaces, green boulevards, and regional parks provides an important community building element within Montgomery County, and directly contributes to community livability and character. They have been obtained through direct purchase, transfer of sites from other agencies, and through the regulatory process and are held by public agencies.

EXISTING SITUATION

Urban Open Spaces - These open spaces establish important green areas and natural resources within existing neighborhoods. They are provided both through direct purchase of sites within existing neighborhoods, and transfer of publicly owned land. These sites include undeveloped land in private or public ownership within existing neighborhoods. Buffer areas located within neighborhoods and at the edge of central business districts establish a green area between high-density central business districts and the adjacent neighborhoods. Other privately owned sites include undeveloped sites located adjacent to existing stream valley parks.

Open spaces and natural resources owned by the public include several closed school sites. The primary challenge to protection comes from the private organizations including schools that need sites in existing neighborhoods. As improvements are provided, the existing users request to purchase these sites. Several of these sites have already been purchased. Retaining surplus school sites as public open space so that they can continue to serve as neighborhood green infrastructure is a significant challenge.

Green Boulevards - A green boulevard, for this plan, is defined as the environs of a major highway containing an emphasis on landscaping within the right-of-way and open spaces outside the right-of-way. The open spaces can be provided through private actions, public ownership, or some combination of the two. The designation of a green boulevard does not affect the transportation function of the major highway within the green boulevard. Green

boulevards provide both linear green space and in some locations serve as gateways to Montgomery County. They provide both a first impression of Montgomery County and serve to establish the character of the adjacent neighborhoods. Undeveloped open spaces that define these green boulevards also contribute to the character of these major thoroughfares and the adjacent neighborhoods. Open spaces alongside green boulevards can also provide an important buffer between commercial and residential uses.

Remaining undeveloped open spaces along these boulevards presently include land regulated by setback requirements, land purchased for parkland, and undeveloped land. Examples of these spaces provided through a deliberate County policy include purchase of Woodside Park next to the Silver Spring CBD and the creation of buffer areas located on the NIH property next to Wisconsin Avenue through the regulatory process. These open spaces are valuable resources worthy of protection.

Regional Parks - Regional parks play a key role in conserving natural areas, and in providing active and passive recreation opportunities. These large parks serve many more people than local parks and retain a large portion of the site for conservation. This large conservation space is what differentiates regional parks from the other large county-wide park category, recreational parks, which have a greater emphasis placed on the provision of active recreation opportunities. Characteristics of regional parks include:

1. Land mass over 200 acres
2. Reserve at least two-thirds of its acreage for conservation related purposes.
3. Provide a large range of active and passive recreational opportunities such as picnicking, fishing, hiking, and camping.

Montgomery County currently has five developed regional parks (over 7,800 acres). All of the existing regional parks include picnic and playground areas, trails, and nature centers. Two of these parks serve the lower County areas and also are unique in that they include athletic complexes and significant active recreation areas. Wheaton, the first regional park, was opened to the public in 1961. It has a large botanical garden and is easily reached by lower and eastern County residents. Cabin John serves the southwestern portion of the County. Many recreational facilities are provided including lighted tournament quality athletic fields, year-round tennis courts, ice rinks, trails and a carousel. The three parks serving the mid and northern County area have large amounts of conservation land and provide other types of recreational opportunities. All three of these regional parks have golf courses and Little Bennett also includes a campground. Black Hill and Rock Creek offer boating and other water oriented activities.

The challenge to providing regional parks is to identify the future need and establish appropriate locations before the large sites are developed. Finding land suitable for both active recreation and conservation areas needed for regional parks is also a challenge.

LEGACY OPPORTUNITY AREAS

Urban Open Spaces - Transfer or purchase of selected sites is needed to serve the local open space needs of existing neighborhoods. Criteria used to identify urban sites for Legacy Open Space include:

- A. Key open spaces along major highways.
- B. Vacant land within existing urban neighborhoods.
- C. Important urban natural areas, especially if they promote interconnection of the urban green infrastructure.

The master plan recommends that the following list of sites be included in Legacy Open Space:

- Bush Property, Bethesda
- Sligo Mill Property, Takoma Park
- Wohlfarth Property, Friendship Heights
- Clarksburg Triangle Property, Clarksburg
- Takoma Academy, Silver Spring¹²
- Maiden Lane Property, Bethesda¹²

In addition, the County currently owns many small urban open spaces that result from unutilized rights-of-ways, changed road alignments, closed schools or school properties that were never built. Remnants of subdivisions also constitute valuable open spaces for our urban neighborhoods. If the County proposes to sell any of these properties, they should be evaluated for protection through Legacy Open Space. The Legacy program will consider these and other opportunities in urban areas for their potential as neighborhood open space links – or green infrastructure – as they are identified. Land purchase criteria to consider include connectivity, community purpose and special natural or cultural resources.

Green Boulevards – This plan focuses on several green boulevards and a series of other key sites along major highways as follows:

1. *MD 355 (Wisconsin Avenue/Rockville Pike/Frederick Road)* - This highway began as a primary route to the western frontier. Existing markers that celebrate this role included the Madonna of the Trails located in the Bethesda CBD and the eighteenth century Washington, D.C. Boundary Marker located in Friendship Heights. Private sector efforts during the development of the area along MD 355 (Wisconsin Avenue) between the Friendship Heights CBD and the Bethesda CBD establish a positive character for the adjacent neighborhoods. To the north, the Clarksburg Triangle site is also an important green space along MD 355 near the future Clarksburg Town

¹² It is expected these properties will be purchased through other programs and funding sources. However, Legacy tools, including purchase, can be used to protect and preserve these properties.

Center.

2. *MD 97 (Georgia Avenue)* – This green boulevard continues to provide a major access into Washington, D.C. It defines the character for the neighborhoods between the Silver Spring CBD and Montgomery Hills as well as the neighborhoods between the commercial center of Wheaton, Glenmont and Olney.
3. *US 29 (Colesville Road and Columbia Pike)* - This green boulevard serves as a major connection between Baltimore and Washington, D.C. It also provides a first impression for the adjacent neighborhoods. Recent efforts to improve its character include the improvements to Colesville Road through the Four Corners area. Purchase of the WSSC parcel next to Northwest Branch has already occurred, providing opportunities to augment and reinforce the boulevard character.
4. *Other Key Sites and Green Boulevards* - The existing golf course located along New Hampshire Avenue next to the future site of the Food and Drug Administration is one example of a site that should be retained as open space. Connecticut Avenue from Aspen Hill to the District of Columbia is also an important green boulevard.

Regional Parks - There is a long-term need to identify a new regional park to serve future generations that includes active recreation opportunities as well as conservation areas. Although the PROS Plan indicates that countywide recreation needs will be met by current park proposals through the year 2010, a new regional park will be needed after that time. It should be located to serve the area, where the greatest expansion of County population is anticipated.

This plan recommends that a site selection process should be undertaken so that development doesn't preclude optimum site selection. The search process should include the following:

- Identification of high need areas
- Identification of undeveloped sites of 200 acres or more (greater than 350 acres is preferable)
- Evaluation of potential sites with respect to environmental opportunities and constraints
- Identification of suitable land for recreation purposes on the site
- Opportunities for connectivity to other public parkland or private conservation land
- Site constraints such as sewer and water, transportation network, adjacent

conflicting land uses, and potential safety concerns

- Community and user group input on potential sites
- Approved regional park guidelines described in the PROS Plan

ACQUISITION MECHANISMS

Urban Open Spaces - A variety of implementation mechanisms exist. Several of these sites will require purchase by the public. Opportunities to transfer existing publicly owned sites to permanent green space or historic resources status should also be considered if the property was not acquired to protect a significant resource identified by the Legacy Open Space Program. If existing private schools plan to relocate from existing publicly owned sites, these sites should be studied for possible inclusion in the Legacy Open Space Program. The main goal is to retain existing public sites in public ownership, and to preserve local open space and recreation opportunities. Instead of purchase by private organizations, the Legacy Open Space Program would implement a transfer of these sites to the M-NCPCC as leases expire and the school is no longer appropriate for private use. This transfer could be achieved either through direct transfer without cost or as a purchase.

Green Boulevards - The implementing mechanisms include a variety of techniques. Purchase of selected sites along major highways is one mechanism to establish the green boulevard concept in Montgomery County. Establishing regulations for setbacks, access, and landscaping provides another mechanism to improve the green boulevard. Finally, actions within the right-of-way, such as street tree planting and maintenance programs, can also improve green boulevards.

Regional Parks - Direct purchase of land is the primary strategy to provide an additional regional park. A purchase could also be combined with a gift of land or limited dedication.

OTHER SITES UNDER CONSIDERATION

Appendix D contains a list of sites that will be studied for inclusion in the Legacy Open Space Program. These and other new sites will be considered according to the processes for changing the classification of sites and adding new sites outlined in the previous section (see pages 23-28).

**RESOURCE CATEGORY #6
PROTECTION OF URBAN OPEN SPACES¹³**

Urban Open Spaces	OBJECTIVE	SIGNIFICANCE	COMMENTS
Regional Parks	Initiate site search to meet post 2010 need in County.	Provides active and passive open space necessary to serve the expanding population.	More than 200 Acres will be required. Move quickly; otherwise options lost as development encroaches.
Parkland in existing neighborhoods 1. Bush Property 2. Sligo Mill Property 3. Wohlfarth Property 4. Clarksburg Triangle 5. Takoma Academy ¹⁴ 6. Maiden Lane Property ¹⁴	Preserve existing undeveloped parcels in existing neighborhoods. Provide a transition between existing central business districts and adjacent residential neighborhoods.	These open spaces include some of the last remaining undeveloped parcels in the existing neighborhoods. They represent a rare opportunity to retain existing green open spaces.	Include publicly owned sites to be studied as sites are considered surplus.
Green Boulevards Highest priority: MD 355 Georgia Avenue US 29 Other priorities: Connecticut Avenue	Create high quality green boulevards with special character along selected major highways.	These boulevards establish the initial impression of Montgomery County. They also serve to maintain and reinforce the existing character of the adjacent neighborhoods.	Primary Methods of Implementation: <ul style="list-style-type: none"> ◦ Building setbacks achieved through regulatory review ◦ Acquisition through dedication or purchase

¹³ Appendix D contains a list of sites that will be studied for inclusion in the Legacy Open Space Program. These and other new sites will be considered according to the processes for changing the classification of sites and adding new sites outlined in the previous section (see pages 23-28).

¹⁴ It is expected this property will be purchased through other programs and funding sources. However, Legacy tools including purchase can be used to protect and preserve this property.

0018880 708

1 of 2

DEED

THIS DEED, made this 20th day of December, 2000, by and between WM. JARBOE WOHLFARTH (also known as William Jarboe Wohlfarth), Grantor, and HOUSE OF THE TEMPLE HISTORIC PRESERVATION FOUNDATION, INC., Grantee.

WITNESSETH, that in consideration of the sum of \$620,960 the said WM. JARBOE WOHLFARTH, Grantor, does hereby grant, bargain and convey unto HOUSE OF THE TEMPLE HISTORIC PRESERVATION FOUNDATION, INC., Grantee, its successors and assigns, in fee simple, but subject to the reservations below, all that piece or parcel of land situate, lying and being in the County of Montgomery, State of Maryland, described as follows:

Lot numbered 21, in Block numbered 5 in the subdivision known as "SEC. 1-A Chevy Chase" and recorded in Plat Book No. 4, Plat No. 349, one of the land records of Montgomery County, Maryland.

TOGETHER with the building and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Subject to easements, rights of way, minimum building restriction lines and covenants of record.

RESERVING, HOWEVER, unto the Grantor, and upon Grantor's death prior to December 31, 2009, granting to Mildred Vernalie Rowland or any individual other than Mildred Vernalie Rowland if so specifically appointed otherwise by Grantor in his Last Will and Testament ("Rowland") the right to reside in the property described herein earlier of (a) December 31, 2009, or (b) the date of death of the survivor of Grantor or Rowland or (c) the date on which neither Grantor nor Rowland is no longer residing in the property described herein as his or her principal residence. Grantor nor Rowland may sell, convey, or dispose of the property or any interest therein. Neither Grantor nor Rowland may mortgage the fee simple estate or the remainder interest. Rowland may not devise the property or any interest therein to any person other than Grantor. Grantor, or his personal representative, may record among the land records an instrument of designation evidencing the appointment, pursuant to Grantor's Last Will and Testament, of a person other than Mildred Vernalie Rowland to reside in the property on the terms, conditions and restrictions set forth in this paragraph.

FILED
MOLLY O. RUHL
CLERKS OFFICE
MONTGOMERY CO., MD

CHASE \$ 5.00
RECORDING FEE 20.00
RECORDATION T 2,732.40
TAX STATE 3,184.80
TOTAL 5,982.20
RCPT \$ 686.37
BIX \$ 35.55
MAR 13 2001 12:40 PM

32.40
2/04.80
20.51
K

Street Address: 5409 Grove Street
Chevy Chase, Maryland 20815

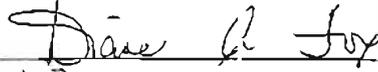
APPROVED FOR TRANSFER
BY WMH MONT., CO., MD

MAR 12 2001

\$ EXEMPT TRANSFER TAX PAID

CERTIFICATION

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Diane A. Fox

State of Maryland Land Instrument Intake Sheet

Baltimore City & County: Montgomery

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

State Department of Assessments and Taxation

1 Type(s) of Instruments: Clerk Box if Addendum Intake Form is Attached
 Deed Mortgage Other Other
 Deed of Trust Lease Other Other

2 Conveyance Type Check Box: Improved Sale Unimproved Sale Multiple Accounts Not an Arm's Length Sale
 Area-Length (//) Area-Length (//) Area-Length (//) Length Sale (//)

3 Tax Exemptions (if Applicable) or Explain Authority: Recordation State Transfer County Transfer
 N/A
 N/A
Transfer to Charitable Organization

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	Any New Mortgage	Transfer and Recordation Tax Consideration	
			Transfer Tax Consideration	
			X () % = \$	
			Less Exemption Amount	
			Total Transfer Tax	
			Recordation Tax Consideration	
			X () per \$500 = \$	
			TOTAL DUE	
	Full Cash Value	\$ 630,460		

Fees	Amount of Fees		Agency
	Doc. 1	Doc. 2	
	Recording Charge	\$ 20	
	Surcharge	\$ 5	Tax Bill
	State Recordation Tax	\$ 2732.40	
	State Transfer Tax	\$ 3104.80	C.B. Credit
	County Transfer Tax	\$ -	
	Other		Ag. Tax Credit
	Other		

6 Description of Property: SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: 7 Property Tax ID No. (1): 452675 Greater Lien/Polio: 17410804 Map: 3 Parcel No.: 47209 Fee LOG: 2015

Subdivision Name: SEC. 1-A, CARRY CHASE Lot (of): 3 Block (of): 3 Plat Ref: 47209 (if mortgage)

Location / Address of Property Being Conveyed (if): 5409 GROVE ST. CARRY CHASE, MD 20715

Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____

Residential or Non-Residential Fee Simple or Ground Rent Assessed: _____

Partial Conveyance? Yes No Description/Act. of SdP/Address Transferred: _____

If Partial Conveyance, List Improvements Conveyed: _____

7 Transferred From: Doc. 1 - Grantor(s) Name(s): Wm. Jarrod Wohlfarth Doc. 2 - Grantor(s) Name(s): _____

Doc. 1 Owner(s) of Record, if Different from Grantor(s): _____ Doc. 2 Owner(s) of Record, if Different from Grantor(s): _____

8 Transferred To: Doc. 1 - Grantee(s) Name(s): House of the Temple Historic Preservation Foundation, Inc Doc. 2 - Grantee(s) Name(s): _____

New Owner's (Grantee) Mailing Address: 1733 16th St. NW, Washington, DC 20009-3103

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional): _____ Doc. 2 - Additional Names to be Indexed (Optional): _____

10 Contact/Mail Information: Instrument Submitted By or Contact Person: Return to Contact Person Hold for Pickup Return Address Provided

Name: Diana Fox Firm: Paley, Cushman Address: 4800 Hampden Lane, 7th Floor Bethesda, MD 20814 Phone: 301-951-9726

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence? Yes No Does transfer include personal property? If yes, identify: _____ Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Tract Number	Date Recorded	Parcel Reference	Assessed Parcel No.
Tract	20	Doc.	Sub
Lot		Zoning	Grid
Building		Use	Parcel
Foot		Town Ed.	Section
Relating			Gr. Ed.

Distribution: Wife - Clerk's Office
 Canary - SDAT
 Pox - Office of Finance
 Goldman - Paper
 ACC-DC-300 (stat)

State Department of Assessments and Taxation

MONTGOMERY COUNTY, MARYLAND

OPTION CONTRACT

Legacy Open Space PDF No. 018710

(Chevy Chase Open Space)

GENERAL INFORMATION AND NOTICE

Montgomery County Code, 1994, Chapter 11B, Article XII, and Chapter 19A, Article III require that:

- A. Any public employee who has or obtains any benefit from any contract with any person transacting business with Montgomery County, Maryland, a body politic (the "County") in which the public employee has an interest, financial or otherwise, must report such benefit to the Montgomery County Ethics Commission. In the event that the public employee knows or should have known of such benefit, failure to report the benefit to the Ethics Commission shall be a violation of the ethical standards contained in the Montgomery County Code. This provision does not apply to a contract with a business entity where the employee's interest in the business has been placed in an independently managed trust.
 - B. It is unlawful for any person to offer, give or agree to give to any public or former public employee, or for any public or former public employee to solicit, demand, accept or agree to accept from another person, gifts for or because of: (1) an official public action taken, or to be taken, or which could be taken; (2) a legal duty performed or to be performed, or which could be performed; or (3) a legal duty violated or to be violated, or which could be violated by such public or former public employee. The Grantor (defined below) hereby represents that he or she has not retained anyone to solicit or secure the contract from the County upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for bona fide employees or bona fide established commercial selling agencies retained by Grantor for the purpose of securing business, or an attorney rendering professional legal services consistent with applicable canons of ethics.
 - C. Unless authorized by law or the Ethics Commission under Section 19A of the County Code, it is unlawful for any person transacting business with the County to employ a public employee for employment contemporaneous with his or her public employment, if the duties of the public employee include significant participation in the procurement matter.
-

Article 1. NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency of which are hereby acknowledged, "Grantor", whose legal name and mailing address is:

NAME: HOUSE OF THE TEMPLE HISTORIC PRESERVATION
FOUNDATION, INC., INDIVIDUALLY AND AS TRUSTEE OF
THE WILLIAM JARBOE WOHLFARTH CHARITABLE
REMAINDER TRUST,

ADDRESS: 1733 16th Street, NW
Washington, DC 20009-3013

and the County hereby agree as follows: Grantor grants and conveys to the County, the exclusive right and option to purchase (hereinafter the "Option") the Property (hereinafter defined) for the total sum of Five Million Dollars (\$5,000,000.00). The Property is all of the Lots described below, together with all improvements thereon, appurtenances thereto, and rights associated therewith (collectively, the "Property").

Said Property being described as Lots numbered 4,5,6, 7, 8, 20, 21, 22, 23 and 24 (each individually, a "Lot", or collectively the "Lots"), in Block numbered 5 in the subdivision known as Sec. 1-A Chevy Chase, more particularly shown on plat recorded in PB4 at Plat No. 349 in the Land Records for Montgomery County, Maryland.

Upon "Acceptance" (as hereafter defined), this Option shall be irrevocable, except as set forth herein, until July 31, 2003. The Option shall be deemed accepted and become a valid and binding contract of sale between the parties hereto as of the date the County Executive issues an Executive Order exercising this Option and accepting the terms hereof on behalf of the County ("Acceptance"). Acceptance must occur on or before thirty (30) days of the date Grantor signs this Option. If Acceptance does not occur by that date, this Option shall be null and void.

Article 2. Upon Acceptance, Grantor and the County hereby agree as follows:

(1) Intentionally Deleted.

(2) Title. Upon Acceptance, thirty (30) days shall be allowed for the examination of the title to the Property by the County (the "Study Period"). If the County has any objections to the state of title of the Property, then the County shall, within fifteen (15) days following the expiration of the Study Period, notify Grantor of such objection(s). If the County does not object to any such title defect during such fifteen (15) day period, then such title defect will be deemed waived and the parties will proceed to settlement. If, however, the County does object to title within such period, then Grantor shall have the privilege, but not the obligation, to remove or satisfy the title defect within ninety (90) days after notice. If the Grantor elects not to or is unable to remove or satisfy such title defect within such ninety (90) day period, the County's sole option shall be to either: (i) terminate this Option, or (ii) waive the defect and proceed to settlement hereunder. In no event shall Grantor be liable to the County at law or in equity on account of any title defects not remedied. Title to the Property shall be good and marketable and free of liens and encumbrances except for liens or encumbrances the County has agreed in writing to accept or which the County has been deemed to waive pursuant to this

Section (the "Permitted Exceptions"). **The County expressly acknowledges that it is acquiring Lot 21 subject to that certain estate for years described in the Deed dated December 20, 2000 and recorded in the Land Records for Montgomery County, Maryland in Liber 18880 at Folio 708 (the "Estate for Years").** The County shall prepare and furnish the deeds conveying fee simple title to the Property and any improvements located thereon to the County. The deeds shall be executed and delivered by Grantor to the County by the time of settlement(s) as described hereunder. The Property is to be conveyed by special warranty deed, free and clear of all liens and encumbrances; subject only to Permitted Exceptions, and as to Lot 21, the Estate for Years. The Property shall also be conveyed to the County free of notices of violations of any municipal or government orders and requirements, unless the County consents thereto in writing, such consent not to be unreasonably withheld. If the cost to comply with violation notices exceeds Fifty Thousand Dollars (\$50,000.00), the Grantor may elect to cancel this Option. Notwithstanding the foregoing, the County may elect to waive non-compliance and proceed to Settlement. At settlement the Grantor shall deliver a bill of sale for the personal property and fixtures (excluding any and all personal property and fixtures contained in the house on Lot 21) described in Exhibit "A", without any representations and/or warranties. Any personal property and fixtures shall be conveyed free of liens and encumbrances.

(3) Adjustments at Settlement.

- (a.) Except with respect to Lot 21, electricity, natural gas, water, sewer, all other utility company charges, and solid waste system benefit charges (collectively, the "Utilities") shall be pro-rated to the date of Settlement as each Lot settles and is conveyed to the County. With respect to Lot 21, the Utilities shall be paid by the Grantor. When Lot 21 is permanently vacated, by Mildred Vernalie Rowland the Utilities shall be pro-rated to the date Lot 21 was permanently vacated, and the County shall bear the future costs of Utilities.
- (b.) Taxes and assessments, general and special, are to be adjusted to the date of Settlement for each of the Lots, according to the County's real estate tax assessment account for the Property issued by the County's "Tax System - Real Property Current Assessment Status." If taxes or assessments are imposed on Lot 21 due to the Estate for Years for Lot 21, the Grantor shall bear the costs of any such tax or assessment. County transfer tax and State stamps are not payable, except for farm assessment transfer taxes, which shall be paid by the Grantor. If there are assessments for improvements on the Property that were completed prior to Settlement and the improvements are being acquired hereunder, whether the assessments have been levied or not, they shall be paid by Grantor or deducted from the purchase price at Settlement. Outstanding front foot benefit charges of the Washington Suburban Sanitary Commission that become due and payable shall be adjusted to the date of Settlement and paid by Grantor at Settlement. Payments thereafter shall be assumed by the County.

- (c.) Grantor shall pay all costs for preparation, execution, and recordation of all releases and other documents required to remove all existing liens and encumbrances on the Property, except for the Permitted Exceptions.
- (d.) Costs of the title search and survey, if any, and preparation and recordation of the deeds conveying the Property shall be assumed by the County.

(4) Risk of Loss. Risk of loss or damage to each Lot by fire or other casualty is assumed by Grantor until Settlement and recordation of the deed conveying such Lot to the County. Ms. Rowland, the occupant of Lot 21 pursuant to the Estate for Years shall bear the risk of loss or damage to herself and her personal property as well as any personal property that belongs to the Estate of William Jarboe Wohlfarth due to fire or other casualty until the Estate for Years is terminated and possession of Lot 21 is delivered to the County. Grantor shall maintain appropriate and customary insurance coverages on each Lot until such Lot is conveyed at Settlement. Following Settlement on Lot 21, the County will provide insurance through its self-insurance fund or otherwise for the improvements on Lot 21. Prior to Settlement, if an insured loss occurs to the improvements on Lot 21 during Ms. Rowland's occupancy, Grantor agrees that it will use the insurance proceeds, provided that they are adequate to do so, to restore the damage to such improvements. If Grantor does not use the insurance proceeds to restore the improvements, then it shall deliver the proceeds to the County at Settlement. If an insured loss occurs to the improvements on Lot 21 after Settlement and during Ms. Rowland's occupancy, the County agrees that it will use the insurance proceeds, provided that they are adequate to do so, to restore the damage to such improvements.

(5) Settlement. Settlement hereunder shall be conducted at the Office of the County Attorney, Rockville, Maryland, or at such other place or offices in Montgomery County as the County may select. Settlement for the following Lots, all of which are located in Block 5 in the subdivision known as "SEC. I-A Chevy Chase" and recorded in Plat Book No. 4, Plat No. 349, shall occur on or before the following dates:

- (A) Lots 4, 5, 6, 7, 8 and 24 shall be sold for **THREE MILLION DOLLARS** (\$3,000,000.00) within forty-five (45) days following Acceptance (or such longer period of time as may be necessary if the County objects to title within the period set forth in Section 2(2) above, and Grantor thereafter attempts to satisfy any title defects;
- (B) Lots 20, 21, 22 and 23 shall be sold for **TWO MILLION DOLLARS** (\$2,000,000.00), plus a payment of Eighty Thousand Dollars (\$80,000.00), representing interest on such purchase price at four percent (4%) for one year, by July 31, 2003; provided however, that if Grantor files a claim for reimbursement of transfer taxes imposed upon its acquisition of the Property, and is successful in such claim for reimbursement, the interest under this section shall be three percent (3%) and Grantor shall promptly

repay to the County the sum of Twenty Thousand Dollars
(\$20,000.00).

The executed deed(s) and such other documents as are reasonably required by the settlement attorney or the County's title company in conjunction with the conveyance of the Lots shall be provided by Grantor at its own expense and Grantor represents to the County and warrants that it is empowered with the legal authority to execute this Option and carry out the obligations of the Grantor hereunder. The County may use any or all of the funds from the purchase proceeds otherwise due Grantor to pay off existing encumbrances on the Property other than the Permitted Exceptions. Proceeds payable to Grantor shall be in the form of a County check or wire transfer, at the election of the County. Failure of Grantor to settle hereunder shall give the County the right to pursue an action for specific performance. Alternatively, the County may file a condemnation action and just compensation is stipulated to be the purchase price provided in this Option for the Property. The County shall not be entitled to seek or recover damages from the Grantor, at law or in equity, for any breach or default under this Option.

(6) Possession. Except for Lot 21 which the County agrees may be occupied by Mildred Vernalie Rowland until the later to occur of the 1) expiration of the Estate for Years or, 2) until Ms. Rowland permanently vacates Lot 21 (at which time Lot 21 will be in the sole possession of the County in the event the County has purchased Lot 21), the Grantor shall deliver possession of the Property to the County free of any tenants, occupants, and rights of tenants or occupants to possess or occupy the Property as of the date of Settlement. As of the date of Settlement, there will not be any tenancies affecting the Property except as provided in the Estate for Years encumbering Lot 21. In the event that the Grantor fails to deliver possession of the Property free of any tenancy, other than the tenancy of Ms. Rowland on Lot 21 as described in the Estate for Years and this Section, the County, in its sole discretion, may elect to pursue the remedies provided to it in the preceding paragraph. Any payments required to be paid by the County to terminate any tenancy of the Property may at the County's discretion be deducted from the purchase price. The Grantor represents and warrants that there are no security deposits or prepaid rents with respect to the Property, or any portion thereof.

Notwithstanding the foregoing, the County agrees, except in emergency situations or to maintain the Property if the Property is not being maintained to its current level of maintenance and Grantor fails to cure as set forth below and the County believes such failure, if unremedied could lead to liability to the County or the creation of an emergency or dangerous situation, not to enter the Property and to leave the Property in its natural state (all lots, even those on which Settlement has occurred) until the later of the expiration of the Estate for Years or until Ms. Rowland has vacated Lot 21. The County agrees that Mildred Vernalie Rowland may freely access the Property and shall have quiet enjoyment of the Property (subject to the provisions of this Option) until the later to occur of the expiration of the Estate for Years or until Ms. Rowland has permanently vacated Lot 21. In the event that a violation of this Option occurs with respect to the Property, the County will give Grantor written notice of such event, and unless the exigencies require a more prompt remedy, Grantors will have thirty (30) days to remedy the violation of this paragraph of the Option as it relates to the Property. In the

event of emergency repairs or maintenance that requires more prompt action, the County shall give oral notice to Grantor by calling Grantor at (202)232-3579. Nothing herein shall be construed to require notice from the County of any exercise of its police powers.

Grantor agrees to hold the County harmless from and against any claims by any tenants or occupants for any matters arising out of the tenancy or occupancy of the property, including but not limited to claims for landlord defaults, return of security deposits or prepaid rents unless such sums have been assigned and delivered to the County.

(7) No Merging of Terms. The representations and warranties contained in this Option shall not be merged in any deed, but shall survive the conveyance of the Property and be fully binding for a period of one (1) year from the date of Settlement on any particular Lot.

(8) Entire Agreement. This Option represents the entire agreement between the parties hereto and neither oral representations nor anything not herein contained shall be binding on said parties in connection with this Option.

(9) Environmental Conditions.

- (a.) Grantor represents and warrants to the County that, to Grantor's actual knowledge, Grantor has not disposed of on the Property any hazardous or toxic wastes or substances regulated by applicable federal, State, or local governmental bodies; Grantor has no actual knowledge of any use of the Property nor portion thereof to dispose of or store Hazardous Materials; Grantor has not disposed of any Hazardous Materials, which materials originated from the Property, except as provided for by law and at a site or facility duly approved by appropriate regulatory agencies for such disposal; and there are no underground storage tanks ("USTs") on the Property. The costs for the removal of any Hazardous Materials or UST's, present on the Property prior to the date of Settlement (without regard to when such materials or UST may be discovered) along with all associated remediation costs, shall be the responsibility of Grantor, unless a third party is identified and found responsible (as the "responsible party") for such removal and/or remediation.
- (b.) Prior to Settlement, the County may have an Environmental Site Assessment (ESA) prepared for the Property to determine the presence of USTs and Hazardous Materials in excess of applicable health and safety standards. If the ESA reveals there are no USTs and no "action levels" of Hazardous Materials on the Property, Grantor and the County shall proceed to Settlement under the terms contained herein. If the ESA reveals levels of Hazardous Materials that require regulatory action or any USTs are found on the Property, Grantor shall either: (a.) take prompt action as necessary to expeditiously remove such tanks and remediate all such Hazardous Materials and, further, shall promptly provide the

County with copies of all documentation related thereto, including, but not limited to, reports required to verify the cleanup or other remediation of the Property; or (b.) agree to a lesser price to be paid for the Property, based on the estimated cost of the removal and/or remediation work reported by the County's environmental consultant and proceed to Settlement under the terms contained herein. Grantor may elect to cancel this Option if the estimated cost of the removal/remediation work exceeds ten percent (10%) of the purchase price of any Lot so affected or subject to contamination. Notwithstanding the foregoing, the County may elect to withdraw from and cancel this Option with no further liability to Grantor hereunder if, in the County's sole opinion, the reported contamination of Hazardous Materials could cause an undue delay in the acquisition of the Property or the reported contamination is perceived to create such an adverse affect or "stigma" on the Property that public ownership thereof is deemed unsuitable.

(10) Representations and Warranties. Grantor represents and warrants to the County that to Grantor's knowledge: (a.) Grantor owns the entire Property in fee simple absolute, subject only to those matters of record which would be disclosed by a title examination for the Property and Grantor has full and exclusive power to sell same; (b.) Grantor has not and will not, during the term of this Option, dispose of the Property or any interest therein; (c.) except for the Estate for Years described above, Grantor has not and will not, during the term of this Option, encumber or lease the Property without the express written consent of the County; (d.) Grantor, prior to Settlement, shall pay and, as of the date of Settlement, shall have paid all applicable charges against the Property as they have come due; (e.) there are not now, nor will there be at the time of Settlement, any tenancies or occupancies affecting the Property except those of Grantor and its invitees, and the Estate for Years, which tenancies and occupancies shall, other than the Estate for Years, be terminated by the date of Settlement; (f.) the Property, at the time of Settlement, will be materially in the same condition as it was in on the date of this Option, ordinary wear and tear excepted; (g.) except as provided in Article 2, Section 2 of this Option, the Property shall be free and clear of violations and notices of violations of government orders and requirements, including orders and requirements of the County issued in the exercise of its police powers; and (h.) Grantor has the authority to enter into this Option, the person executing this Option on behalf of Grantor has the authority to do so, and this executed and accepted Option shall constitute a binding contract enforceable against Grantor in a court of law.

(11) The County represents and warrants that to the County's knowledge: (a) the County has inspected the Property and is familiar with the physical and environmental condition of the Property and its zoning and development status; and (b) the County will not request annexation of the Property to Chevy Chase Village until the later to occur of (i) Settlement on all of the Lots, or, (ii) if Chevy Chase Village is not able to assure Ms. Rowland that she will have no additional financial or other burdens or responsibilities with respect to Lot 21 as a result of the annexation, until Ms. Rowland has permanently vacated Lot 21; (c) the County has the authority to enter into this Option, the person executing this Option on behalf of

the County has the authority to do so, and this executed and accepted Option shall constitute a binding contract enforceable against the County in a court of law.

At the time of Settlement, the Property shall be in its "as is" condition, except for natural changes occurring prior to settlement and any changes that may have made by the County.

(12) Governing Law. All questions with respect to the construction and interpretation of this Option and the rights and liabilities of the parties hereunder shall be determined in accordance with the laws of the State of Maryland. Grantor and the County hereby mutually agree that any suit in connection with or arising out of this Option shall be brought in Montgomery County Circuit Court.

(13) [Intentionally Deleted.]

(14) Special Conditions.

- (A) Lot 21 - For the duration of the Estate for Years, or until Ms. Rowland permanently vacates Lot 21, the County shall have no obligation to maintain and repair or replace (other than as stated in Section 4 above) the improvements or property comprising Lot 21, or any personal property located thereon. Ms. Rowland, pursuant to the Estate for Years, or until such time as she permanently vacates Lot 21, shall be responsible for the maintenance and repair of the improvements and property comprising Lot 21, along with any personal property located thereon. Grantor shall indemnify the County against costs it incurs to repair the Property due to the failure of the Ms. Rowland to maintain the Property in the condition it is in on the date of Acceptance of this Option, reasonable wear and tear excepted. The County agrees, except in the exercise of its police powers or as provided in Article 2, Section 6 of this Option, not to enter the Property and to leave the Property in its natural state (all Lots, even those on which Settlement has occurred) until the later of the expiration of the Estate for years or until Ms. Rowland has permanently vacated Lot 21.
- (B) If the County acquires some of the Lots, but fails to subsequently acquire the remaining Lots, Grantor shall have the option, at any time prior to October 1, 2003, to repurchase from the County any or all of the Lots which the County has acquired pursuant to this Option (the "Repurchase Option"). The Repurchase Option shall automatically expire and have no further force or effect once the County has purchased all of the Lots comprising the Property. The Repurchase Option may be exercised upon the following terms and conditions:

- (1) If Grantor desires to exercise the Repurchase Option, it must give written notice to the County of its exercise of this option at any time after the County has failed to acquire certain Lots as contemplated by this Option, up to and including October 1, 2003. The notice shall specify the Lots that Grantor desires to repurchase.
 - (2) Settlement on the repurchase must occur within seventy-five (75) days after the date on which Grantor gives the County notice of its decision to exercise its Repurchase Option.
 - (3) The purchase price for each Lot repurchased is Five Hundred Thousand Dollars (\$500,000.00) and must be paid at settlement in cash, certified check or by federally wired funds.
 - (4) The County shall convey title to each repurchased Lot, including any improvements constructed thereon, by special warranty deed at the time of settlement. Title shall be good and merchantable, free of all monetary liens and encumbrances, and subject only to such matters of title as may have affected the Lots at the time of acquisition by the County or that have arisen as a consequence of actions or failures to act on the part of the Ms. Rowland under the Estate for Years.
 - (5) All real estate taxes and other public charges, if any, shall be adjusted as of the date of settlement. The County shall pay all transfer and recordation taxes.
 - (6) In the event that Grantor is considering exercising the Repurchase Option, Grantor shall have the right, exercisable within sixty (60) days after written notice to the County, to go on the Lots to be repurchased and to cause tests and studies to be made with respect to such Lots. Grantor shall indemnify and hold harmless the County against all damages, liability and claim, including reasonable attorneys' fees, incurred by the County solely as a result of Grantor's activities upon the Property.
- (15) Notices. All notices to be given under this Option will be deemed given if in writing and either mailed to Grantor and the County by registered or certified mail, return receipt requested, postage prepaid, or if personally delivered, with signed receipt, to Grantor and the County, at the following addresses:

if to Grantor, to: HOUSE OF THE TEMPLE HISTORIC PRESERVATION
FOUNDATION, INC. individually and as and TRUSTEE OF THE
WILLIAM JARBOE WOHLFARTH CHARITABLE
REMAINDER ANNUITY TRUST
1733 16th Street, NW
Washington, D.C. 20009-3013

with a copy to: Robert H. Metz, Esquire
Linowes and Blocher LLP
1010 Wayne Avenue, Tenth Floor
Silver Spring, Maryland 20910-5600

If to the County: County Attorney's Office
101 Monroe Street, Third Floor
Rockville, Maryland 20850

And Chairman's Office
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

(16) Intentionally Deleted.

(17) Disclosures. Standard Montgomery County Disclosures are set forth in Exhibit
"B".

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 2nd day of July, 2002.

GRANTOR: HOUSE OF THE TEMPLE
HISTORIC PRESERVATION FOUNDATION,
INC., and TRUSTEE OF THE WILLIAM JARBOE
WOHLFARTH CHARITABLE REMAINDER
ANNUITY TRUST

Eileen Borushell
Witness

C. Fred Kleinknecht
C. Fred Kleinknecht, Sovereign Grand
Commander

STATE OF MARYLAND)

COUNTY OF MONTGOMERY) ss:
)

The foregoing instrument was acknowledged before me on this 2nd day of July, 2002, by C. Fred Kleinknecht on behalf of HOUSE OF THE TEMPLE HISTORIC PRESERVATION FOUNDATION, INC., a nonstock Maryland corporation and TRUSTEE OF THE WILLIAM JARBOE WOHLFARTH CHARITABLE REMAINDER ANNUITY TRUST.

Barbara G. Golden
Notary Public

My commission expires: _____ BARBARA G. GOLDEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 2, 2006

[Notarial Seal]

Exhibit "A"

BILL OF SALE

Not Applicable

EXHIBIT "B"

(Montgomery County Standard Disclosures)

1. (a) Pursuant to the Montgomery County Code, notice is hereby given to the County of the obligation of Grantor, or its duly authorized agent, to disclose to the County any information known to Grantor as to whether the Property is connected to, or has been authorized for connection to, a community sewage system, and if not, whether an individual sewage disposal system has been constructed on the Property, whether an individual sewage disposal system has been approved by Montgomery County for the Property, or whether the Property has been disapproved by Montgomery County for the installation of an individual sewage disposable system.

(b) The County acknowledges that, prior to the County's entering into this Contract, Grantor, or its agent, provided the foregoing information to the County.

(c) If an individual sewage disposal system has been or will be installed upon the Property, and if the Property is located within a subdivision, the County indicates that it has reviewed a copy of the subdivision plat, including any provisions with regard to areas restricted for the initial and reserve well locations and the individual sewage disposal system, and the restricted area in which construction of the building to be served by the individual sewage disposal system is permitted.

2. Subdivision Plat

The County has received from Grantor, or its agent, a copy of the recorded plat of subdivision relating to the Property.

3. Master Plans

The County has the right pursuant to Section 40-10 of the Montgomery County Code to review, before signing a contract for the sale of real property, the applicable county master plan, and any municipal land use plan for the area in which the property is located, and any adopted amendment to either plan, and approved official maps showing planned land uses, roads and highways, parks and other public facilities affecting the property contained in the plan.

The County acknowledges that (A) Grantor has offered the County the opportunity to review the applicable master plan, and any municipal land use plan and any adopted amendment and the approved official maps, (B) Grantor has informed the County that amendments affecting the plan may be pending before the Planning Board or the County Council or a municipal planning body, (C) the County has either reviewed each plan and adopted amendment or has waived the right to do so, and (D) the County understands that, to stay informed of future changes in county and municipal land use plans, the County should consult the Planning Board and the appropriate municipal planning body.

The County acknowledged that at no time did Grantor or any agent of Grantor explain to him the intent or meaning of any such plan, amendment, or map, nor did the County rely on any representation made by Grantor or any agent of Grantor relative to such plan, amendment, or map.

Grantor notifies the County of the County's right to review the Approved and Adopted Land Use Plan Map portion of the Plan for the Friendship Heights Chevy Chase adopted pursuant to the provisions of Art. 66B of the Annotated Code of Maryland and all amendments to said Map. The County acknowledges that it has been offered the opportunity to review the Land Use Plan Map and that Grantor either produced and made available for the County's review a copy of the Map, or escorted the County to a place where the Map is available for review and secured the Map for review by the County. The County further acknowledges that at no time did Grantor or its agent explain to the County the intent or meaning of the Map nor make any representations or warranties regarding the Map.

4. Airport or Heliport

The County acknowledges that, prior to its entering into this Option, Grantor has advised the County of the relative location of any airport or heliport, as defined in the Montgomery County Zoning Ordinance, existing within a five (5) mile radius of the Property.

5. Transportation Facility Fees

Grantor informs the County that, as of the date of this Option, there exists no deferred charges attributable to transportation-related facilities for which the County must assume liability.

**CHEVY CHASE OPEN SPACE (WOLFARTH PROPERTY)
NATURAL RESOURCES INVENTORY/
FOREST STAND DELINEATION**

CHEVY CHASE OPEN SPACE (WOLFARTH PROPERTY) is a 1.9-acre site located at the intersection of Western Avenue and Grove Street adjacent to the Chevy Chase Land Company development and one block from the Friendship Heights Metro station. The site is located in the Chevy Chase neighborhood of Montgomery County, Maryland. The site is currently configured as a single family residence and a three car garage/workshop with plantings of trees and shrubs. The site is currently being redeveloped into a multi-family residential development. The property is currently improved. Pavement and building cut across the site from southwesterly to northwesterly. Vehicle access to the driveway and parking pad is provided from Western Avenue.

ACREAGE 1.9 acres

ZONING R-40

HYDROLOGY Little Falls- Upper Mainstem, Use 1, Poor Water Quality per MDEP

- No wetlands occur on-site
- No 100 Year Floodplain
- Property is not within a PMA or SPA.

SOLICITING Within the Urban Land Wisconsin-Glenview Complex, the entire property is underlain and surrounded by (DMS) 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 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Vicinity MAP Chevy Chase Open Space

PLAN, SCANNED

PARK CODE: C47

CHEVY CHASE OPEN SPACE SUMMARY Forest Conservation Statistics

Acreage of trees remaining in agricultural use	0.0
Acreage of road and utility ROWs which will not be inventoried as part of the development application	N/A
Acreage of wetlands within buffer	0.0
Acreage of total existing forest	1.0
Acreage of total forest retention	0.6
Acreage of forest forest cleared	0.4
Land Use Category and compensation and offsetation	1021, 1022
Herpetofauna from Section 22A.12(a) of the Forest Compensatory Law	0.13 offsetational threshold
Acreage of forest retained, cleared and planted within wetlands	0.0
Acreage of forest retained, cleared and planted within 100-foot buffer	0.6
Acreage of forest retained, cleared and planted within stream buffer	0.6
Acreage of forest retained, cleared and planted within riparian zone	0.6
Linear feet and average width of stream buffer provided	0.6

DESIGN	REVIEW AND APPROVAL	REVIEW AND APPROVAL
Landscape Architect	Site Checked By: [] Date: []	Site Checked By: [] Date: []
Engineer	Site Checked By: [] Date: []	Site Checked By: [] Date: []
Tree Specialist	Site Checked By: [] Date: []	Site Checked By: [] Date: []
Other	Site Checked By: [] Date: []	Site Checked By: [] Date: []



The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Park and Planning
 9400 Brandy Avenue
 Silver Spring, Maryland 20901
 (301) 495-2333

PLAN SHEET FOR CONSTRUCTION DRAWING

REVISIONS	No.	Date	Description

CHEVY CHASE OPEN SPACE (WOLFHARTH PROPERTY) TREE SAVE PLAN

This Tree Save Plan primarily involves the placement of Tree Protection Fencing to protect landscape trees during the demolition of two buildings, removal of asphalt paving and concrete walkways, removal of an underground storage tank and stabilization of the driveway and future park development and programming to be determined. No forest area is to be cleared and it is anticipated that the only area tree greater than 10" DBH will require removal. CHEVY CHASE OPEN SPACE (WOLFHARTH PROPERTY) is a 15-acre site consisting of two recorded lots between Western Avenue and Grove Street. Chevy Chase Open Space is currently configured as a one single family residence and a three car garage/workshop with drivings of trees and shrubs throughout the property and along the perimeter. Pavement and buildings cut across the site from structure to lot lines. Future access to site is required and parking cars to adjacent street, Western Avenue. The Planning Board recently voted approval to demolition relating to improve tree maximum open space and recreational opportunities on site. This site was acquired by M-NCPPC with the specific intent of creating the maximum open space possible in the midst of a densely developed urban area.

ACREAGE (This Tree Save Plan is for 1.14 acres of 6 recorded lots.)
ZONING R-20

HYDROLOGY Little Falls-Upper Mainstem, Use 1, Point Water Quality over MDCSP Property contains no significant restrictions. In general stream, No wetlands 2002-01-01-01, No 100 Year Floodplain, Property is not within a FEMA or OFA.

SOILS/GEOLGY Within the Urban Land-Use/Urban District Corridor, the entire property is unconsolidated and surrounded by Geology 205 Soil S-25. These are very acidic and well drained soils generally associated with urban sites. The majority of the property is underlain with granite. A relative small portion of the property along the SE corner is underlain with Schist.

SLOPES No steep slopes or slopes on unstable soils occur on the property. The property is generally flat, with slopes under 2 percent. The western property boundary is immediately adjacent to a retaining wall that Slope 10-15 feet to an adjacent commercial development.

LEGACY OPEN SPACE ACQUISITION Chevy Chase Open Space Library was identified in the 2001 Legacy Open Space Functional Master Plan (L-OS Plan) as open spaces meeting the Park criteria as "best of the best" open spaces within Montgomery County. The site was identified as a potential open space opportunity in the early stages of negotiations held by the Friendship Heights Urban Station. The Commission acquired the property in 2002 and passed full control of the property in November, 2007. The site is incorporated in the Park Manager's schedule for regular grounds maintenance.

NO HISTORIC ORIGINATOR The Colonial Revival houses date from 1870, matching a common architectural style in the surrounding neighborhood of single family homes. M-NCPPC Culture Resources Department and Historic Preservation staff have reviewed the buildings and determined that they do not qualify for any type of historic designation based on recent age and lack of distinguishing characteristics.

RARE, THREATENED, ENDANGERED AND WATCHLIST SPECIES (ITES) There were no observed ITES, and given the urban nature of the vicinity surrounding the property, appropriate habitat does not exist to support ITES populations.

FOREST The property contains no forested area as defined in the Trees Technical Manual (M-NCPPC) or by the State of Maryland. Vegetation is limited to landscaping, individual trees and shrubs of trees generally along the perimeter of the property.

SPECIMEN AND SIGNIFICANT TREES Tree Number 3 is a 40" Black Locust (*Robinia pseudoacacia*) in Fair Health. This property boundary tree is a 20" DBH White Pine (*Pinus strobus*) within 2' diameter of the County Champion. This tree has similar height and canopy spread. The current County Champion Black Locust in Dept. has 20" total girth.

Specimen Tree List and TREE PROTECTION DETAILS

#	DBH"	Tree Species	Comments
1	27	Chinese Chestnut (<i>Castanea mollissima</i>)	Good. Tree Save Fencing to be installed. Prune lowest limbs of adjacent Blawie Wood (T16) to provide needed clearance for construction equipment.
2	27/32	Black Locust (<i>Robinia pseudoacacia</i>)	Fair. No protection measures necessary.
3	26	White Pine (<i>Pinus strobus</i>)	Good. Tree Save Fencing to be installed. Prune lowest limb to avoid demolition contact.
4	25	Deodar Cedar (<i>Cedrus deodara</i>)	Good. No protection measures necessary.
5	37	American elm (<i>Ulmus americana</i>)	Good. Remove vines and emulsion free with use of hand tools. Remove limbs by hand.
6	25	Pin Oak (<i>Quercus palustris</i>)	Good. In a grove of other Pin Oaks that should be treated for Bacterial leaf scorch.
7	24	White Pine (<i>Pinus strobus</i>)	Good. No protection measures necessary.
8	46	Black Locust (<i>Robinia pseudoacacia</i>)	Fair health. Property Boundary Tree; potential County Champion. No protection measures necessary.
9	31	White Pine (<i>Pinus strobus</i>)	Good. No protection measures necessary.
10	38	Willow Oak (<i>Quercus phellos</i>)	Just offsite along Western Avenue (D.C.) close to Western Avenue entrance to subject property. No protection measures necessary. Good. Tree Protection Fencing to be installed.
11	29	Willow Oak (<i>Quercus phellos</i>)	Good. Tree Protection Fencing to be installed. Some pruning of lower limbs may be necessary to avoid collision injury.
12	25	White Pine (<i>Pinus strobus</i>)	Good. Tree Protection Fencing to be installed. Some pruning of lower limbs may be necessary to avoid collision injury.

Prepared by: **James A. Gougeon**, F.T.C., F.C.S., Qualified Professional, M.D., Inc. (Maryland Tree Conservation Act, 2001)
 International Society of Arboriculture, Certified Arborist 3334264.
 Checked by: **D. Gougeon**, M.D., Inc.
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 TREE SAVE PLAN
APPROVED
 Plan No. **15-2-001-155-01**
 Scale: **1"=30'**



PROJECT
Chevy Chase Open Space NCA
TREE SAVE PLAN
 SCALE: 1"=30'
 SHEET 1 of 2

FINAL SCANNED PLAN CODE/C47 PARK

SEQUENCE OF DEMOLITION

An on-site preconstruction (demolition) meeting is required after the limits of disturbance have been staked and flagged, but before any grading or clearing or stockpiling of equipment begins. A Montgomery County Planning Department and Parks Inspector will verify the limits of disturbance and discuss any additional tree protection measures required.

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

- Root pruning
- Crown reduction and pruning
- Watering
- Fertilizer application
- Mulching
- Root retention matting

Entire property will be "locked down" during major demolition phase- approximately 2-3 days.

All fencing to be installed prior to demolition.

Stand alone
The garage is to be removed first. This will allow for more work area with which to demolish the main house and will allow for more room for work vehicles to maneuver and stay further away from several specimen trees to the southeast of the main house. The concrete pad under the garage will facilitate etching and be used as such.

Removal of Underground Fuel Tank

Demolition of Main House

Driveway Demolition Removal of driveway will occur after demolition of existing house and will be used for access to demolition area. Contractor shall work backwards out of the driveway during demolition. Machinery shall operate on pavement to the fullest extent possible to protect trees and minimize soil compaction. Existing asphalt to be pulled up with as little disturbance to underlying soil as possible. The area will be backfilled with topsoil as work progresses backwards towards Western Avenue. It is recommended that refilling with topsoil be conducted in conjunction with asphalt removal so topsoil can be spread using same equipment operation on asphalt for redistribution of topsoil. Final grading and seeding shall be done with the use of hand tools.

DIRECTIVES

- Tree Protection Fencing to be blaze orange plastic mesh as specified in attached Detail or 3 Strand Wire
- Tree protection fencing will be placed at the LOD where specified. Silt fencing will be added wherever runoff may flow into preservation areas.
- During demolition, no activity shall be permitted in tree save areas without authorization from arborist and M-NCPPC Forest Conservation Inspector.
- Operation of heavy equipment or machinery of any kind is not permitted outside of LOD or within tree save areas.
- Trees to be removed shall not be pushed over with heavy equipment. Stumps of trees shall remain or be ground out using a mechanical stump grinder. Other than around the perimeter of the house and garage, only one tree (a 0' Dogwood) is expected to be removed.
- A signed, temporary trailpass through access will be provided along the western edge of the property- a safe distance from the retaining wall and from the demolition area.
- Removal of the house and UST will necessitate some grading to safely be in slopes. Some fill material will be required.
- The temporary parking/motorcycle area for vehicles will be in the SW corner of the property.
- The existing driveway will be used for equipment transit and will be removed at final stages. The garage will be removed first to allow better access to the main house and to help with tree protection by affording a greater tree protection area for 2 specimen trees. The cement pad under the existing garage will be used for staging, prior to removal.
- Salvaging of in-situ perimeter plants within the LOD will be left to the discretion of the Project Manager.

Existing Utilities All utility removal has already occurred, except in the case of (1) underground storage tank located just to the northeast of the existing house. The underground tank is scheduled for removal during demolition of the home and will occur within the limits of disturbance.

Silt Fence Installation Installation of traditional silt fencing will be directed by the Department of Permitting Services. During preconstruction meeting, representatives from Parks, Environmental Planning, Project Arsenal, and Department of Permitting Services will review sediment control.

Tree Protection Fencing or Tree Save Fence (TSF) is to be installed for the duration of the project and must not be altered or removed without prior approval of the forest conservation inspector. Tree fencing to be either orange blaze plastic fencing to a height of 4' or 3 strand gauge wire.

This fencing is to be used due to the short anticipated duration of this work and to allow the on-site arboret to make adjustments as necessary to accommodate demolition and tree protection.

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 in coordination with the Arborist.

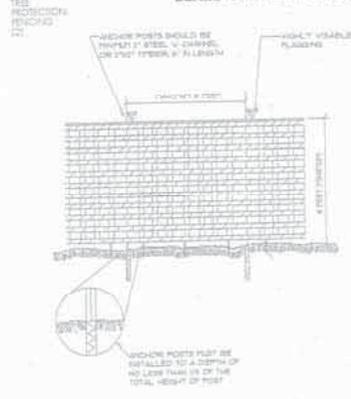
Reloc inspections by the forest conservation inspector will occur during the project. Corrections and repairs to all tree protection, as determined by the Forest Conservation Inspector, must be administered within the timeframe specified by the Inspector.

Post Construction
After demolition and stabilization is completed, an inspection shall be requested. Corrective measures may include:

- Removal and replacement of dead and dying trees.
- Pruning of dead or declining limbs.
- Fertilization
- Watering



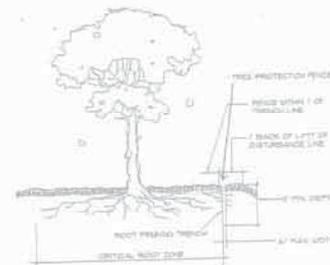
BLAZE ORANGE PLASTIC MESH



- NOTES:**
- Height of protection fence is 4 feet.
 - Material of fence will be set as per each of the tree save situations.
 - Boundaries of retention area should be marked and flagged prior to starting demolition.
 - Mesh strength should be evaluated.
 - Permeable fabric is required.
 - Ground should be kept clear throughout construction.

SCALE: 1/8" = 1'-0" (SEE SHEET FOR NEAREST NECESSARY CONSTRUCTION DETAILS)

ROOT PRUNING



- NOTE:**
- Horizontal lines cut the soil at point of the vertical protection.
 - Boundaries of hazardous areas should be marked and flagged prior to starting.
 - Depth of trench should be 1/2 inch.
 - Trench should be immediately backfilled with soil or gravel or other high organic soil.
 - Roots should be slowly and using minimum tools of water acceptable equipment.

SCALE: 3/8" = 1'-0" (SEE SHEET FOR NEAREST NECESSARY CONSTRUCTION DETAILS)

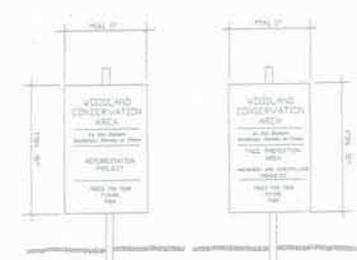
APPLICATION OF FERTILIZERS BY INJECTION



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 and control inspector shall attend this pre-construction meeting.

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

SCALE: 1" = 2'-0"



- NOTE:**
- Disturbance of signs for trees to be preserved.
 - Signs should be properly maintained.
 - Signs should be removed after clearing and grading begins.
 - Signs should be replaced to the extent of all destruction or removal from all structures.

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**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 - After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
 - After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provisions of the forest conservation plan.

- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required revegetation and afforestation planting.
 - After the required revegetation and afforestation planting has been completed to verify that the planting is acceptable and open to the start of the maintenance period.
 - 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.

Given the short duration of this demolition and stabilization, the arborist can choose to install Tree Save Fencing to protect individual trees as opposed to taking the more conventional approach of fencing large sections of the limits of disturbance. The arborist, with direction from the M-NCPPC inspector will decide on changes at time of preconstruction inspection. The arborist is to be on-site during the major demolition sequence, to ensure maximum protection of trees. If less than traditional tree save fence is used, M-NCPPC inspector will require supplemental on-site arborist supervision, and a report from the arborist detailing work observations.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVED
Plan No. 14-000110-01
Project No. 14-000110-01
Scale: 1" = 2'-0"

Approved by: George A. Bartolucci
M.P. Registrar
Qualified Professional
M-0100
(Maryland Forest Conservation Act, § 293)

International Society of Arboriculture
Certified Arborist 13422AA

DESIGN	REVIEW AND APPROVAL	REVIEW AND APPROVAL
CONTRACT ADMIN.	DATE: [] BY: [] FOR: []	DATE: [] BY: [] FOR: []
DESIGN	DATE: [] BY: [] FOR: []	DATE: [] BY: [] FOR: []
ENGINEER	DATE: [] BY: [] FOR: []	DATE: [] BY: [] FOR: []
ISSUED TO	DATE: [] BY: [] FOR: []	DATE: [] BY: [] FOR: []

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Park and Planning
5500 Blount Avenue
Silver Spring, Maryland 20901
(301) 495-3533

PLANS ISSUED FOR CONSTRUCTION DRAWINGS

REVISIONS	NO.	DATE	REVISION

PROJECT
Chevy Chase Open Space NCA
TREE SAVE PLAN
SCALE: 1" = 2'-0"
SHEET 2 of 2



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 10, 2009

Dominic Quattrocchi
Montgomery County Department of Parks
1109 Spring Street Suite 802
Silver Spring MD, 20910

Dear Mr. Quattrocchi:

This letter is in response to your request for an exemption from submitting a forest conservation plan. This request is confirmed, the project is not subject to a Forest Conservation Plan, but is subject to a Tree Save Plan. The Tree Save Plan 42009125E (Chevy Chase Open Space) submitted in support of the exemption request is approved. Any changes from the approved tree save plan may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications proposed to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4521, or at marco.fuster@mncppc-mc.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marco Fuster".

Marco Fuster, Senior Planner
Environmental Planning
M-NCPPC

Cc: File # 42009125E
Michelle Grace

Appendix B

Developing a Vision Public Meeting #1 June 16, 2011

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Chevy Chase Open Space Urban Park Concept Plan/Operation & Use Plan Development

Senior Parks Management Briefing, May 16, 2011

Agenda

I. Background

- a. Acquired 2002 as Legacy Open Space Urban Open Space
- b. Life estate ceased 2007; buildings demolished 2009 (50% paid by Chevy Chase Village)
- c. MOU with Chevy Chase Village: \$1.25 million contribution toward acquisition; partner in management planning process

II. Proposed Process and Schedule

- a. "Big Picture" phasing:
 - i. Phase I: Site Cleanup – NNI & hazardous vegetation removal, park signage, gate (implementation: immediately)
 - ii. Phase II: Interim Status Plan – to include interim paths, signage, landscape upgrades (implementation: last half of FY12 as soon as Concept Plan approved)
 - iii. Phase III: Implementation of full Concept Plan via Facility Planning then the CIP process for final design/construction (timing depends on CIP schedule & funding)
- b. Concept Plan Development Schedule - attached below

III. Identified Facility Needs, Relevant Policies and Potential Amenities

- a. Summary matrix - attached below
- b. Parks & Recreation Facility Assessment and Public Policy Framework – full report for public workshop in draft form

IV. Proposed Public Outreach Strategy – Go Digital!

- a. Planning Department's InfoShare weekly newsletter
- b. Project page on Parks website, linked to Chevy Chase Village's project website
- c. Community associations through Friendship Heights Regional Services Center and/or Parks outreach staff
- d. Contact recommended Council and Executive staff, others as requested

V. Senior Management Approvals requested

- a. To move forward with Phase I site cleanup
- b. To move forward as proposed with Concept Plan development, including kickoff public workshop on June 15 or 16

II. Concept Plan Development Schedule, May 2011

Step	2011 Schedule	Notes/Details
Conduct Site Analysis and Prepare Outreach Strategy	March – April	<ul style="list-style-type: none"> • Survey site trees & vegetation – DONE • Assess area park & recreation resources & needs – DRAFT DONE • Analyze existing policy parameters – DRAFT DONE • Identify target groups and methods for public outreach – DONE • Establish PDCO Team (Planning, Design, Construction, Operation), internal team to coordinate project – DONE
Review Site Analysis and Outreach Strategy with community	April 11: CCV Board Meeting – DONE	<ul style="list-style-type: none"> • Establish CCOS Committee (CCV) – EXPECT BY MID-MAY • Also contact other community groups in April/May – IN PROCESS
Present Site Analysis/Outreach Strategy to Parks Senior Management Team	<u>May 16</u>	<u>THIS MEETING</u>
Brief Planning Board (if requested by Parks Director)	May-June	Only if requested by Parks Director. Could be part of Director’s Report or roundtable discussion.
Community Meeting #1	June 15 or 16	Purpose: <ul style="list-style-type: none"> • Brief community on facility analysis & policy framework • Develop a vision and preliminary program of amenities
Develop Park Concepts	July - September	<ul style="list-style-type: none"> • Ongoing coordination with CCOS Committee & others • Develop one to three concepts for site
PDCO review of Concept Plans; Parks Senior Management briefing, if requested	September	
Community Meeting #2	October	Purpose: to review and select concept preference, phasing, and recommended POR (Program of Requirements); also to confirm interim improvement plan
Finalize Preferred Concept Plan for presentation and approval by Planning Board	November – December	Add management details as necessary to make into full Operation & Use Plan
Place Chevy Chase Open Space Concept Plan in Park Development’s queue for Facility Planning funding through the CIP	January 2012	

III. Summary of Identified Facility Needs, Relevant Policies and Potential Amenities in CCOS

<u>Policy/Plan/Study</u>	<u>Relevant Identified Needs and Recommendations</u>	<u>Possible to Accommodate in CCOS?</u>	<u>Notes</u>
Area Parks/ Recreation Facility Assessment: walking distance assessment of facilities	Variety of rec facilities & park types within 1/2 mile (10-minute walk): <ul style="list-style-type: none"> ▪ County rec center ▪ buffer parks between CBD and residential ▪ small open space parks between ROWs ▪ neighborhood parks ▪ civic center parks 	n/a	
	Local park facilities around 1 mile (20+ minute walk) away: <ul style="list-style-type: none"> ▪ ball fields ▪ larger playgrounds ▪ hiker/biker trails 		
Area Parks/ Recreation Facility Assessment: facility needs	<ul style="list-style-type: none"> ▪ Within Maryland, all playgrounds > 10-minute walk and most close to 20-25 minute walk from Friendship Heights/Chevy Chase neighborhoods ▪ Two playgrounds within DC are closest ones to this site, including one new renovation 	Yes	
Vision 2030: Top facilities and amenities to expand or improve	Playgrounds	Yes	“Natural” looking play area most requested amenity so far for this park
	Dog parks	Yes	CCOS large enough, but may conflict with vision of green open space
	Community Gardens	Yes	CCOS meets minimum site requirements, but will need community support
	Community Events and Festivals	Yes	Depends on community input/vision for park
	Picnic Shelters	Yes	Depends on community input/vision for park
Vision 2030: Two action items relevant to this urban park	Plan, design, and create more un-programmed, flexible parks and recreation spaces, and features that are multi-functional or adaptable for multiple purposes	Yes	Un-programmed green open space between paths and landscaping is key element of this park
	Incorporate nature into the playground environment. Seek opportunities to incorporate environmental education into the playground experience.	Yes	Coincides with initial community input on possible play area design

LPPRP/PROS: Estimated need for active recreation facilities, 2020, Bethesda-Chevy Chase Planning Area	Large diamond fields (baseball): 4.8	No	<ul style="list-style-type: none"> Site too small Inappropriate for an urban park Inappropriate for a Legacy Open Space Urban Open Space
	Adult rectangular fields: 20.4	No	
	Tennis Courts: 0	No	
	Basketball Courts: 0	No	
	Playgrounds: 0	Yes	Walking-distance analysis does show need for playgrounds (above)
LPPRP/PROS: Park Classification System definition of Urban Parks	<ul style="list-style-type: none"> In or near CBDs Can serve as buffer between CBDs and residential Serve as gathering places and accommodate variety of activities Typical facilities include landscaping, sitting/picnic areas, play equipment, courts and shelters 	Yes	Most typical facilities in other urban parks could be accommodated in CCOS except hard courts
Urban Parks Guidelines: <i>A Vision for Urban Parks</i> (MCPB adopted, 2010)	<ul style="list-style-type: none"> visual and physical access to parks that enhance mental, physical and spiritual health green gathering spaces to improve social connections and relieve stress outdoor recreational opportunities to improve physical health low impact development and environmentally sensitive design to improve health of the land interesting and aesthetic design to create a sense of “place” well maintained and safe spaces to encourage community interaction educational opportunities to provide information on health benefits of parks 	Yes	Most of these visioning statements are likely to fit very well with the staff and community’s ideas for this park and provide valuable guidance to the Concept Planning Process
Urban Parks Guidelines: recs. under development	Will likely revise definition of Urban Park to include a broader set of functions and amenities, possibly defining several types of urban parks	Yes	Once complete, concept for CCOS may fit a new or revised urban park category
Legacy Open Space Functional Master Plan, 2001	Overall goal of plan to preserve green space for all communities in the County including urban areas. Identified CCOS as Urban Open Space site due to its status as undeveloped land adjacent to a CBD.	Yes	

MOU with County, Chevy Chase Village, 2002	<ul style="list-style-type: none"> • Expresses intent of 3 parties to cooperate in operation and maintenance of Park • Park must be used “consistent with the purposes identified in the Legacy Plan” • Commission will operation/maintain park (per 1972 agreement with County) • Village shall provide municipal services (police, refuse, etc.) • Commission & Village will “jointly prepare a management plan” in accordance with Legacy goals for the park • Management Plan (now the Concept Plan/Operation & Use Plan) may be amended with mutual agreement from Commission & CCV 	Yes	
Jurisdictional Issues: District of Columbia Department of Transportation ROW	<ul style="list-style-type: none"> • A 25’ strip between park property line and Western Avenue sidewalk is in the District • Strip is the Commission’s responsibility to maintain as adjacent owner but is subject to DC regulations • Permits needed for pruning or removal of Special Trees (>17.5” DBH); not necessary for currently planned tree work except 2 street trees • Permanent installations (gate, signs) may also need DC permits 	Yes	Unique Commission park in this jurisdictional situation (only other is Boundary Park NCA) Already in touch with DDOT Urban Forestry Administration staff to submit permits to remove 2 invasive street trees
Jurisdictional Issues: Chevy Chase Village	<ul style="list-style-type: none"> • Park within the Village municipal limits • Commission not subject to Village regulations since a state-level agency • Intend to comply with local regulations as much as possible in accordance with standard Commission policy 	Yes	For example: submitted a permit request for tree removals per the Village Tree Ordinance, and Village will issue a “courtesy permit” in recognition of our state-level status
Adjacent Property Issues: Chevy Chase Center (Chevy Chase Land Company)	<ul style="list-style-type: none"> • Seven trees identified on their property for removal (some highly hazardous) • 6-8’ tall fence needed at top of their retaining wall; current 3’ fence inadequate for safety 	Yes	Currently collaborating with CC Center management on tree removal and fence issue; park permit needed for access through the park to do this work
Adjacent Property Issues: Latter-Day Saints Church	<ul style="list-style-type: none"> • Five hazardous trees identified on church property adjacent to Park • Church supportive of site cleanup proposed 	Yes	Currently collaborating with church representatives on tree removal issues; park permit not likely necessary
Other Policy/Design Considerations	<p>Consider lack of maintenance funding for parks during design process, for instance:</p> <ul style="list-style-type: none"> • perennial garden beds instead of annuals • fewer landscaping areas that require maintenance • built elements (paths, benches, gazebos, play structures) to be low maintenance 	Yes	

Park Planning & Stewardship Division
Park & Trail Planning Section and Legacy Open Space Program

Chevy Chase Open Space Urban Park - Developing a Vision



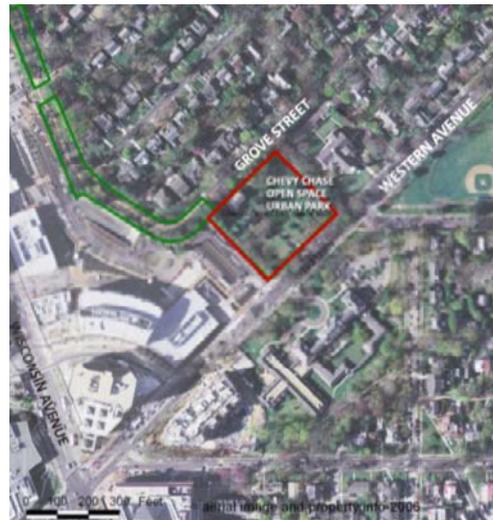
M-NCPPC, Department of Parks, Montgomery County

Brenda Sandberg & Rachel Newhouse
Community Outreach Meeting #1
June 15, 2011

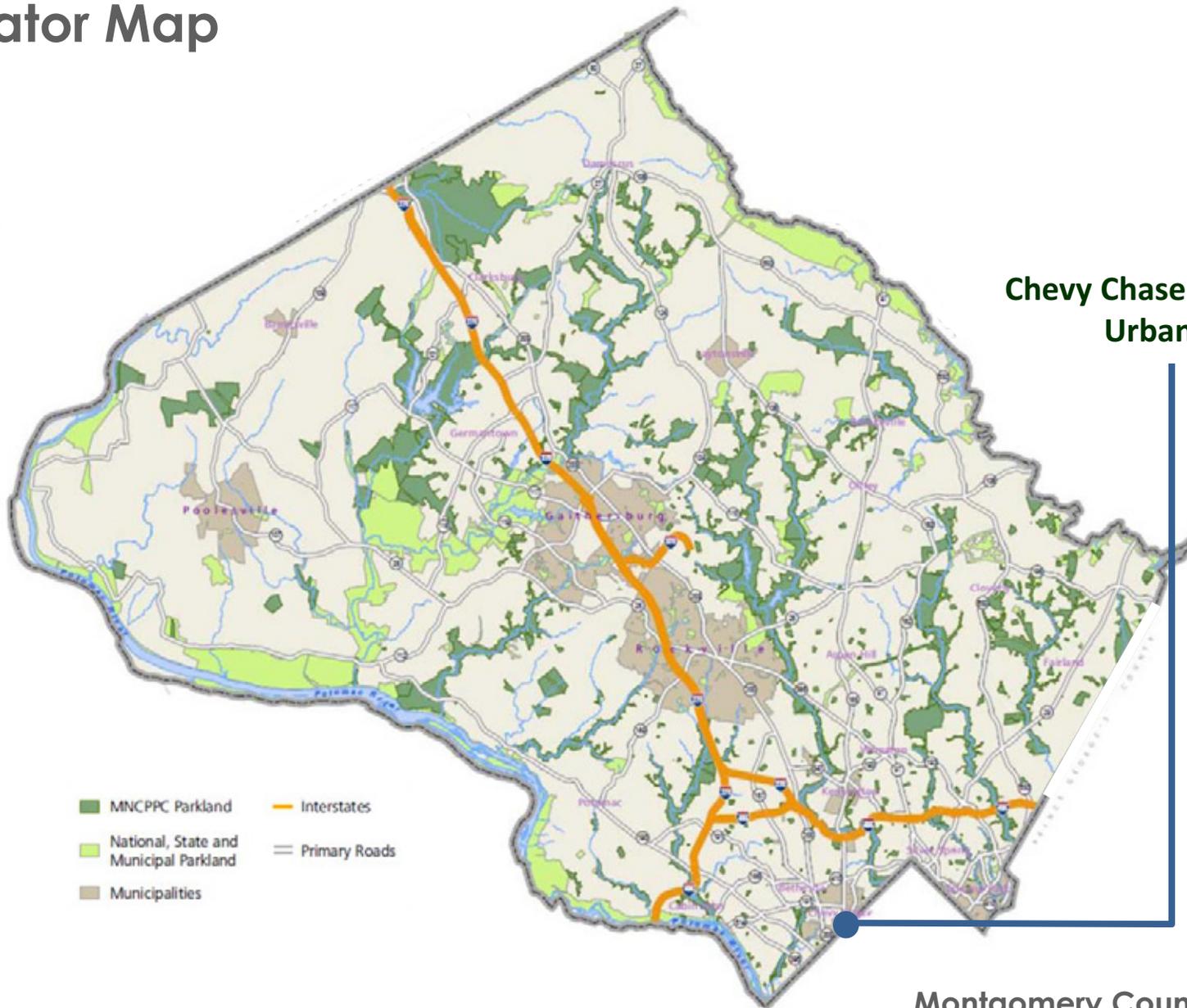


Agenda

- 7:00 Welcome & presentation
- 7:30 Brainstorming session
- 8:45 Wrap Up
- 9:00 Adjourn



Locator Map



**Chevy Chase Open Space
Urban Park**

Montgomery County, MD



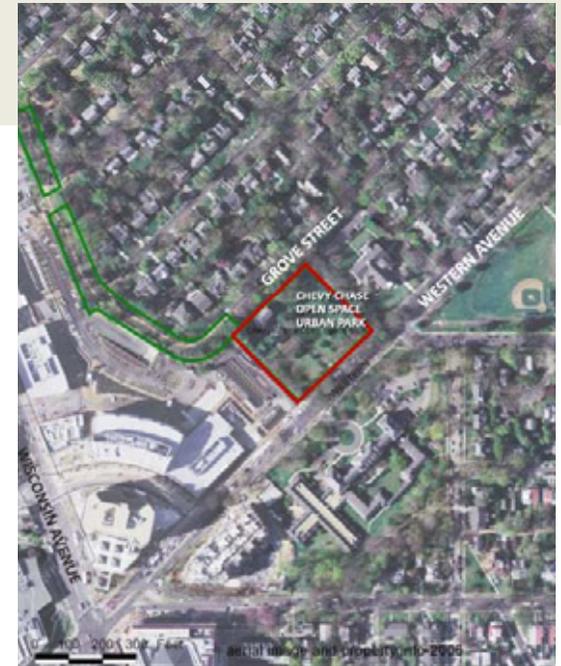
Vicinity Context



Background

Two-acre site located within Chevy Chase Village and adjacent to Friendship Heights CBD

- Former single-family home
- Former part-time landscape business retail use
- Also partially located within the District of Columbia in the Western Avenue right-of-way



Background

- **2002**
Legacy Open Space Program acquisition as Urban Open Space
 - Partnership with Chevy Chase Village based on inter-governmental Memorandum of Understanding (MOU)
- **2007**
Parks Department assumes responsibility for property
- **2009**
Buildings and driveway demolished



Why are we here tonight?

Purpose of this Public Planning Process

- Inform the broader community about the opening and clean-up of this new urban park
- Gather input from the community to develop a VISION for this new urban park and to understand the issues of concern about any new development with the urban park
- Develop design Concept and Program of Requirements (POR) necessary to move forward with:
 - Interim Improvement Plan
 - Facility Planning and Final Design/Construction through capital budget (CIP)

June 15, 2011	Summer 2011	Summer 2011	Fall 2011	Winter 2011	Spring 2012 and beyond
Community Visioning Kick-off: Meeting #1	MNCPPC staff create Draft Concepts to address Vision and Issues from Meeting #1	Ongoing collection of community input and revision of draft concepts	Present Plan Concepts to Community for Feedback: Meeting #2	Preferred Concept Plan & Proposed Phasing and Implementation presented to the Planning Board	Plan Implementation in phases as funding available



Three-Phase Park Implementation

Phase I: Site Cleanup

- Building Demolition, 2009
- NNI & hazardous vegetation removal, underway
- Signage & security

Phase II: Interim Improvement Plan

- Interim, low-cost improvements to create safe, usable park between now and ultimate build-out
- Coordinated with Concept Plan to ensure long-term compatibility

Phase III: Implementation of full Concept Plan

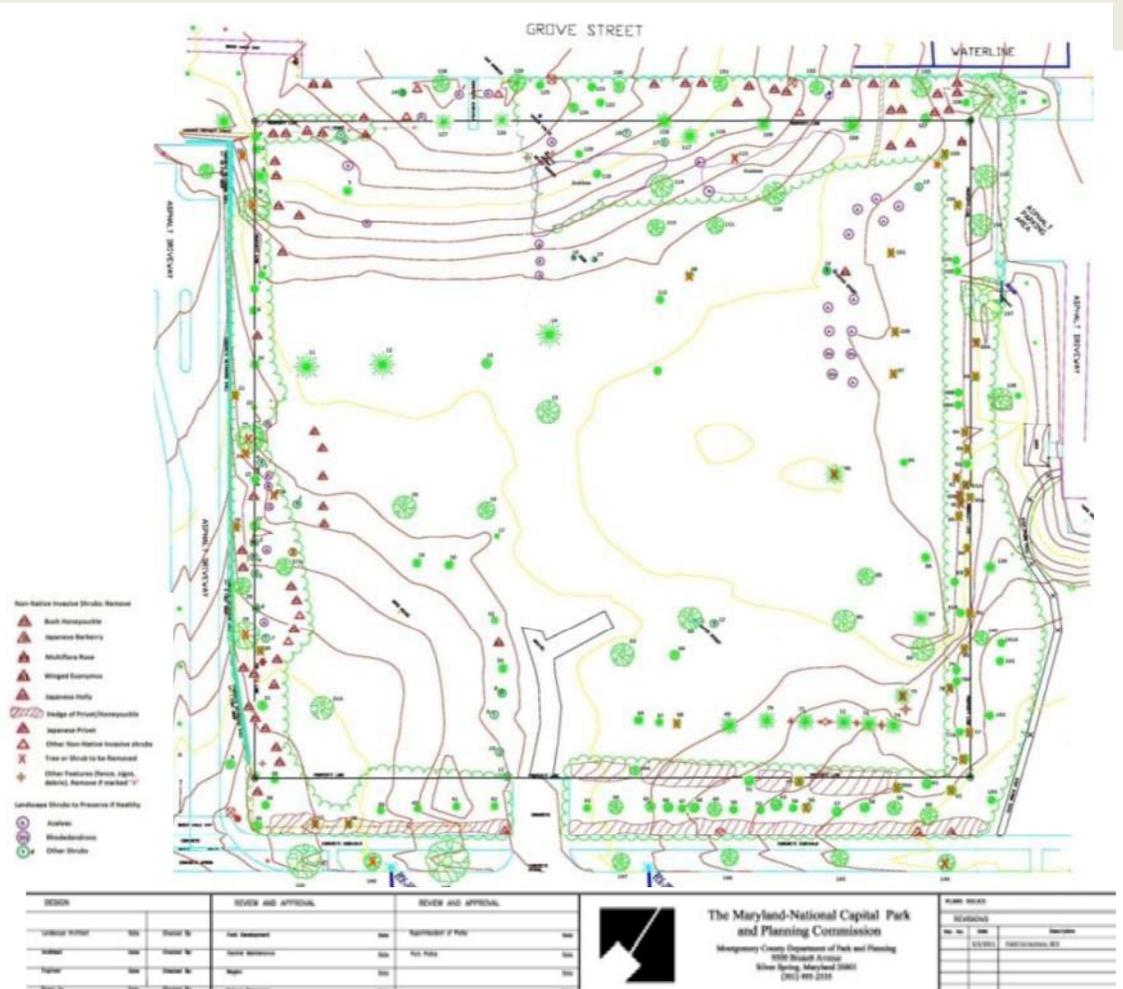
- Normal CIP process: Facility Planning, then Final Design/Construction through CIP
- Could be done in phases to implement amenities as funds are identified



Phase I: Site Cleanup

Tree & Vegetation Survey

- Goals for site cleanup
 - Improve visibility and safety in the park
 - Remove undesirable and invasive plant species per Park policy
 - Remove dead, dying and hazardous trees and tree limbs
 - Preserving the majority of the beautiful plants throughout the park



M-NCPPC Department of Parks Mission

“Protect and interpret our valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.”



STEWARDSHIP

“Manage the county park system so it best meets the needs of current and future generations”

RECREATION

“Offer a range of leisure activities that strengthen the body, sharpen the mind, and renew the spirit”

Countywide Park System

The Park Classification System

MONTGOMERY COUNTY PARK CLASSIFICATION SYSTEM

PARK TYPE	PARK TYPE DESCRIPTION	TYPICAL FACILITIES*	APPROXIMATE SIZE
COUNTY-WIDE PARKS – Parks in this category serve all residents of Montgomery County			
- Recreational Oriented Parks			
Regional Parks	Large Parks that provide a wide range of recreational opportunities but retain 2/3 or the acreage as conservation areas.	Picnic / playground areas, tennis courts, athletic fields, golf course, campgrounds, water-oriented recreation areas.	200 acres or more
Recreational Parks	Parks larger than 50 acres in size that are more intensively developed than Regional Parks, but may also contain natural areas.	Athletic fields, tennis courts, multi-use courts, picnic/playground areas, golf course, trails, natural areas.	50 acres or more
Special Parks	These parks include areas that contain features of historic and cultural significance.	Vary, but may include agricultural centers, garden, small conference centers, historic structures, etc.	Varies
- Conservation Oriented Parks			
Stream Valley Parks	Interconnected linear parks along major stream valleys providing conservation and recreation areas.	Hiker-biker trails, fishing, picnicking, playground areas.	Varies
Conservation Area Parks	Large natural areas acquired to preserve specific natural archaeological or historic features. They also provide opportunities of compatible recreation activities.	Trails, fishing areas, nature study areas, informal picnic areas.	Varies
COMMUNITY USE PARKS – Parks in this category serve residents of surrounding communities			
Urban Parks	Very small parks, serving highly urban areas.	Landscaping, sitting/picnic areas, play equipment, courts, and shelters.	1 Acre
Neighborhood Parks	Small parks providing informal recreation in residential areas.	Play equipment, play field, sitting area, shelter, tennis and Multi-use courts. (Don not include regulation size ballfields).	2.5 Acre
Local Parks	Larger parks that provide ballfields and both programmed and unprogrammed recreation facilities.	Ballfields, play equipment, tennis and multi-use courts, sitting/picnic area, shelters, buildings and other facilities.	15 Acre
Neighborhood Conservation Areas	Small parcels of conservation oriented parkland in residential areas, generally dedicated at the time of subdivision.	Generally undeveloped, may include a storm water management pond and related facilities.	Varies

Chevy Chase
Open Space
Urban Park



Figure 4.3 * this list is not all-inclusive, but includes facilities typical of each park type.

Recreation Needs Estimated by Geographic Areas*

Planning Area Geography

2020 Needs estimated using M-NCPPC PROS Plan Methodology

- Playgrounds
- Basketball Courts
- Tennis Courts



Community Based Geography

2020 Needs estimated using M-NCPPC PROS Plan Methodology and ball field permit data

- All Fields
- Youth Diamonds
- Multi-purpose Diamonds
- Baseball 90' Baseline
- Youth rectangular
- Multi-purpose rectangular



Countywide Geography

2020 Needs based on State Planning Participation Based Model, Park & Trail Plans & Fairfax County model

- Picnic Shelters
- Dog Exercise Areas
- Roller Hockey Courts
- Skate Parks
- Trails
- Nature Centers
- Community Recreation Centers
- Aquatic Facilities
- Natural Areas



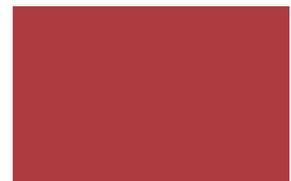
* Source: 2005 LPPRP (PROS) Plan



Public Policy Framework

LPPRP (PROS)

- Estimated needs for active recreation facilities, Bethesda-Chevy Chase planning area
 - Large diamond fields (baseball): 4.8
 - Adult rectangular fields: 20.4
 - Tennis courts: 0
 - Basketball courts: 0
 - Playgrounds: 0
- Appropriateness of needed facilities for Chevy Chase Open Space Urban Park
 - Site too small for adult athletic fields
 - No on-site parking



Public Policy Framework

Vision 2030

- Top facilities/amenities/programs to expand or improve
 - Playgrounds
 - Trails and trail connectivity
 - Dog parks
 - Community events and festivals
 - Community gardens
 - Picnic Shelters
 - Exercise and fitness



Public Policy Framework

Vision 2030

- Two action items relevant to Chevy Chase Open Space
 - Plan, design and create more un-programmed, flexible park and recreation spaces
 - Incorporate nature and environmental education into the playground environment



Public Policy Framework

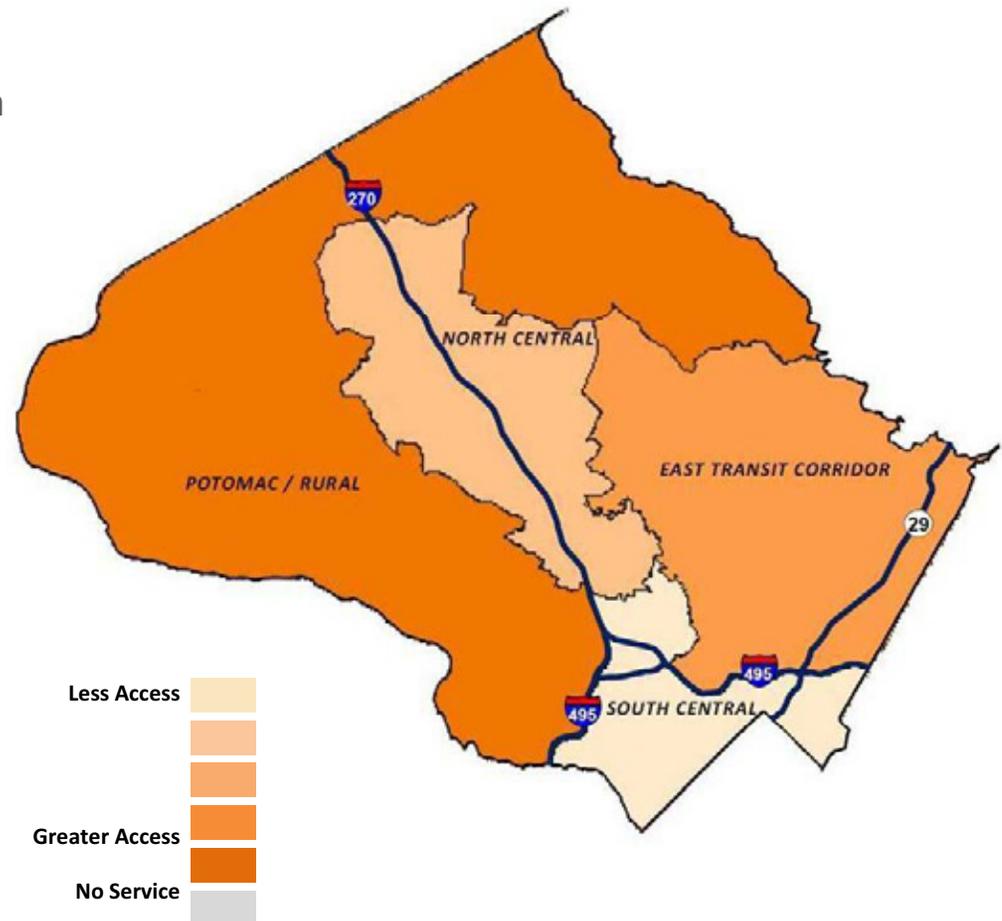
Vision 2030

- Level of Service per population by sub-area

Due to the size and diversity of the County, the Vision 2030 process projected park and recreation needs in four geographic sub-areas of the County: Potomac/Rural, East Transit Corridor, South Central, and North Central

The Level of Service (LOS) analysis of the parks and recreation inventory shows that when population density is considered, the current overall Level of Service per capita is lower in the I-270 corridor (indicated by the lighter shades in the South Central and North Central sub-areas on this map).

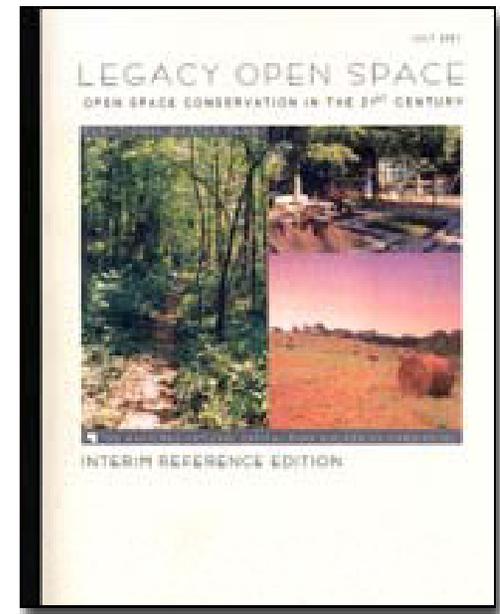
The increased growth projected in the next twenty years along the I-270 corridor will create increased demand for parks and recreation facilities and services.



Public Policy Framework

Legacy Open Space

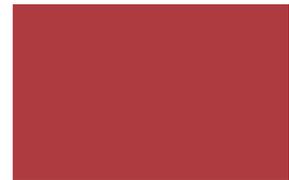
- *Legacy Open Space Functional Master Plan (2001)*
 - Overall goal of Legacy Open Space plan to preserve green space for all communities in the County, including urban
 - Chevy Chase Open Space identified as an Urban Open Space as an undeveloped site adjacent to a CBD



Public Policy Framework

Regulatory & Inter-jurisdictional Issues

- **Montgomery County and State of Maryland Regulations**
 - Environmental Regulations (Forest Conservation, Stormwater Management, etc.)
 - Environmental Site Design
 - Americans with Disabilities Act
- **District of Columbia Department of Transportation R.O.W.**
 - A 25' strip between park property line and Western Avenue sidewalk is in the District
 - Strip is the Commission's responsibility to maintain as adjacent owner but is subject to DC regulations, including permits for some tree removals and permanent installations (gates, signs)
- **Chevy Chase Village**
 - Park within municipal limits
 - Although a state-level agency, Commission intends to comply with local regulations



Public Policy Framework

Intergovernmental MOU

- 2002 Memorandum of Understanding (MOU) among Montgomery County, M-NCPPC, and Chevy Chase Village
 - Expresses intent of three parties to cooperate in operation and maintenance of Park
 - Chevy Chase Village contributed 25% of acquisition cost (\$1.25M)
 - Park must be used “consistent with the purposes identified in the Legacy Plan”
 - Commission will operation/maintain park (per 1972 agreement with County)
 - Village shall provide municipal services (police, refuse, etc.)
 - Commission & Village will “jointly prepare a management plan” in accordance with Legacy goals for the park
 - Management Plan (now the Concept Plan/Operation & Use Plan) may be amended with mutual agreement from Commission & Chevy Chase Village



Nearby Parks and Recreation Facilities



Nearby Parks and Recreation Facility Assessment

- Recreational facilities and park types within $\frac{1}{2}$ mile (10-minute walk)
 - Buffer parks between Central Business Districts (CBDs) and residential areas
 - Small open space parks between road right-of-ways
 - Neighborhood parks
 - Civic center parks
 - County recreational center



Nearby Parks and Recreation Facility Assessment

- Recreational facilities and park types within **1 mile** (20+minute walk)

- Local Parks
- Athletic fields
- Larger playgrounds
- Hiker/Biker trails
- Playgrounds

All playgrounds in Maryland, are more than a 10 minute walk

Most playgrounds are a 20-25 minute walk from Friendship Heights / Chevy Chase Village neighborhoods

The two closest playgrounds to this park are in DC:

- **Chevy Chase Park** across Western Ave, (currently under renovation) and
- **Chevy Chase Community Center / Library** on Connecticut Avenue



Public Policy Framework

Urban Parks Guidelines *(in draft)*

- Goal is to support the County's policies for *Growing Smarter* by creating great, walkable open space systems in the present and future urban areas.

A Vision for Urban Parks (adopted by Planning Board, 2010) **sets goals for urban parks to:**

- Improve the mental, physical and spiritual health of urbanized people by providing more visual and physical access to parks
- Provide green gathering spaces in urban areas to improve social connections and relieve stress
- Provide new outdoor recreational opportunities that will improve the physical health of the community
- Improve the health of the land through using low impact development and environmentally sensitive design in urban parks
- Provide interesting and aesthetic design that is embraced by the community
- Provide education on the health benefits of Parks
- Provide well maintained and safe spaces for community interaction



Existing Urban Park Pattern

- Our urban parks are mostly located at the edges of the urban areas, not in the centers.



WHITE FLINT SECTOR PLAN AREA



DOWNTOWN SILVER SPRING



GERMANTOWN



DOWNTOWN BETHESDA



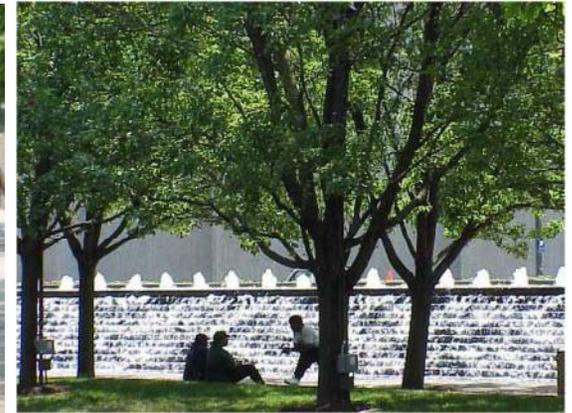
WHEATON

 URBAN AREAS
 PARKS



What are people looking for in urban parks?

- Green gathering spaces for neighborhood events
- Escape from the heat
- Quiet places to relax and read
- Comfortable seating



What are people looking for in urban parks?

- Spaces for outdoor markets
 - Casual spaces or more formal spaces
- Places where pets are welcome
- Places to meet other pet owners and to socialize like community gardens



What are people looking for in urban parks?

- Playful Areas
 - Interactive artwork or sculpture
 - Traditional playgrounds
 - Sculptural climbing walls
 - Listening vessels



What are people looking for in urban parks?

- Connection to nature through natural play elements
 - Climbing walls and logs
 - Fort building areas
 - Sand pits
 - Boulders for jumping and climbing



What are people looking for in urban parks?

- An outdoor office
 - A place to sit, eat lunch and work on laptop
- Spaces for outdoor exercising
- Comfortable seating
- Beautiful natural spaces that are inspiring and calming



What are people looking for in urban parks?

- Places to intermingle the older generation with the new generation
- Accessibility and safety
 - Seniors are more likely to walk to open spaces if they are safe and attractive and provide areas for seating.
- A Place to learn
 - History
 - Culture
 - Ecology ... and more



What are people looking for in urban parks?

- Places with a local identity
- A unique identifying element



What are people looking for in urban parks?

Information and good signage

- Neighborhood kiosk
- Interpretive signage
- Park signage



What are people looking for in urban parks?

Attractive low maintenance furnishings

- Signage
- Trash receptacles
- Bicycle racks
- Lighting



Outdoor Urban Recreational Trends

Urban outdoor recreation space

- Needed near offices and retail for the after work sport leagues



Outdoor Urban Recreational Trends

Non-traditional activities and sports

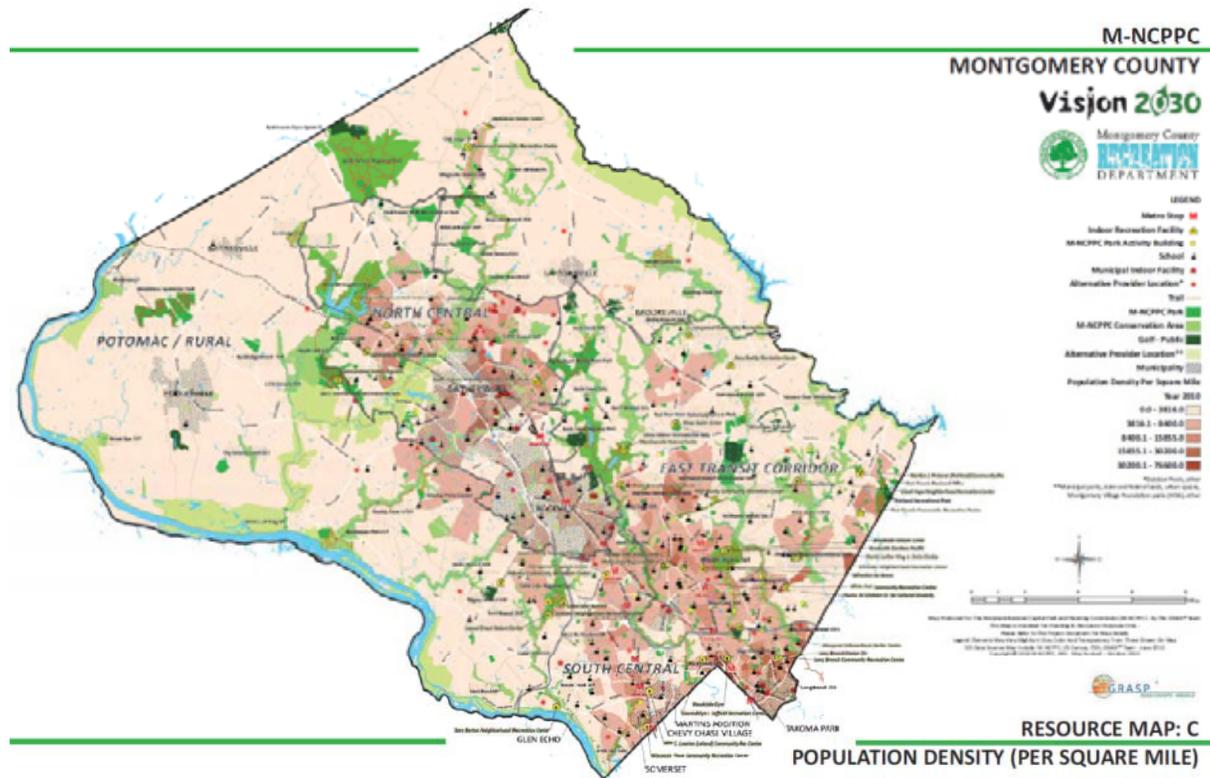
- Splash spots
- HeartSmart trails and paths
- Theatre and dance event spaces
- Running events and paths
- Multi-use of courts for non-traditional activities



Demographic Trends

Demographic shifts in past and future affects park trends

- The County's senior population is growing significantly inside the Beltway
- The oldest demographic area in Montgomery County located is adjacent to site (Village of Friendship Heights)
- Research is continuing on demographics of the immediate neighborhood



Chevy Chase Open Space

Opportunities and assets

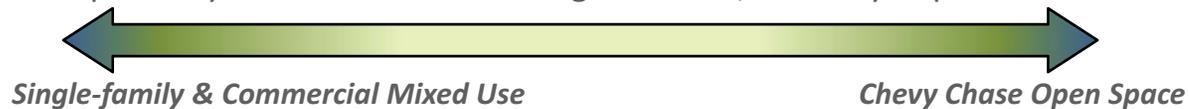
- A beautiful green space in a highly urban area with healthy landscape plant specimens and trees
- Highly accessible by METRO, bus, walking, biking, or public parking lots
- Within walking distance from single-family and high-rise residential areas, offices, retail stores and restaurants
- Relatively flat terrain that is suitable for a variety of activities
- An active and interested partner in Chevy Chase Village



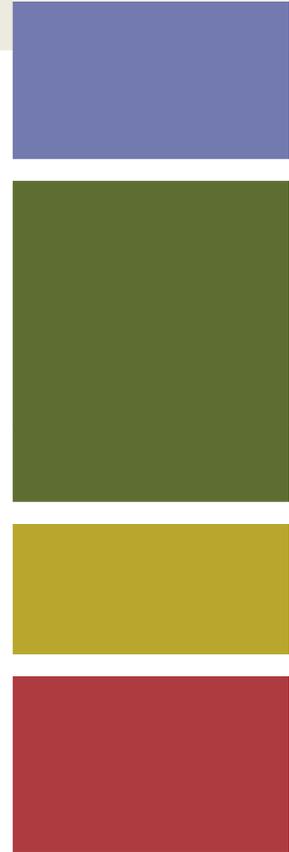
Chevy Chase Open Space

Issues and constraints

- Multiple Stakeholders with potentially varied interests
 - Transit users
 - Chevy Chase Village residents
 - Immediately adjacent neighbors
 - Village of Friendship Heights residents
 - District of Columbia residents
 - Employees and retail customers
- Site Compatibility
 - Small site – 2 acres
 - Compatibility issues with surrounding land uses, two-way impacts:



- Large elevation change between park and retail area (“the wall”)
- Adjacent neighborhood concerns about noise, inappropriate uses, etc.



Issues and Constraints (cont'd.)

Design issues

- Paving versus green space
- Security and amount of lighting
- Safe pedestrian and maintenance vehicle access
- Way-finding and signage
- Regulatory constraints

Implementation issues

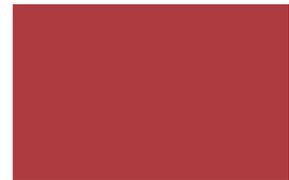
- Stiff competition for CIP funds for improvements (other parks, non-park projects)
- Severe constraints on maintenance funding limits design choices unless additional funding sources are found



Tonight

We need your input!

- **Breakout Sessions**
90 minutes to answer two key questions
- **Question #1: Vision**
What types of amenities and activities would you like to see offered at this park?
- **Question #2: Issues**
What concerns you the most about the development of this park?



What's next?

- Next Meeting: Fall 2010
- Give us your ideas throughout the planning process at www.parkplanning.org
- Ongoing communications with community representatives
- Email updates will be sent to attendees
 - Please remember to give us your email address

Proposed schedule

June 15, 2011	Summer 2011	Summer 2011	Fall 2011	Winter 2011	Spring 2012 and beyond
Community Visioning Kick-off: Meeting #1	MNCPPC staff create Draft Concepts to address Vision and Issues from Meeting #1	Ongoing collection of community input and revision of draft concepts	Present Plan Concepts to Community for Feedback: Meeting #2	Preferred Concept Plan & Proposed Phasing and Implementation presented to the Planning Board	Plan Implementation in phases as funding available



Thank you

www.ParkPlanning.org

- Brenda.Sandberg@montgomeryparks.org

The collage features several key elements from the Montgomery Parks website and community resources:

- MontgomeryParks.org Homepage:** Shows the main navigation menu on the left, including 'Parks Home', 'Things to Do', 'Park & Trail Directory', 'Park Construction Projects', 'Park Stewardship', 'Media Center', 'Volunteers & Partnerships', 'Park Police', 'Online Store', 'Employment', 'About Parks', and 'Contact Parks'. The main content area highlights a 'Live Butterfly & Caterpillar Exhibit' titled 'Wings of Fancy' from Saturday, April 30 to September 18, 10 am - 4 pm daily at Brookside Gardens South Conservatory. Other featured sections include 'Summer 2011 Programs & Classes', 'Events Calendar', and 'PARK PERMITS.org'.
- Park Planning Article:** A screenshot of an article titled 'Park Planning' discussing the role of the Park Planning Section in creating and updating park master plans. It mentions that these plans define the future of the park system, including trail systems, recreation facilities, and environmental resources.
- Community Corner:** An announcement for an 'Artificial Turf Work Group Draft Report Ready for Public Comment' on July 1, 2010. It notes that the Montgomery County Council's Transportation, Infrastructure, Energy, and Environment (TAE) Committee held a meeting with representatives from Montgomery County Public Schools (MCPS), Maryland National Capital Park and Planning Commission (MNCPPC), and Montgomery County.
- Map:** A map of the Chevy Chase area in Maryland, showing major roads like I-270, Rte 495, Rte 55, and Rte 202. Key locations marked include 'COMMUNITY MEETING Chevy Chase Village Hall' and 'Chevy Chase Open Space Urban Park'.

DRAFT!!!

Chevy Chase Open Space Urban Park:

What did we hear at the June 15th public meeting?

Summary of Visioning with selected comments

Overall Vision: a green garden-like space available for mostly “passive” use (i.e., un-programmed uses)

- Long term financial challenges, so emphasize small, low cost amenities
- Do not want the property values to drop because of what is in the park
- No access for parking
- Want green-address basic environmental issues.
- Create sense of place
- “We want a passive park”
- Park can be called an *Arboretum*
- Green as possible
- Open as possible

Different potential users

- Neighboring entities that might want to use park
- Consider residents on Grove Street and Western Avenue
- Pass through park for commuters – diagonal
- Passive – just experience the open space
- Will the park be attracting outside users: a Passive or Active park?
- Like to see as many users as possible

Nearby parks provide for other uses

- Tennis courts across street
- Lives across from park: right across the street is a facility that has very active facilities, don’t need to duplicate

Types of Amenities/Activities mentioned

- Play Areas
 - Naturalistic “scattered” playscape design (sand pit, rocks, logs)
 - Environmental/nature education
- Picnic Areas
 - Picnic tables
- Open Flexible Space for gathering, play, events, celebrations
 - Keep significantly open area for play – Frisbees, etc.
 - Big flat area left for casual play
 - Open play area

- Main Promenade through park
 - Degree of Pavement:
 - Safe down hill in all weather conditions
 - Have met with people with diabetes
 - Meet the “high heel” test in lots of weather
 - Minimal concrete/paved area
 - Connect to Belmont ROW Trail
 - Potential future connectivity to Somerset and other parks
 - Pervious – path

- Gardens
 - Bought for green, beautiful, trees and plantings.
 - Fountain
 - Benches
 - Plantings – educational tags
 - Add only indigenous species
 - Butterfly garden
 - Community garden
 - No Community Garden
 - Chevy Chase Garden Club – can they do something at the park?

- Gateways into park

- Looped trail around edge of park

- Buffers along adjacent properties

- Terraced Areas on existing slopes

- Maintenance Vehicle Access

- Signage/information/trash receptacles/light poles/etc.
 - Lighting for security
 - Need bike racks

- Security
 - Security Issues – if this becomes a concept over a long time
 - Need to understand a fenced park that is locked up at night.
 - More people in a space make it safer
 - Community Eyes looking in – currently obstructed fence park? After hours?
 - Wants town police to review and approve plan
 - Chief want lights, neighbors do not want big lights

Short-Term Improvements/Operations Issues

- Hard to get vision until there is a clean-up
- When will that occur?
- Send us an email about the contract clean-up. When it will occur, start date, any delays
- Give us an idea of how much useable space is there
- Short-term improvements:
 - o #1 – Dog Bag Dispensers
 - o #1a – Gate
 - o #2 – Trash cans – one at driveway and one at Grove Street.
- Trash cans gates – number one priority – need to consider placement. Put up gate and maybe locate at driveway entrance
- Needs activity in the interim
- Want replacement trees sooner than later
- Where would this fall in the CIP process – are we at the end of the priority list? – No
- Remove the fencing at the ends so people can walk through
- Remove fencing to enable access (currently encroached with invasive)

Other Issues Mentioned

- Don't like name, should be changed
- Historically land used by the Chevy Chase Hunt
- Friendship Heights History – why is it called Friendship Heights

- Other comments...
-
- Get examples from other parks – Woodside, Bethesda Library on Arlington Road
- A time schedule for users such as yoga time at 10:00am as an example, then things can co-exist
- Worried about music because can hear it – but then restrict size of band – guitar only, say
- Two visions:
 - Residents want to see something soon
 - Then have a long term plan
- Small low cost amenities that would allow amenities
- Thinks the principal use is connecting people to Friendship Heights – how they walk
- Once the park is open, we will see the use pattern
- Not using the LOS principals should be passive, green
- Does not think the park should be huge and attractive because of no parking
- Got it because it is green, beautiful, and lots of plantings
- A playground with equipment is duplicative
- Natural play all over site – logs, sand pit, blend in to natural look of site
- People have used small weeping trees to play/hide under
- Want it to be green, basic environmental issues
- Ruby throated hummingbirds – attract
- Really likes the brick path – set brick in sand not concrete
- Wants a community garden and mulch paths
- Interpretive panels can offer Chevy Chase Land Co a way to donate
- Like as green and as open
- People need green trees
- Like nature education
- Nice par course in Rock Creek Park
- Along Grove Street – want the street trees planted ASAP
- Think about Tree Stewards for this park

Chevy Chase Garden Urban Park

Type of Amenities/Activities	Themes		
	Naturalistic	Formal	Sculptural
Play Areas	Natural materials, sand, logs, boulders, wild flowers, willow huts	Typical urban park play equipment	Sculpture elements that can be played upon
Picnic Areas	Seating logs, wood, willow chairs	Heavy duty benches and tables, metal , wood, plastic	Sculpture elements that can be sat upon
Main Entrance Plaza – needs to allow maintenance truck access and turn-around	Fine gravel or pervious pavement	Impervious paving - brick, stone, etc.	Sculptural plaza
Gateways into park	Use natural materials – trees, vines, shrubs etc to create a garden entry	Use stone or iron or more formal material to create the garden entry	Sculptural entry
Buffers along top of wall and along edges where desired	Plant buffer	Fence buffer	Sculptural fencing
People watching and waiting along Western Avenue	Seating and standing areas that are sheltered under the trees	Seating and standing areas that are sheltered	Sculptural seating and hanging out spots
Open flexible space for gathering, play, events, celebration	Existing trees as center , existing grassy area as center	Grassy areas edged with material to formally define the space.	Areas defined by sculpture
Areas for temporary tent shelters for events or flea markets	Sleeves in grassy areas for tent shelter poles	Paved tent pads	Tents are part of the overall garden sculpture
Terraced areas	Graded slope with natural stone or wood retaining walls	Terraced seating walls out of brick or concrete – skateboard friendly	Sculptural and functional – can sit on or play/skate on.
Main promenade through park	Wood chips or natural surface trail	Pavers – brick, stone	Material dictated by the sculptural theme
Looped trail around edge of park	Dirt trail	Asphalt trail	
Signage / Information	Wooden park signage	Metal signs to match other park furnishings	Sculptural signs that are part of the overall theme
Trash receptacles, light poles	Park standard trash receptacles and no lights	Same style as along the buffer trail from the community into the park	Sculptural – unique designs
Gardens	Only add new native plant material and not ornamental	Continue the existing garden theme and use plants that fit with the azalea, conifer, holly on site	Garden that works with the sculptural theme – maybe rare or unique plants.

CHEVY CHASE OPEN SPACE URBAN PARK

Site Analysis

-  Small pagoda - seating and performance space
-  Defining Tree
-  Play Space
-  Open Lawn
-  Focal point - Water feature or Sculpture or Human sun dial
-  Existing Access into Site
-  Entry Plaza
-  Major Gateway into Park
-  Minor Gateway into Park
-  Buffer
-  Minor pedestrian pathway
-  Existing pedestrian circulation
-  Terrace
-  Shaded Birch Grove
-  Azalea Hill



View into park to the Celebration Tree.



Brick walk in buffer park.



Wall and chain link fence on western edge of park.



Celebration Tree.



Edge of park next to church.



Grandfather Tree



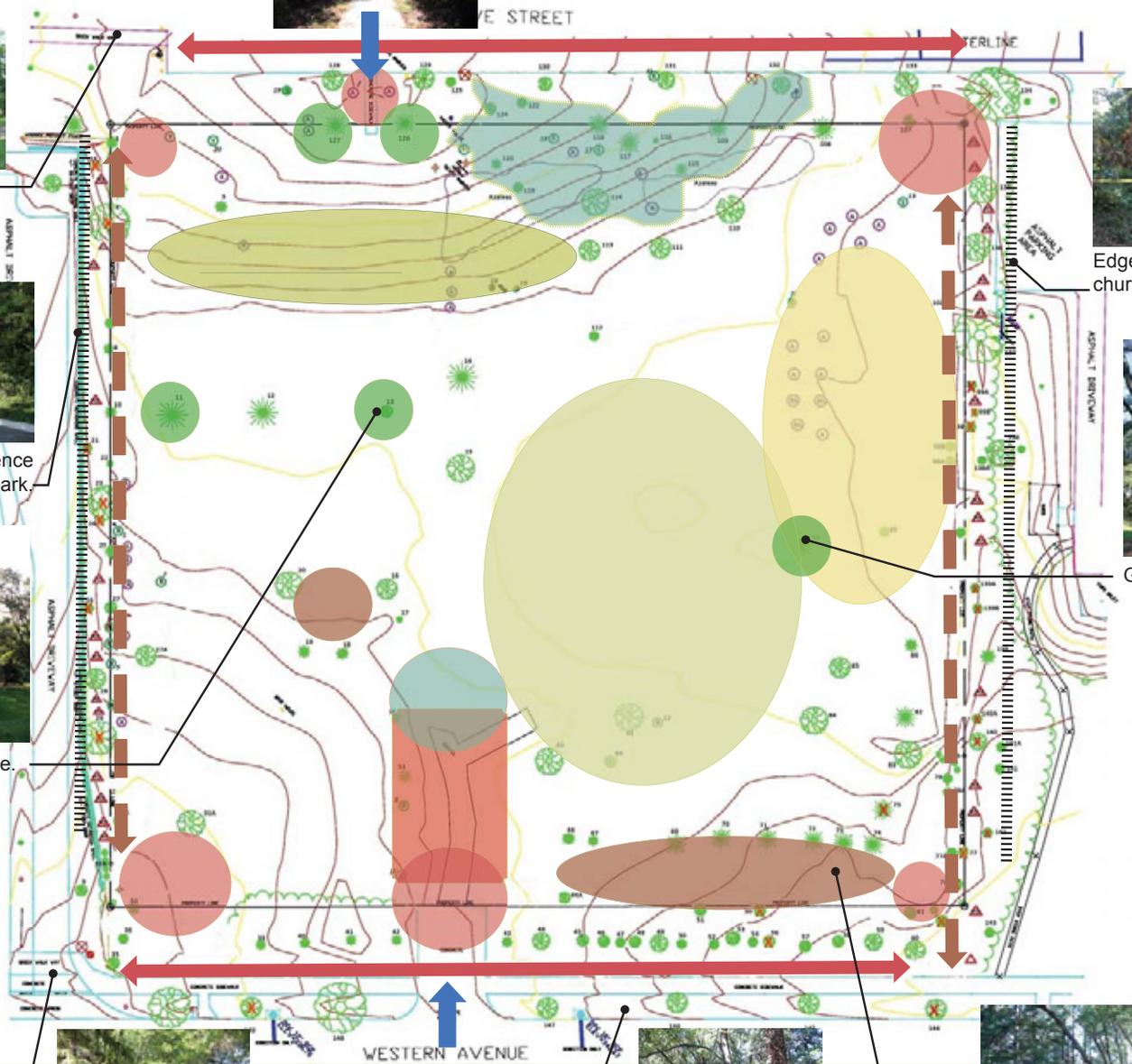
Corner of park at south west entrance



Edge of park along Western Avenue.



Shaded birch grove



Appendix C

Chevy Chase Open Space Committee Meeting January, 2012

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Chevy Chase Open Space

Chevy Chase Open Space Committee

January 2012

Key Personnel

- Chevy Chase Open Space Committee
 - Meredith Wellington, Chair
 - David Winstead, Board Representative
 - Committee Members: Nina Bang-Jensen, Susie Eig, Diane Kartalia, Virginia Leachman, Jay Treadwell, Lyric Winik and Peter Yeo.
 - Michael Younes, Staff Liaison
- Maryland-National Capital Park and Planning Commission
 - Brenda Sandberg, Legacy Open Space Program Manager
 - Rachel Newhouse, Landscape Architect
 - Kevin Hagberg, Park Manager
- Community Participation
 - Many others have participated in this process: Judy Elliott, Victoria Knopes, Katherine Hayes, Jeffrey Johnson, Bliss Ryan, Pamela Simpson, Harry Tamvakis, Page Winstead and Jim Young from the Church of Latter Day Saints.

Committee Meetings and Public Participation

- Since September 2011 the Chevy Chase Open Space Committee has met six times. These meetings have been well attended not only by the Committee but also by other residents, particularly those living near the Wohlfarth Property. Jim Young from the adjoining Church of the Latter Day Saints has also attended, and has been advised of the progress of the Committee.
- We have worked closely and productively with Brenda Sandberg and Rachel Newhouse, and we thank them for that. We owe a special thanks to Michael Younes for all he has done to assist the process.
 - September 26, 2011—Meeting at the Wohlfarth Property with Brenda Sandberg and Rachel Newhouse
 - November 1st—Meeting at the Village Hall
 - November 17th—Meeting at the Wohlfarth Property with Brenda, Rachel, and Kevin Hagberg
 - December 8th—Meeting at the Village Hall
 - January 5, 2012—Meeting at the Village Hall

History of the Purchase of the Property

- Montgomery County purchased the Wohlfarth Property as an urban open space with Legacy Open Space (LOS) Funds. Chevy Chase Village (CCV) contributed 25% of the purchase price with the remaining 75% coming from Montgomery County.
- There is a Memorandum of Understanding (MOU) between the County, Park & Planning and CCV over the future development of the park and outlining the management of the park and the financial obligations. The MOU, executed in 2002, calls for a management plan to be agreed upon between CCV and Park & Planning.
- In June 2011 Park & Planning identified a three-phase park implementation. Phase I is site cleanup, and that is now well on its way. Phase II is an Interim Implementation Plan with low cost improvements to create safe, usable park between now and ultimate build out. Phase III is coordinated w/the Concept Plan.
- Park & Planning is now developing a “Concept Plan/Operation and Use Plan” that will be the basis for future development and funding of the new urban park. Our Committee is working with Park & Planning staff on the development of the “Concept Plan”. Phase III is implementation of full Concept Plan.

Vision for the Park

- The park will be dedicated to the enjoyment of a tranquil, garden like open space that offers the public a respite from the stresses of urban life. Design the park to enhance the beauty of natural contours of the land and existing garden plantings. A nature-based, green space park would be the only park of this kind in the surrounding area.
- Preserve green open space consistent with the purpose of the Legacy Open Space purchase of this property.
 - *The Committee notes that the parks in the immediate area--including a large, recently renovated park in the District of Columbia-- have many different kinds of constructed (or physical) amenities--large playgrounds for all ages of children, a dog park, a ball park, basketball courts, and places for concerts at Wisconsin Place. The new park will add a resource that is currently missing.*
- Consistent with the purpose of Legacy Open Space to increase the “green infrastructure” of Montgomery County, the park will increase connectivity between the Belmont Trail and existing sidewalks to encourage walking, biking, and the use of public transportation.



Nearby Parks and Recreation Facilities

Nearby Parks and Recreation Facilities



Draft Ideas for Park Concept

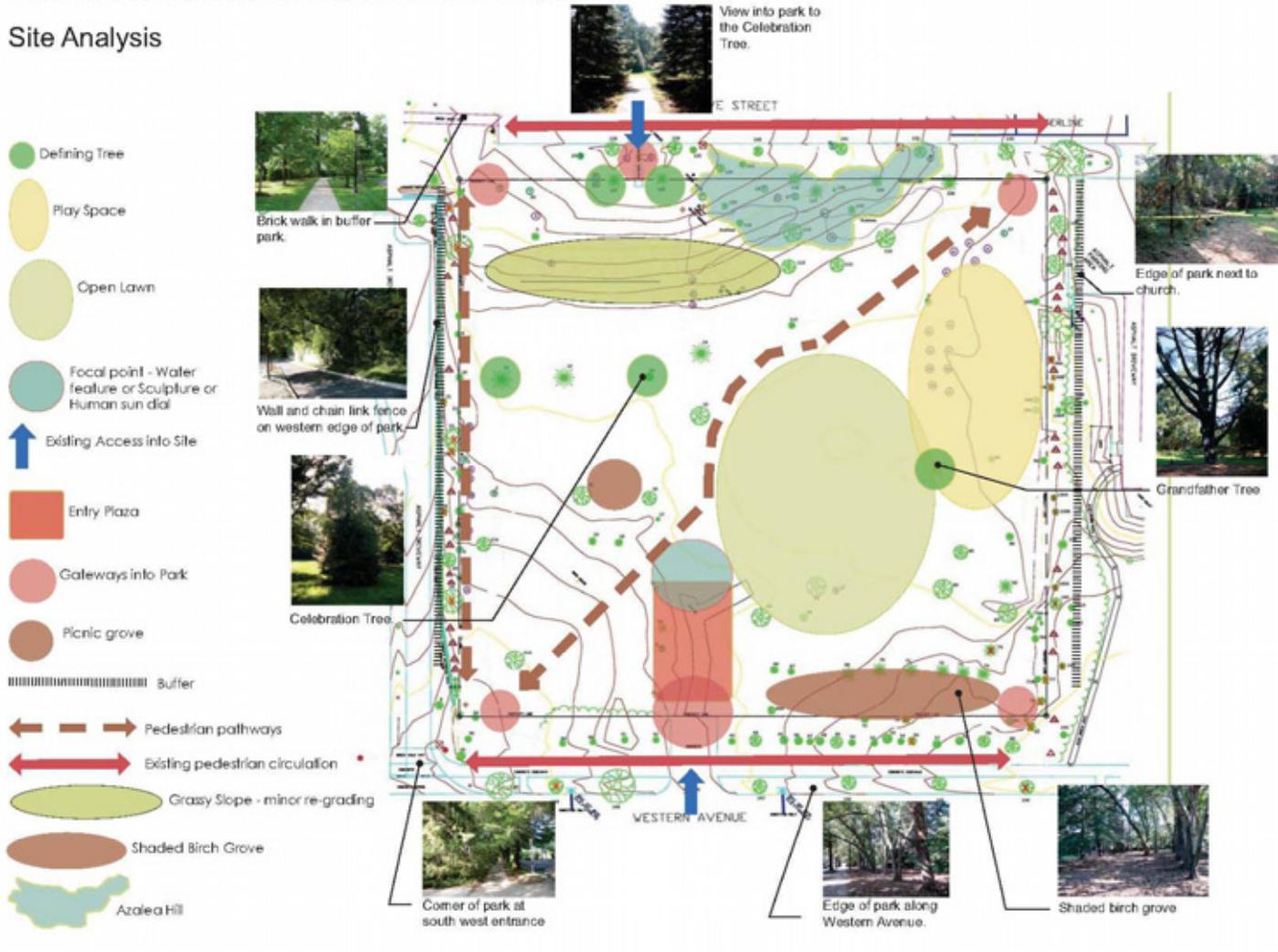
- Minimize use of large-scale formal paths. Where paths are added, use pervious surfaces if possible.
- Provide lighting at minimum level for public safety.
- Maximize usage of the park by offering a range of amenities that attract office workers, commuters, and neighbors from the high rises and single family homes.
- The park will have broad appeal to the many generations that live and work in the surrounding area, being child and teen-friendly, adult-friendly, and senior-friendly.

Park Site Analysis

CHEVY CHASE OPEN SPACE URBAN PARK

Date: January 3, 2012

Site Analysis



Design Element Options

- Pedestrian Paths
 - one continuing from the Belmont Buffer path along the Chevy Chase Land Company buffer, the other on a diagonal from the northeast corner to the southwest corner – Western Avenue.
 - The paths, particularly the diagonal one, should appear to be natural, and not to be straight lines. Consistent with minimizing the amount of pavement in the park, one path could be paved, the other could be made of crushed stone or other permeable materials.



Design Element Options

- Lighting
 - The lighting should be the minimum needed to make the paths usable at night, and to keep the park safe.
 - Lighting should also be designed not intrude on the homes along Grove Street that abut the park.



Design Element Options

- Guided Entry Points.
 - There should be welcoming pedestrian gateways at the southwest and southeast corners on Western Avenue. The park should be landscaped in a way that welcomes pedestrians and guides them to designated points of entry.
 - The Committee believes that the point of access for Park & Planning trucks should be an aesthetic gateway into the park, and it should have an ornamental gate or bollards that open the park to pedestrians, while preventing vehicles other than those of Park & Planning from entering.



Design Element Options

- Screening and Buffering
 - There should be sufficient plantings to encourage pedestrians to enter through the designated openings, and to discourage children from darting into Western Avenue.
 - Consider a low ornamental wrought iron fence that will provide an unobstructed line of sight for emergency personnel and police, as requested by County and local law enforcement.
 - A fence option would also entail only a one-time cost rather than on-going maintenance.
 - Buffer the church and shopping center sides of the park with trees and plantings so that lovely vistas like open views on the shopping center side and the church steeple are visible, but the bulk of the urban high-rise buildings are not visible. Landscaping should also be added along Western Avenue for safety and to define the entry points for the park.
 - Due to significant tree loss from recent storms along Grove Street we need to add buffering elements for these adjacent single family homes.



Design Element Options

- Preserve the Grandfather Tree and the Celebration Tree.
- Restore the natural contours of the land from Grove Street to Western Avenue.



Design Element Options

- Plant Preservation
 - Preserve and enhance existing Azalea Hill located next to Grove Street.
 - Preserve and enhance the Shaded Birch Grove along Western Avenue.



Design Element Options

- Water feature
 - not a large, formal fountain, but perhaps a rill or a low water feature like the one near Clyde's in Chevy Chase Center.



Design Element Options

- Human Sundial
 - This would be in a prominent location, but one that maintains the natural, asymmetrical feeling of the park.
 - Consider locating human sundial behind the vehicle entrance along Western Avenue.



Design Element Options

- Meditation Maze
 - This would be a pattern of stones, preferably a circular pattern.
 - This would continue the theme of a tranquil gathering place and would also provide physical skill building for children and for seniors.



- Picnic Grove
 - A cluster of seating choices located near the human sundial.
 - Fixed and movable seating options available in a variety of materials.



Design Element Options

- Natural Play Scape

- a natural amenity to make the park accessible to children, families, and senior citizens without compromising the park's exceptional natural features.
- Elements of the natural play scape could include:

- child-friendly landscaping such as weeping trees under which children could play;
- hollow logs to climb through;
- tree stumps of varying heights to jump on;
- informal fairy gardens to spark imaginations;
- earthen mounds to roll down; and
- Sand Pits



Property of Ebble Landscaping LLC

Design Element Options

- Amenities:

- A bike rack, recycling receptacles and/or trashcan dog waste stations, benches, checkerboard tables, bulletin board, retaining walls with seating.

- Landscape features:

- Use native plants when possible, but also non-natives when these plants will be more suitable for the landscaping goals of the park. One of the landscaping goals is to have a plethora of flowers. Another is to use plants that discourage deer. There are lots of deer in the nearby woods.
- Label the plants for educational and historical purposes.



Implementation Phasing

- Likely that developments of the park will be done in phases.
- Early phases could include:
 - Screening and Buffering
 - Preservation, contouring, and enhancement of northwest section of the park and the adjacent Azalea Hill
 - Installation of Basic Amenities
 - Pedestrian Paths
 - Lighting
 - Guided Entry Points
- Later phases could include other features or elements, such as:
 - Preservation and enhancement of Shaded Birch Grove
 - Water Feature
 - Human Sundial
 - Meditation Maze
 - Natural Play Scape

Uses for the Park

- The park will be used by many people as a place to meet, play, relax, exercise, eat, and meditate.
- Uses:
 - Walking
 - Picnicking
 - Playing games
 - Using the sundial
 - Using the natural play scape
 - Reading
 - Commuting
 - Running through the water feature
 - Walking the dog
 - Throwing the Frisbee
 - Sledding
 - Office workers picking up sandwiches and eating in the park
 - WiFi Access.

Name of Park

- Committee and Park staff considering a new name for the park as part of Concept Plan process.
- Possible ideas to include in a new name:
 - Grove
 - Village
 - Green
 - Garden
 - Other ideas?

Next Steps

- Throughout this process, the Committee will be collaborating with Park staff as to the design, staging and priorities of the park.
- Park staff will prepare a draft Concept Plan and Phasing/Implementation Plan based on all comments received from the community, Committee, Village Board, and Park staff to date (currently underway).
- The Draft Concept Plan and Phasing/Implementation Plan will be reviewed by the Committee, the Board of Managers, and then at another public session to get additional input from the broader community.
- The Draft Concept Plan will then be revised and presented to the Montgomery County Planning Board for review and approval.
- Once approved, the Concept Plan will be in the queue for Facility Planning (detailed design) and Construction funding through the County Capital Improvement Program (CIP).
- The Park Concept is likely to be executed in stages due to budget constraints
- If CCV contributes funds toward final design and implementation, that may raise the priority for the park in the CIP.

Appendix D

Developing a Vision Public Meeting #2 June 18, 2012

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Park Planning & Stewardship Division
Park & Trail Planning Section and Legacy Open Space Program

Chevy Chase Open Space Urban Park - Developing a Vision



M-NCPPC, Department of Parks, Montgomery County

Brenda Sandberg & Rachel Newhouse
Senior Staff Briefing
June 6, 2012

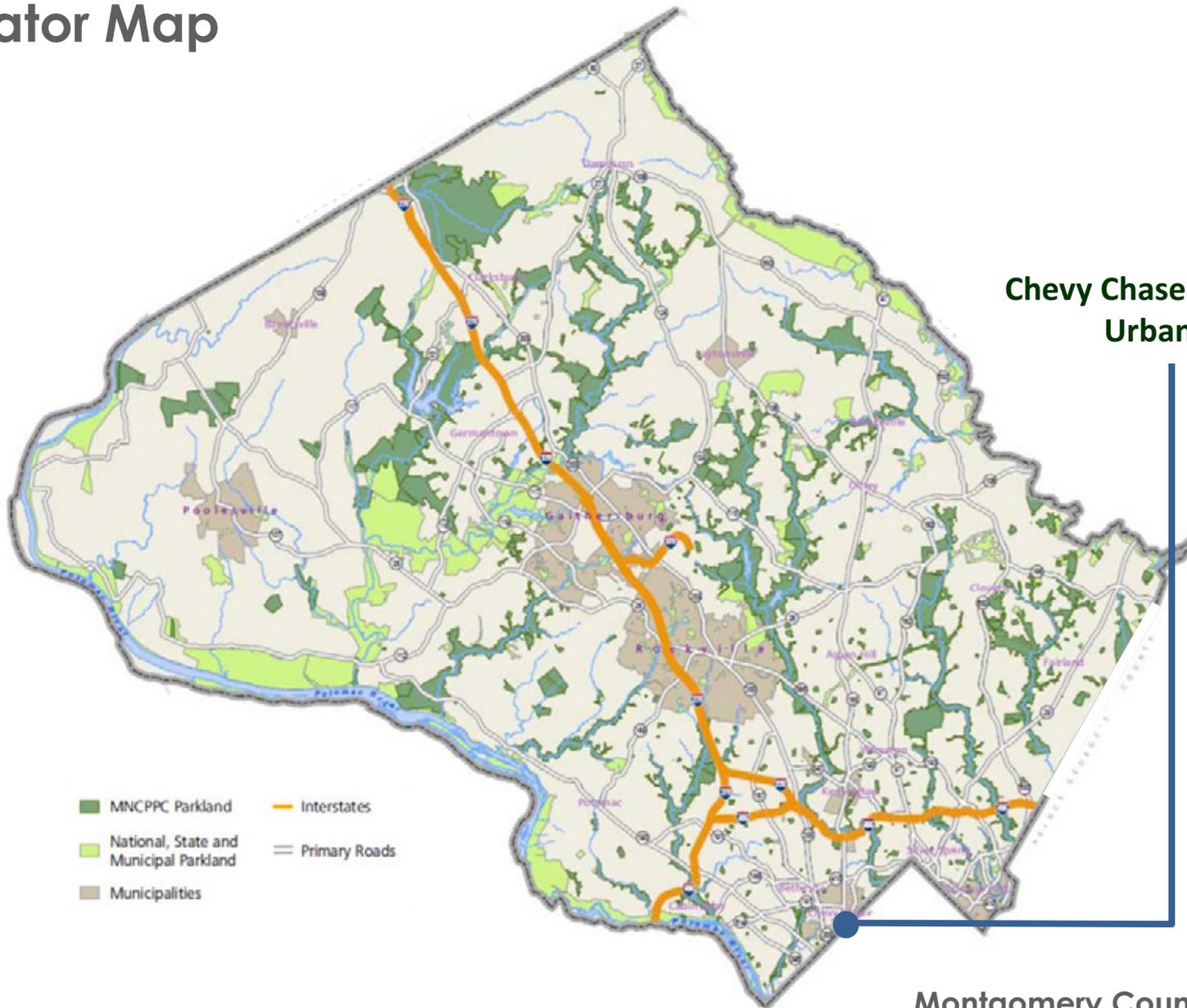


Agenda

- Background
- Concept Planning Process
 - Identify Opportunities and Constraints
 - Collaborate to Create Vision for Park
 - Create Concept Plan
 - Describe Site Amenities with Performance Standards
 - Set Path for Implementation
- Moving Forward
 - Next Steps
 - Partnership Ideas



Locator Map



**Chevy Chase Open Space
Urban Park**

Montgomery County, MD

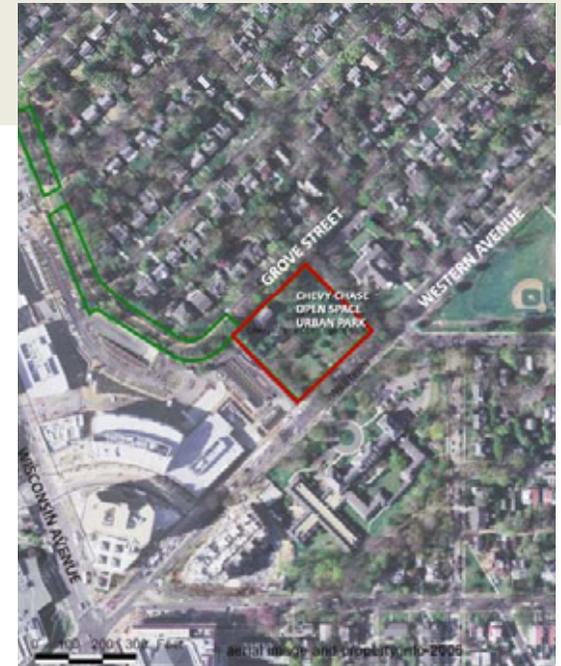


Vicinity Context



Site Description

- Two-acre former single-family home site with part-time landscape business retail use
- Located within Chevy Chase Village and adjacent to Friendship Heights CBD
- Park bounded by Grove Street, Western Avenue, Chevy Chase Land Company, and Church of Latter Day Saints
- Western Avenue ROW is within District of Columbia
- Park is close to Grove Street houses



Background

- **2001**
Identified as an Urban Open Space resource in the *Legacy Open Space Functional Master Plan*
 - Recommendation to acquire as parkland
- **2002**
Legacy Open Space Program acquisition as Urban Open Space
 - Partnership with Chevy Chase Village based on inter-governmental Memorandum of Understanding (MOU)
- **2007**
Department of Parks assumes responsibility for property
- **2009**
Buildings and driveway demolished by Park crews
- **2011**
Initial site clean-up conducted; Trash cans, security gate across driveway installed



Background

Intergovernmental MOU

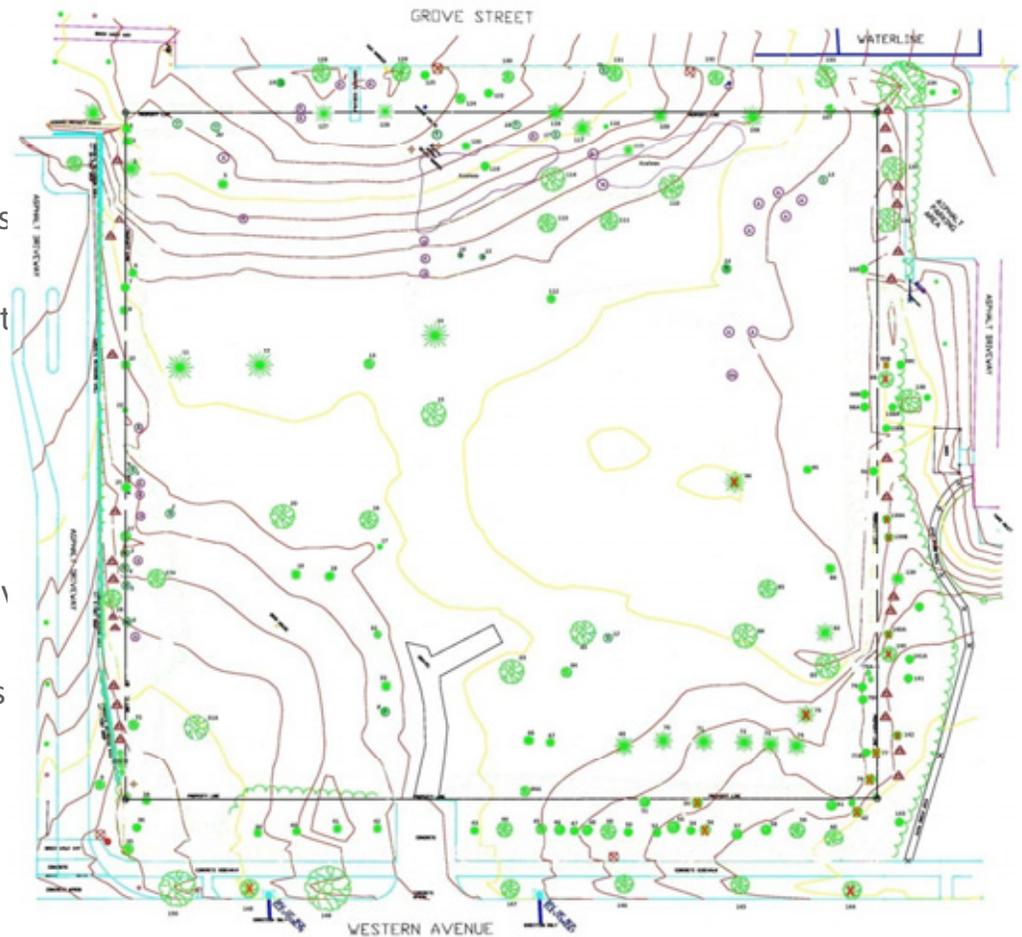
- 2002 Memorandum of Understanding (MOU) among Montgomery County, M-NCPPC, and Chevy Chase Village
 - Expresses intent of three parties to cooperate in operation and maintenance of Park
 - Chevy Chase Village contributed 25% of acquisition cost (\$1.25M)
 - Commission will operate/maintain park (per 1972 agreement with County)
 - Village shall provide municipal services (police, trash removal, etc.)
 - Commission & Village will “jointly prepare a management plan” in accordance with Legacy goals for the park
 - Management Plan (now the Concept Plan) may be amended with mutual agreement from Commission & Chevy Chase Village
- 2011 MOU Amendment: Chevy Chase Village contributed 50% of demolition cost (\$39K)



Background: Park Management

Significant Horticultural Cleanup

- Cleanup goals
 - Improve visibility and safety in the park
 - Remove undesirable and invasive plant species
Park policy
 - Remove dead, dying and hazardous trees and limbs
- Summer 2011 accomplishments
 - Removed 27 dead, dying and hazardous trees, over 150 invasive bushes
 - Coordinated with adjacent Properties to remove their DD&H trees (10 trees plus NNI shrubs)
 - Pruned, mulched to preserve remaining plants (120 trees, many shrubs)
- Remaining cleanup
 - Continue NNI control, debris removal
 - Remove remaining hazardous trees (11-12)
 - Request removal of two street trees by DC



Concept Plan Outreach and Development Process

- Site Analysis and Outreach Strategy developed – Spring 2011
- Site Analysis/Outreach Strategy review with Chevy Chase Village Board of Managers, other community groups – April 2011
- Presentation to Parks Senior Management Team – May 2011
- Community Meeting in partnership with Chevy Chase Village – June 2011
- Park Concept Developed and Reviewed – August 2011 - January 2012:
 - Multiple site visits with Chevy Chase Village Citizens Liaison Committee and neighboring property owners
 - Multiple PDCO team meetings and site visits
- PDCO and PD planning meetings – February 2012
- Parks Senior Management Briefing – TODAY
- Second Community Meeting
- Presentation to CCV Board of Managers for approval
- Presentation to Planning Board for approval
- Move forward with Implementation Strategy

NEXT STEPS



Site Analysis/Outreach Results

Opportunities and Assets

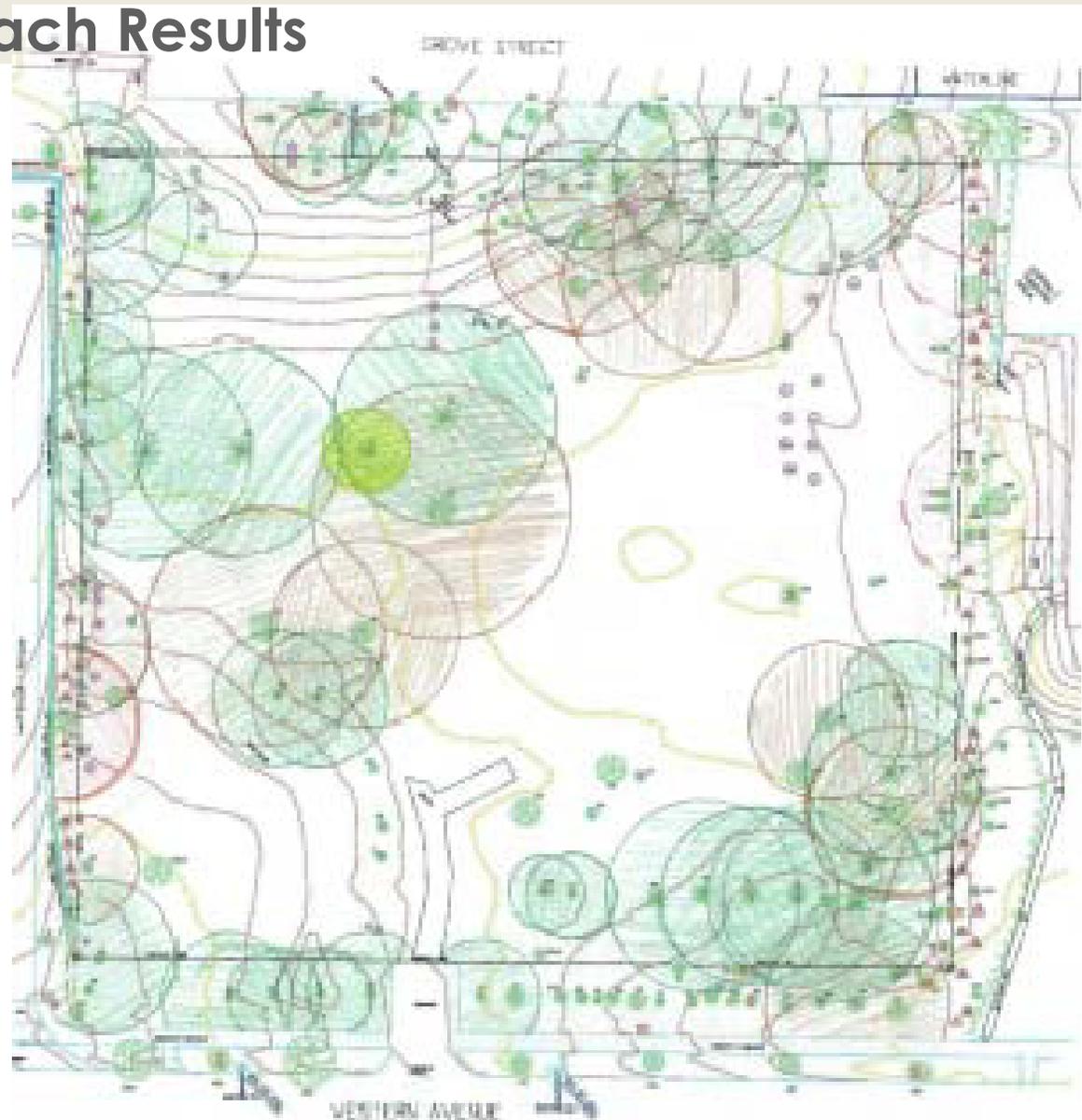
- A beautiful green space in a highly urban area with healthy landscape plant specimens and trees
- Highly accessible by METRO, bus, walking, biking, or public parking lots
- Within walking distance from single-family and high-rise residential areas, offices, retail stores and restaurants
- Relatively flat terrain that is suitable for a variety of activities
- An active and interested partner in Chevy Chase Village



Site Analysis/Outreach Results

Site Constraints

- Multiple Stakeholders with potentially varied interests
- Site Compatibility with varied, close surrounding land uses
- Relatively flat site with only minor grade changes
- Mature trees with large Critical Root Zones delineate areas to protect from major disturbance



Site Analysis/Outreach Results

Implementation Issues

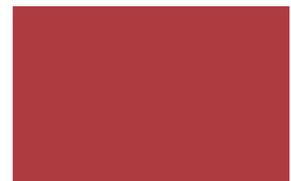
- Stiff competition for limited CIP funds
- Severe constraints on maintenance funding limits design choices unless additional funding sources found
- Potential for continued Financial and In-Kind Partnership(s) to develop and maintain park:
 - Chevy Chase Village
 - A future Friends group
 - A local garden club
- Ongoing partnership example: Chevy Chase Village approved \$12K in FY13 for Park for either site improvements or planning/design work



Vision for the Park (CCV Committee)

The Concept Plan envisions a park that:

- Provides a nature-based, green space park, a unique resource in the surrounding area and consistent with the purpose of the Legacy Open Space plan
- Offers the public a respite from the stresses of urban life through enjoyment of a tranquil, garden-like open space
- Enhances the beauty of the natural contours of the land and existing garden plantings
- Increases connectivity between the Belmont Trail and existing sidewalks to encourage walking, biking, and the use of public transportation
- Offers a range of amenities to maximize usage by attracting office workers, commuters and neighbors from the high rises and single family homes
- Appeals to the many generations that live and work in the surrounding area, being friendly to children and teens, adults, and seniors



The Concept

- Preserves and enhances the existing Garden
- Locates the community-requested site amenities
 - Main pedestrian walkway
 - Natural play area
 - Seating and picnic plaza
 - Informal community gathering space
 - Garden entrances
- Describes a design aesthetic



The Concept

Preserves and Enhances the Existing Garden

- Numerous specimen trees and shrubs
- Vegetated buffers along park edges
- Azalea Hill
- Large lawn
- Grassy slope



Site Amenities (Program of Requirements)

Landscape Plantings and Great Lawn

- Performance standards
 - Preserve and improve garden feel of park while preserving large open lawn area for un-programmed play
 - Anchor plantings (trees, large shrubs) to be planted first after further design stages completed
 - Use native and appropriate non-native plants suitable to the landscape goals for each area
 - Provide long season of interest through variety of blooming plants
 - Require relatively low maintenance over time with a focus on perennial plants
 - Installed in stages for priority landscape areas:
 - *Eastern Park Edge Buffer*
 - *Western Park Edge Buffer*
 - *Azalea Hill*
 - *Woodland Walk Entryway*



Western Park Edge Buffer

Site Amenities (Program of Requirements)

Main Pedestrian Walkway thru park

- Performance standards
 - Provides primary pedestrian connection from neighborhood to Friendship Heights Metro and developed core
 - Hard surface, easy to walk on and ADA accessible
 - Lighting provided at night
 - Similar to walkway through adjacent buffer park
 - Located away from specimen tree critical root zones
 - Able to withstand maintenance vehicle traffic



Existing buffer park walkway

Site Amenities (Program of Requirements)

Woodland Walkway along the edge

- Performance standards
 - Connects Belmont Trail with main pedestrian walkway
 - Easy surface to walk on
 - Woodsy feeling with new plantings



Site Amenities (Program of Requirements)

Natural Play Area

- Performance standards
 - Located on edge of park near the grandfather tree and adjacent church
 - Made of natural materials such as logs, sand, stones, plants, boulders
 - Includes elements for physical development such as playhouses, mazes, sand pits
 - Includes playful elements such as carved tree faces or animal sculptures within the space and marking the entrances to the play area
 - Contained so that users protected from busy street (Western Avenue)
 - Provides comfortable seating for parents and grandparents
 - Promotes play and learning from plants and nature



Natural building blocks



Sand pit and diggers



Making music



Climbing log animals

Site Amenities (Program of Requirements)

Seating and Picnic Plaza

- Performance standards
 - Located near main entrance to park and pedestrian paths for visibility and easy access from urban core
 - Provide comfortable and moveable tables and chairs to allow for flexible group gatherings
 - Have a hard but permeable surface for furnishings
 - Provide electricity for small music performances
 - Provide Wi-Fi access
 - Be buffered from noise of Western Avenue while not creating noise issues for Grove Street residences
 - Include places to put trash and recyclables
 - Provide shady and sunny spots in which to sit
 - Feel very garden-like and intimate



Moveable tables and chairs

Site Amenities (Program of Requirements)

Lighting for the Park

- Performance standards
 - Provide lighting along main pedestrian path to address commuter safety during dark hours
 - Use energy efficient lighting such as solar powered systems
 - Have minimal visual impact on park
 - Be integrated into the natural garden features and amenities
 - Provide the minimum necessary lighting for safety while not being intrusive to Grove Street residences



Site Amenities (Program of Requirements)

Fence along Western Avenue

- Performance standards
 - Provide a 3' tall fence along the Western Avenue edge from the Main Entrance Gate to the northeast
 - Be integrated into the garden theme to have a unified aesthetic for all park amenities
 - Be substantial enough to prevent young children from accidentally entering the roadway from the Natural Play Area or Great Lawn
 - Be transparent enough to maintain good visibility into the park, such as with wrought iron fencing



Site Amenities (Program of Requirements)

Site Furnishings: Benches, Water Fountains, Signage, Trash Receptacles, Bike Racks, Kiosk

- Performance standards
 - Be integrated into the garden theme to have a unified aesthetic
 - Match amenities in Belmont Trail buffer area, as possible
 - Seating should be comfortable and attractive
 - Water fountains should be energy efficient and allow for dog use
 - Park Signage should provide the necessary information about park security numbers and maintenance numbers
 - Kiosk(s) should allow space for posting community events and activities

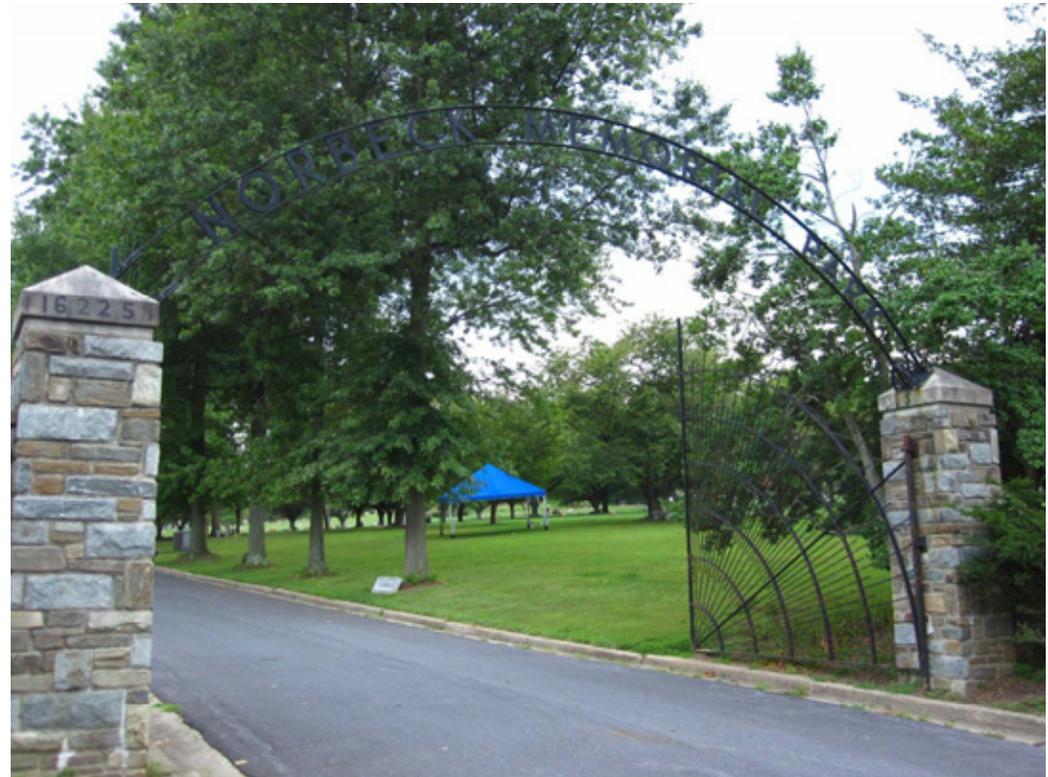


Amenities in Belmont Trail Buffer Area

Site Amenities (Program of Requirements)

Main Entry Gate

- Performance standards
 - Located at current driveway entrance on Western Avenue
 - Allow for pedestrians to enter when closed and when opened allow for maintenance vehicles to enter
 - Be integrated into the garden theme and use similar materials to attain a unified aesthetic
 - Be a focal feature for the park and possibly include the name of the park in the design



Site Amenities (Program of Requirements)

Secondary Entry Ways

- Performance standards
 - Located at main pedestrian walkway entrances to park, plus at entry near Belmont Trail
 - Integrated into the garden theme and use similar materials to attain a unified aesthetic
 - Be a focal feature for the park
 - Use standard “brown & white” park signs at one or more of these entry points



Potential Site Amenities (Optional P.O.R.)

Water features

- Performance standards
 - Be an informal or low water feature, integrated into the garden theme
 - Be open to active play
 - Be a cooling feature in the summer and be attractive when not on in the winter
 - Be a noise buffer from the traffic on Western Avenue
 - Be part of a sustainable system that circulates the water and captures rain water
 - Opportunity for installation and maintenance by a private partner



Potential Site Amenities (Optional P.O.R.)

Sculptural or Enhanced Garden features

- Performance standards
 - Be integrated into the garden theme
 - Be open to active play and provide tranquil space for enjoyment
 - Inspire playful imagination
 - Sculptural options include:
 - *Human Sundial*
 - *Meditation Maze*
 - Enhanced Garden options include:
 - *High-maintenance annual beds*
 - *High-maintenance garden plantings*
 - Opportunity for installation and maintenance by a private partner



Next Steps: Interim Improvement Plan

- Goals of Interim Improvement Plan
 - Since Park already in use, quickly provide low-cost improvements to create safe, usable park between now and ultimate build-out
 - Coordinated with Concept Plan to ensure long-term compatibility
 - Ideally implemented in coming 12 months (Summer 2012- Spring 2013)
- Projects to include
 - Install Park Signage
 - Coordinate with CC Land Company on installation of property fence
 - Install trash cans of preferred design at preferred locations
 - Relocate outlying azaleas to Azalea Hill and potentially add new azaleas
 - Remove concrete walkway to former house
 - Install temporary low-level solar lighting along alignment of Main Pedestrian Walkway
 - Interim Landscape Improvements to include:
 - » *Remove remaining debris*
 - » *Continue NNI control across site*
 - » *Mulch under trees*
 - When 35% design complete, start installing anchor plantings along priority landscape areas



Next Steps: How to Move Forward?

Approval of Concept Plan and Implementation Strategy

- Second Community Meeting
- Presentation to CCV Board of Managers for approval
- Presentation to Planning Board for approval

Move forward with Implementation Strategy

- Option 1
 - Traditional Facility Plan through 35%
 - Seek funds from CIP and partner(s) for final design, construction, and operation
 - Pros: Provides engineering and cost estimates to give level of confidence to moving forward with final design/construction for hardscape and utilities (water, electricity)
 - Cons: Facility Plan for entire park could be more lengthy process than separate phases
- Option 2
 - Split Concept Plan into discrete phases based on community priorities, then pursue final design and construction (through CIP and partners) for each phase of the park
 - Pros:
 - »Provides smaller phases and projects that could be addressed through existing or new partnerships
 - »Could speed implementation efforts for priority project within the park
 - Cons: Would not provide overall plan for park to ensure each phase is compatible with the rest, especially regarding utilities



Decisions for Senior Managers

- Comment on and Approval of Concept Plan
- Recommendation for appropriate process to implement Concept Plan
- Questions?



Appendix E

Concept Plan
Planning Board Briefing
May 9, 2013

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MCPB Item # _____

May 9, 2013

MEMORANDUM

April 30, 2013

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks
 Mike Riley, Deputy Director of Parks *MR*
 John E. Hench, Ph.D., Chief, Park Planning & Stewardship Division *J. Hench*

FROM: Brenda Sandberg, Legacy Open Space Manager, Park Planning & Stewardship Division *B.S.*
 Rachel Newhouse, Planner Coordinator, Park Planning & Stewardship Division *R. Newhouse*

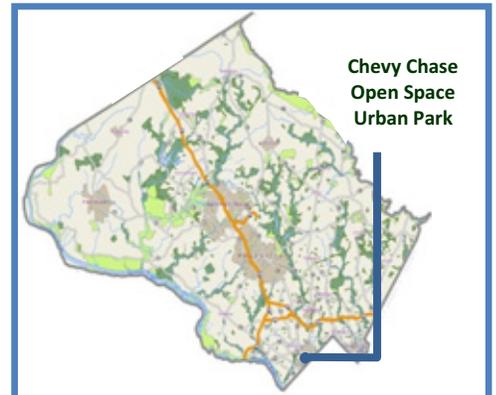
Subject: Chevy Chase Open Space Concept Plan Briefing & Discussion

Staff Recommendation

Presentation of the Concept Plan for Chevy Chase Open Space Urban Park, developed in partnership with Chevy Chase Village, and discussion of the proposed implementation strategy to create this green open space park. The briefing will be conducted by Park Planning and Stewardship staff, with representatives of Park Development, Southern Region, and Chevy Chase Village joining for discussion of the future implementation of the Concept Plan.

Briefing and Discussion Goals

- ❖ Update current Planning Board members on this park’s unique background, including Acquisition, Site Cleanup & Interim Improvements, all completed in partnership with Chevy Chase Village
- ❖ Present Board with Concept Plan and Program of Requirements
- ❖ Discuss and Receive Board Guidance on Proposed Implementation Strategy
 - Phased Implementation Strategy
 - Partner-Funded Facility Plan
 - Coordinated Funding Requests for Phased Implementation with Partner



Background

Chevy Chase Open Space was acquired as an Urban Open Space through the Legacy Open Space program in 2001. The two-acre single family home site, located adjacent to Friendship Heights CBD and within the limits of Chevy Chase Village, was acquired in partnership with Chevy Chase Village (“the Village”). The significant contribution of the Village towards the acquisition (\$1.25 Million, or 25%) created a unique park partnership with a municipality, as described in a Memorandum of Understanding (MOU) completed at the time.

The Department of Parks took control of the property in late 2007 after cessation of a life estate. Since that time, the house and associated structures have been demolished, the site has been analyzed from a park design and CPTED perspective, and large amounts of unsafe and non-native invasive vegetation have been removed. The MOU with the Village was amended at the time of demolition, through which the Village continued to support this park by reimbursing the Commission for 50% of the demolition costs (\$39 thousand).

In 2011, a Concept Plan process was undertaken to create a “Vision” for the park, a Concept Plan, and a Program of Requirements (P.O.R.) necessary to move forward with future Facility Planning. A liaison committee was created by Chevy Chase Village to work hand-in-hand with the Department of Parks, and an internal PDCO Team was established. During 2011 to 2012, multiple site visits, internal coordination meetings, and public meetings were held to develop the Concept Plan. The Concept Plan being presented to you today has been approved by the Board of Managers of Chevy Chase Village and the Director of Parks as guidance for moving forward with future development of the Park.

Following approval of the Concept Plan by the Director of Parks and the Chevy Chase Village Board of Managers, a list of quick, low-cost improvements was created that were compatible with the Concept Plan. These interim improvements were implemented over the Fall 2012 – Spring 2013 to create a safe, usable park in the interim until further development can be pursued. Projects included wood chip paths, remaining debris cleanup, interim landscaping improvements, and signage.

Vision for the Park

The first step in the Concept Plan process was to work with the community and staff to create a vision for the park. As written by the Village Liaison Committee, the Concept Plan envisions a park that:

- ❖ Provides a **nature-based, green space park**, a unique resource in the surrounding area and consistent with the purpose of the Legacy Open Space plan
- ❖ Offers the public a respite from the stresses of urban life through enjoyment of a **tranquil, garden-like open space**
- ❖ Enhances the **beauty** of the natural contours of the land and existing garden plantings
- ❖ Increases **connectivity** between the Belmont Trail and existing sidewalks to encourage walking, biking, and the use of public transportation
- ❖ Offers a **range of amenities** to maximize usage by attracting office workers, commuters and neighbors from the high rises and single family homes
- ❖ Appeals to the **many generations** that live and work in the surrounding area, being friendly to children and teens, adults, and seniors

Summary of Program of Requirements

This summary of the Program of Requirements will be explained in more detail during today's presentation. Analysis of the site during the Concept Plan process included consideration of CPTED, ADA compatibility, tree protection, and other park design guidelines, but complete evaluation of the proposal against those guidelines/regulations will be completed at later design stages.

- ❖ **Main Pedestrian Walkway and Woodland Walkway** – Provide main hard-surface connections through park
- ❖ **Lighting Along Walkways** – Provide safety for commuters during dark hours
- ❖ **Informal Gathering Space** – Retain natural slope for seating and play
- ❖ **Azalea Hill** – Preserve and enhance existing garden of azaleas and shade trees
- ❖ **Great Lawn** – Preserve large open area for un-programmed play (Community Open Space)
- ❖ **Natural Play Area** – Support creative play through area with all natural materials
- ❖ **Birch Grove** – Preserve as quiet buffer between Park and Western Avenue
- ❖ **Seating/Picnic Plaza** – Provide area with moveable furnishings for meals and meetings, and Wi-Fi for mobile device usage
- ❖ **Park Entrances (from Belmont Buffer, Grove Street, Western Avenue, and Main Entrance)** – Support design aesthetic through entry designs with features such as gardens, plantings, stone pillars, gates
- ❖ **Western and Eastern Edge Planting Buffers** – Create broken screening along urban and church sides of park, using variety of plant materials
- ❖ **Birdhouse Garden** – Create garden around existing birdhouse; potential location for optional amenities
- ❖ **Western Avenue Fence** – Provide a transparent fence to prevent accidental entry into Western Avenue from the play areas while preserving visibility into/out of park
- ❖ **Optional Amenities: Sculptural or Enhanced Garden Features** – Consider adding sculptures or elaborate gardens through partner or private funding for installation and maintenance
- ❖ **Optional Amenities: Water Features** – Consider adding a water feature that integrates with the garden theme through partner or private funding for installation and maintenance

The Concept Plan is attached to this Memorandum.

Attachment: Chevy Chase Open Space Urban Park, Concept Plan, April 2013

Montgomery County Parks - Park Planning and Stewardship Division

cc: Bill Tyler, Chief, Southern Region
Steve Chandlee, Southern Region
Mohammed Turay, Southern Region
Kevin Hagberg, Southern Region
Mitra Pedeem, Chief, Park Development
Linda Komes, Park Development
Tricia McManus, Park Development
David Vismara, Chief, Horticulture, Forestry & Environmental Education
Phil Normandy, Horticulture, Forestry & Environmental Education
Antonio DeVaul, Chief, Park Police
Brooke Farquhar, Park Planning & Stewardship
Pat Baptiste, Chair, Board of Managers, Chevy Chase Village
Meredith Wellington, Chair, Chevy Chase Open Space Committee, Chevy Chase Village
Michael Younes, Operations Director, Chevy Chase Village

Park & Trail Planning Section and
Legacy Open Space Program

Chevy Chase Open Space Urban Park – Concept Plan



PARK PLANNING & STEWARDSHIP

Chevy Chase Village

Pat Baptiste, Chair, Board of Managers

Shana Davis-Cook, Village Manager

Michael Younes, Director of Municipal Operations

Meredith Wellington, Chair, Chevy Chase Open Space
Committee



M-NCPPC Montgomery Parks

Brenda Sandberg, Legacy Open Space Manager

Rachel Newhouse, Landscape Architect

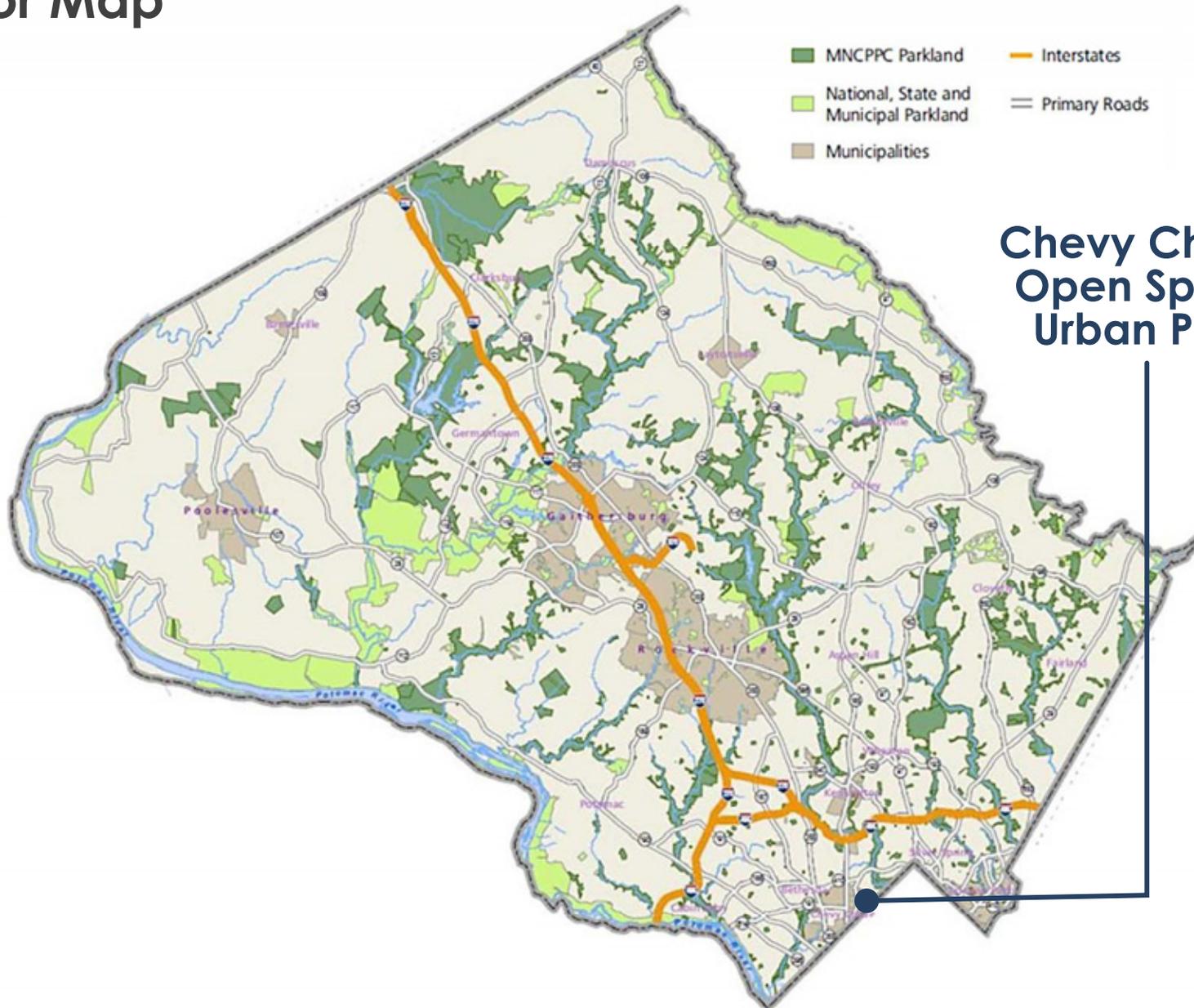
Planning Board Briefing

May 9, 2013





Locator Map



**Chevy Chase
Open Space
Urban Park**





Briefing Goals

- Update Current Board on Unique Park Background: Acquisition, Site Cleanup & Interim Improvements through Partnership
- Present Board with Concept Plan and Program of Requirements
- Discuss and Receive Board Guidance on Proposed Implementation Strategy
 - Phased Implementation Strategy
 - Chevy Chase Village-Funded Facility Plan
 - Coordinated Funding Requests for Phased Implementation with Village





Vicinity Context





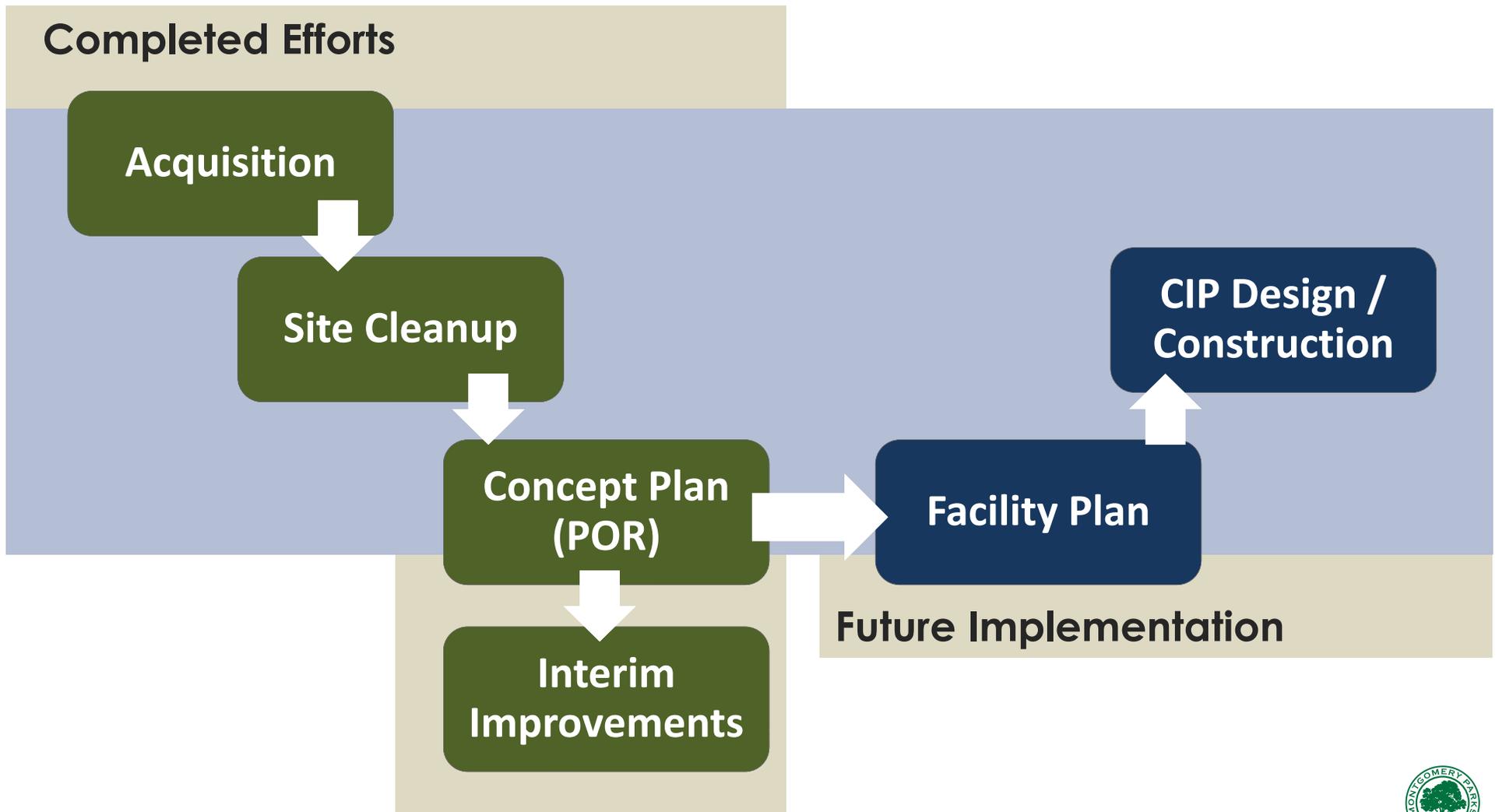
Site Description

- Two-acre former single-family home site with history of part-time nursery sales
- Located within Chevy Chase Village and adjacent to Friendship Heights CBD
- Park bounded by Grove Street, Western Avenue, Chevy Chase Center, and Church of Latter Day Saints
- Western Avenue ROW is within District of Columbia
- Park is close to Grove Street houses





Park Creation Process





Acquisition 2001-2007

2001 Identified in Legacy Open Space Functional Master Plan

- Urban Open Space Resource
- Recommendation to acquire as parkland

2002 Acquired in partnership with Chevy Chase Village via Memorandum of Understanding (MOU)

- Expresses intent of three parties (Montgomery County, M-NCPPC, and Chevy Chase Village) to cooperate in operation and maintenance of Park
- Chevy Chase Village contributed 25% of acquisition cost (\$1.25M)
- Commission will operate/maintain park (per 1972 agreement with County)
- Village will provide municipal services (police, trash removal, etc.)
- Commission & Village will “jointly prepare a management plan” in accordance with Legacy goals
- “Management Plan” may be amended with mutual agreement from Commission & Chevy Chase Village

2007 Parks assumed responsibility for property



Site Cleanup 2008-2011

2008-2009 Buildings & driveway demolished

- MOU Amendment (2011): Chevy Chase Village contributed 50% of demolition cost (\$39K)

2010 Detailed site survey completed

2011 Significant Vegetation Cleanup

- Goal: Improve visibility and safety in the park through removal of invasive and dead, dying and hazardous plants
- Removed 27 dead, dying and hazardous trees, plus hundreds of invasive bushes
- Coordinated with adjacent properties to do similar removals
- Pruned, mulched to preserve remaining plants (120 trees, many shrubs)

Before



After



Site Cleanup 2008-2011

Before



After





Concept Plan Development 2011-2012

2011

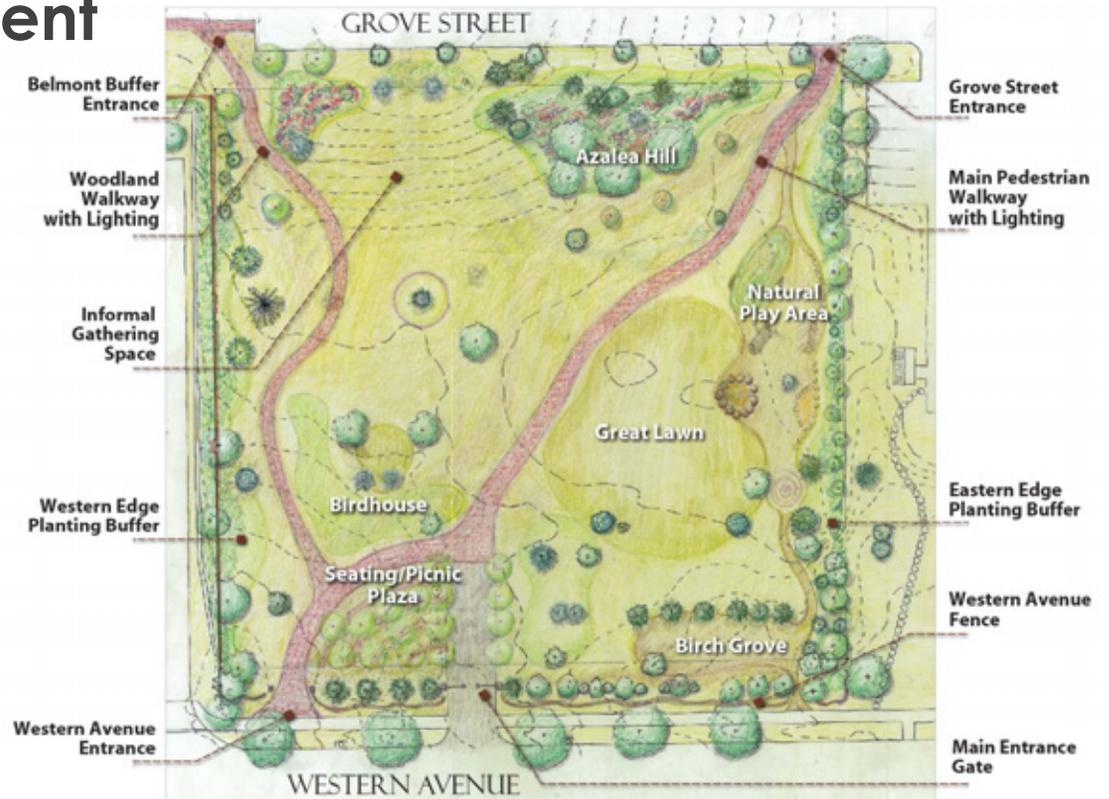
- Established CCV Open Space Committee and PDCO Team

2011-2012

- Outreach to greater community
- Multiple briefings, field visits, public meetings and internal coordination

2012

- Approved by Parks Senior Management
- Approved by CCV Board of Managers





Interim Improvements 2012-2013

2012-2013 Goal

Provide quick, low-cost improvements compatible with Concept Plan to create safe, usable park now

Sample Projects

- Install a temporary surface and low-level solar lighting along alignment of Main Walkway
- Install Park signage, kiosk, & preferred-design trash cans
- Remove remaining debris, including concrete walkway to former house
- Interim Landscape Improvements
 - Continue NNI control across site
 - Relocate certain plants to Azalea Hill
 - Install anchor plantings along priority landscape areas,
 - Mulch under all trees

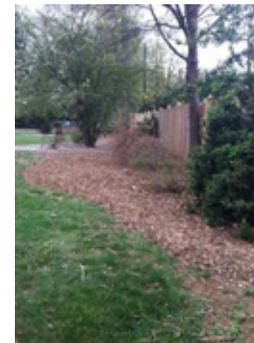




Interim Improvements 2012-2013

Accomplishments through April 2013

- Trash cans ordered by Chevy Chase Village
- Azaleas relocated to Azalea Hill
- Concrete walkway & debris removed
- Temporary wood chip paths installed
- Landscape improvements completed
 - Stumps, NNIs and undesirable plants removed
 - 31 new trees planted on site
 - Donated shrubs installed
 - Beds edged and mulched

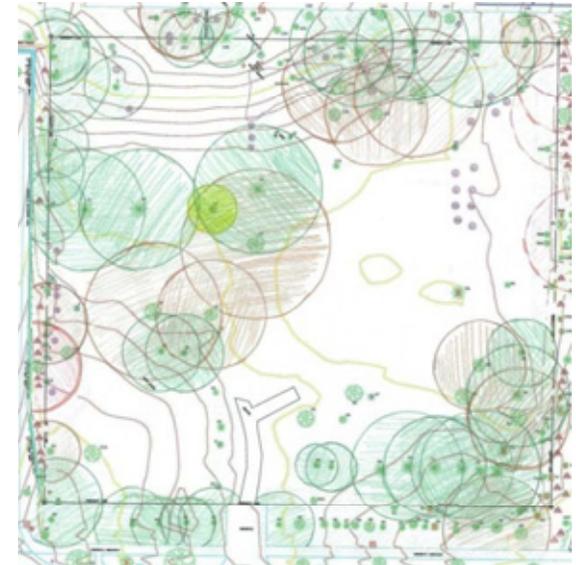




Concept Plan: Site Analysis

Opportunities

- A beautiful green space in a highly urban area
- Healthy landscape plant specimens and trees
- Highly accessible by all modes of transport
- Walking distance from single-family and high-rise residential areas, offices, churches, retail stores and restaurants
- Flat terrain suitable for a variety of activities



Constraints

- Mature trees with large Critical Root Zones to avoid

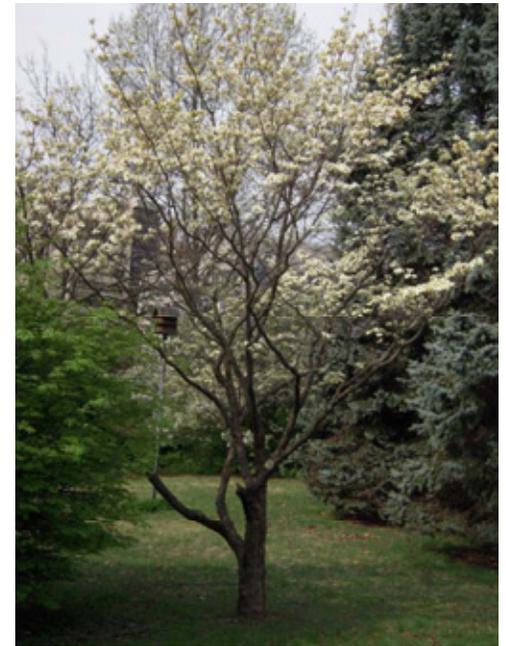




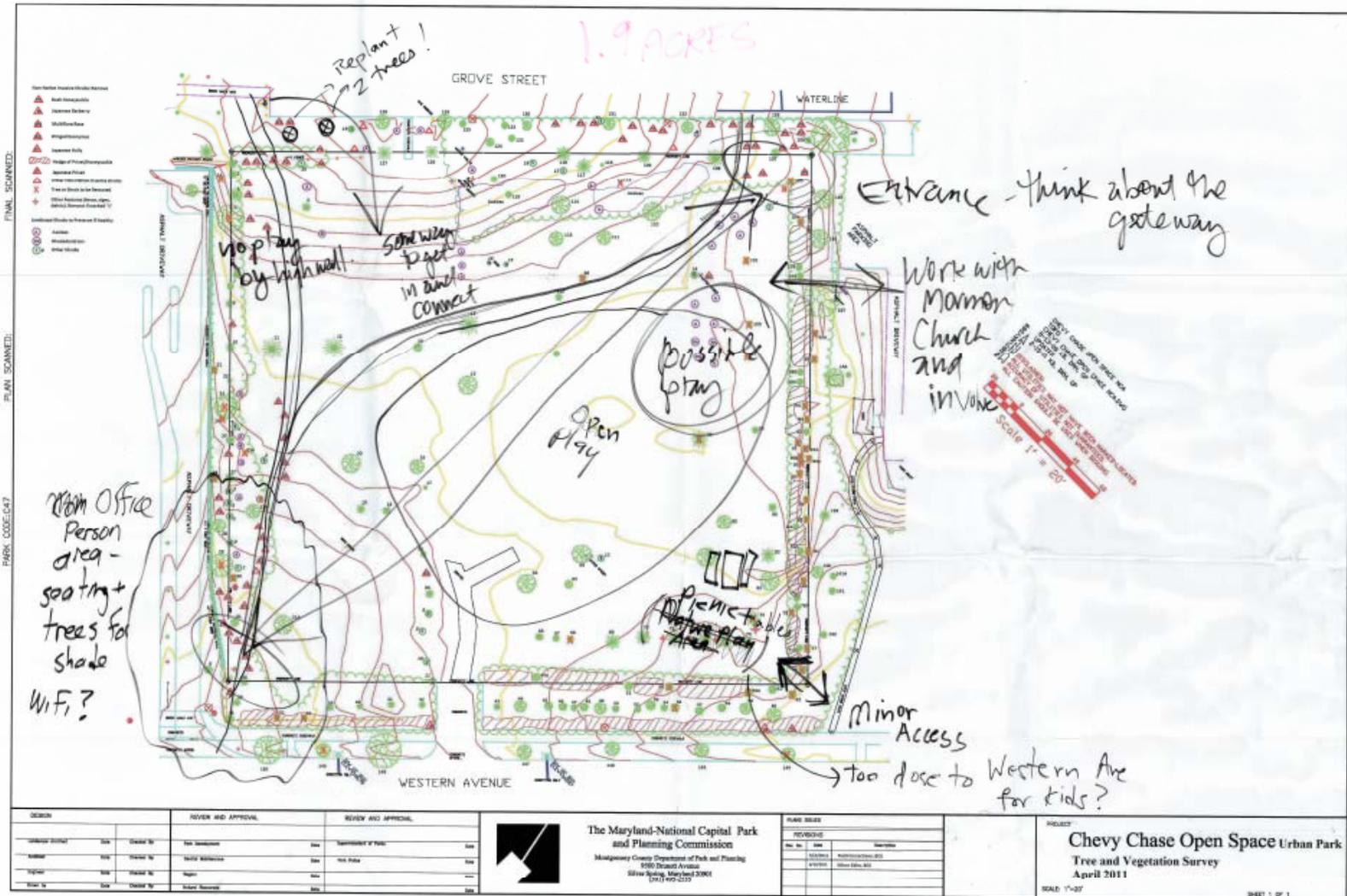
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- Enhances the **beauty** of the natural contours of the land and existing garden plantings
- Increases **connectivity** between the Belmont Path and existing sidewalks to encourage walking, biking, and the use of public transportation
- Offers a **range of amenities** to maximize usage by attracting office workers, churchgoers, commuters and neighbors from the high rises and single family homes
- Appeals to the **many generations** that live and work in the surrounding area, being friendly to children and teens, adults, and seniors

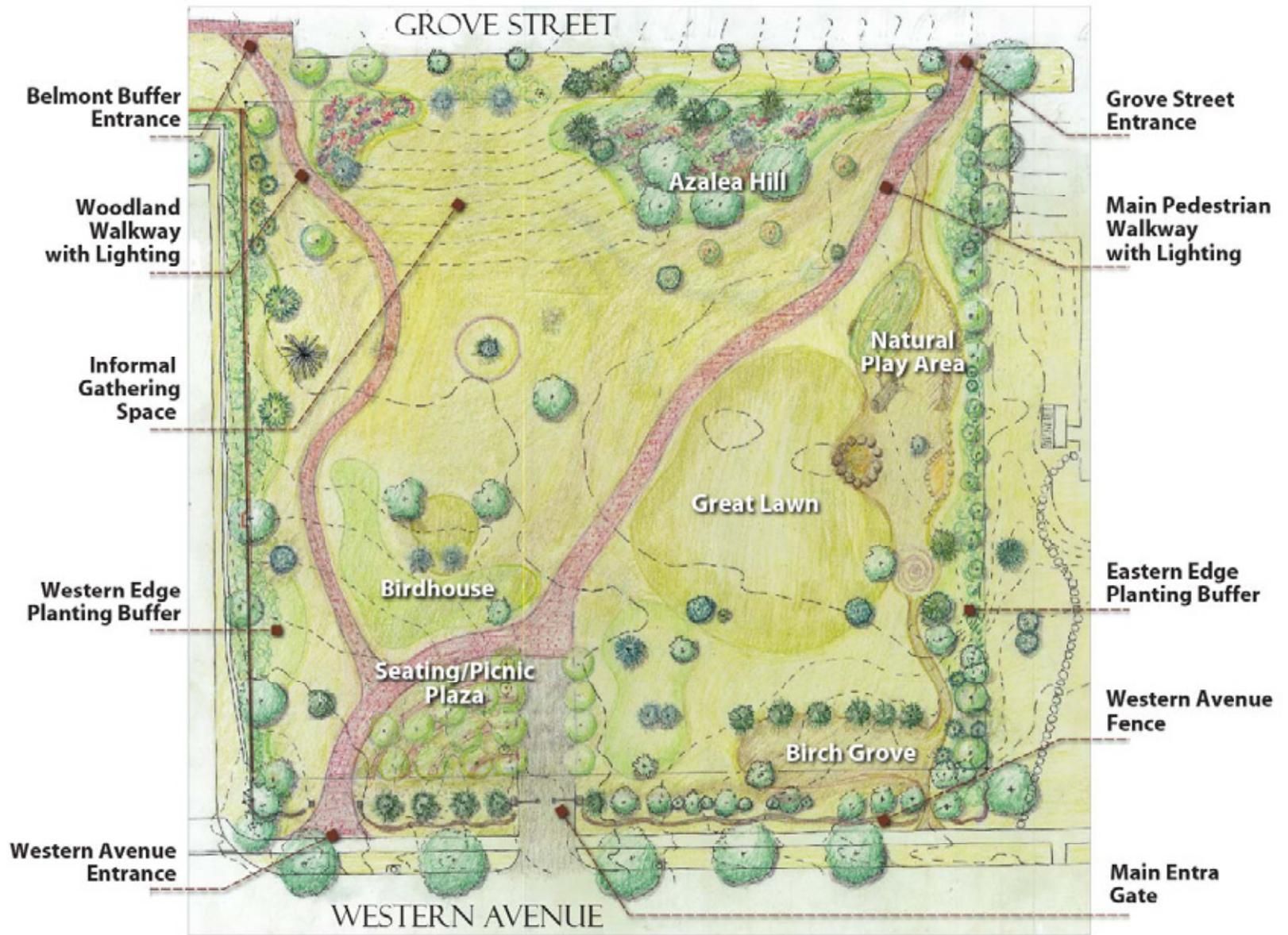


The Concept Plan





The Concept Plan





Program of Requirements (POR)

Main Pedestrian Walkway

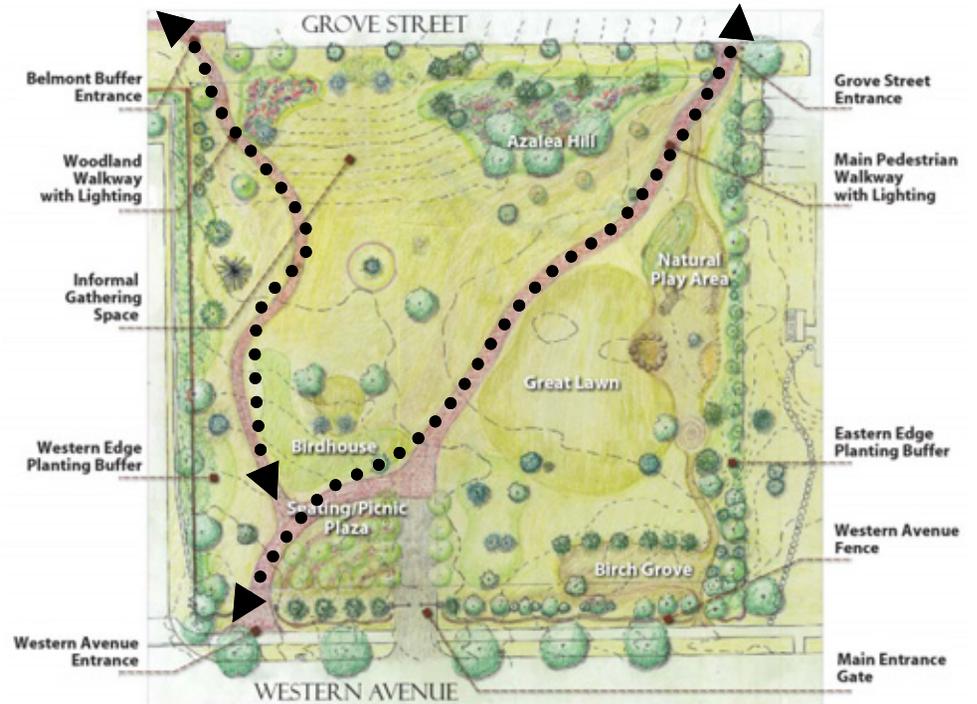
- Provides primary pedestrian connection from neighborhood to Friendship Heights Metro and developed core
- Hard surface, easy to walk on and ADA accessible

Woodland Walkway

- Connects Belmont Buffer Path with Main Pedestrian Walkway
- Hard surface, easy to walk on, ADA accessible, but distinguish from main walkway through width, color, materials

Lighting along Walkways

- Provides commuter safety during dark hours
- Integrated into the natural garden features with minimal visual impact
- Provide enough lighting for safety while not being intrusive to Grove Street residences





Program of Requirements (POR)

Belmont Buffer Entrance

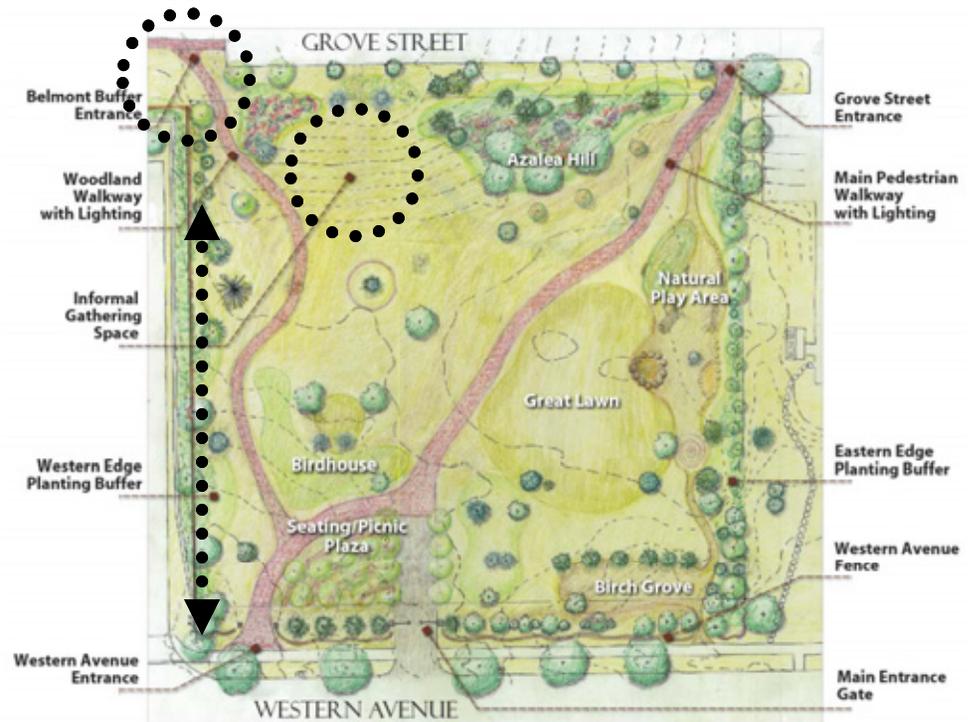
- Woodland Walkway entrance to Park from Belmont Buffer
- Create quiet woodland walking experience with trees and gardens

Informal Gathering Space

- Natural slopes for seating and play area

Western Edge Planting Buffer

- Use variety of plant materials to provide long season of interest with low maintenance
- Use plants with a variety of heights and textures to create broken screen of fence and urban viewscape





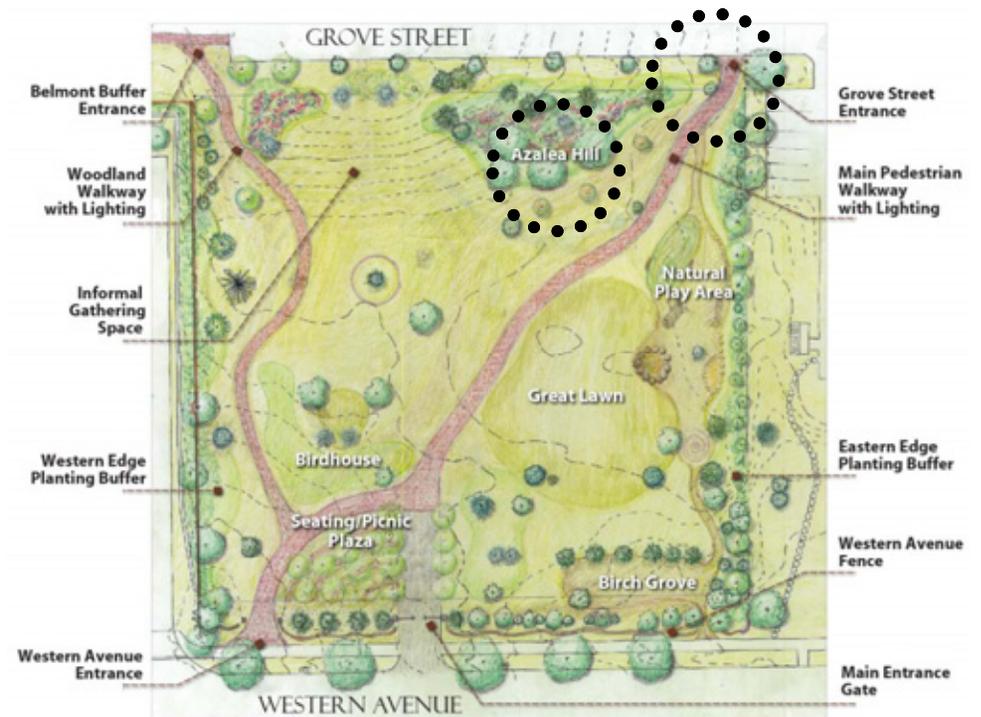
Program of Requirements (POR)

Grove Street Entrance

- Main Pedestrian Walkway entrance to park from Village
- Consider entrance features such as park signs, stone pillars, arched plantings

Azalea Hill

- Preserve existing dense area of azaleas and shade trees
- Enhance through additional flowering shrubs and trees





Program of Requirements (POR)

Great Lawn

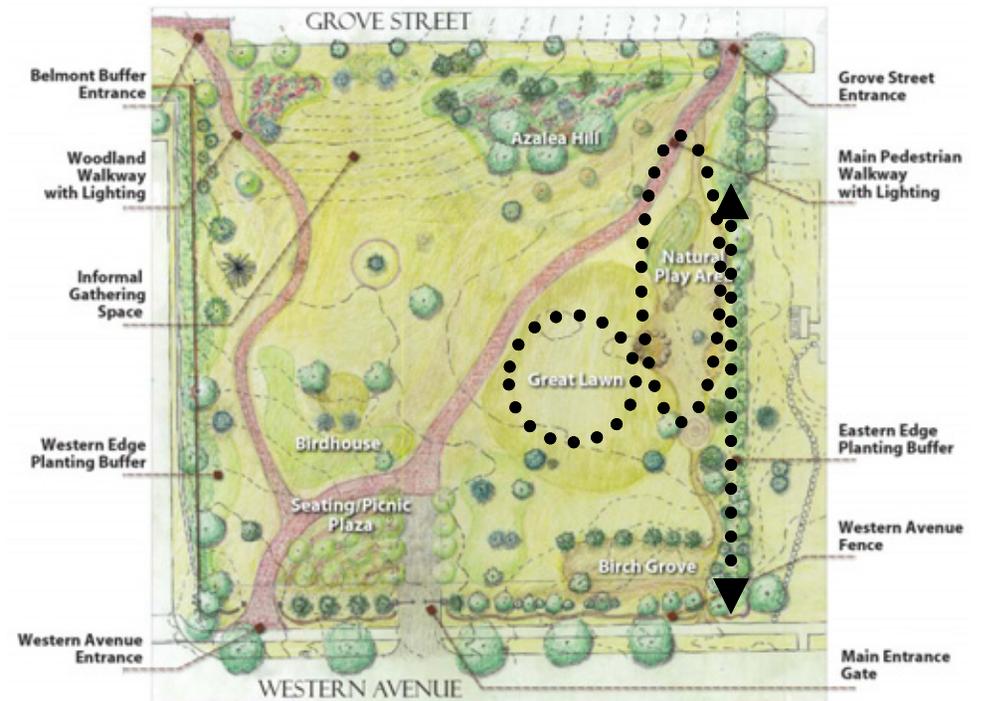
- Preserve large open lawn area for un-programmed play
- Flexible space will change over time

Natural Play Area

- Made of materials such as logs, sand, stones, plants, boulders

Eastern Edge Planting Buffer

- Use variety of plant materials to provide long season of interest with low maintenance
- Use plants with a variety of heights and textures to create broken screen along border with Church





Program of Requirements (POR)

Birch Grove

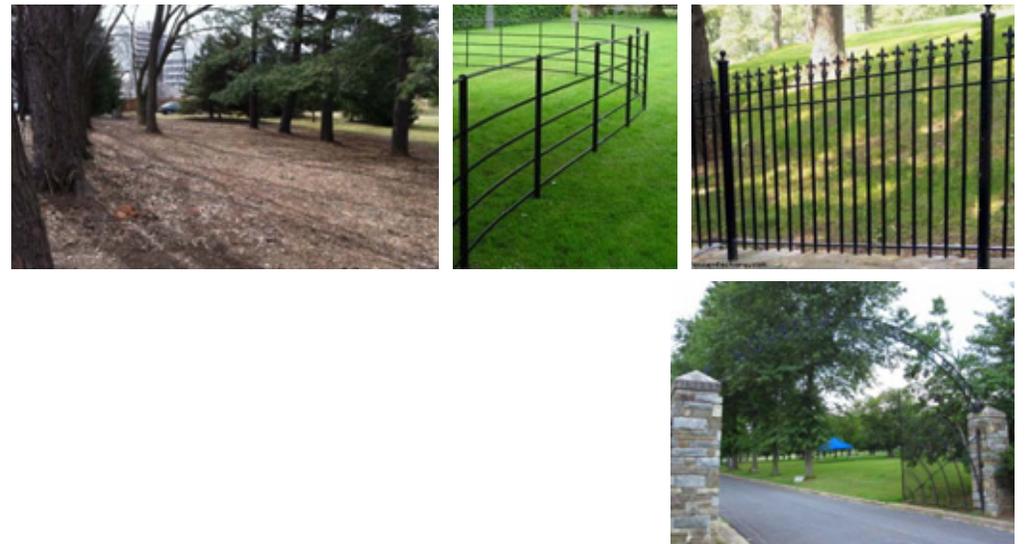
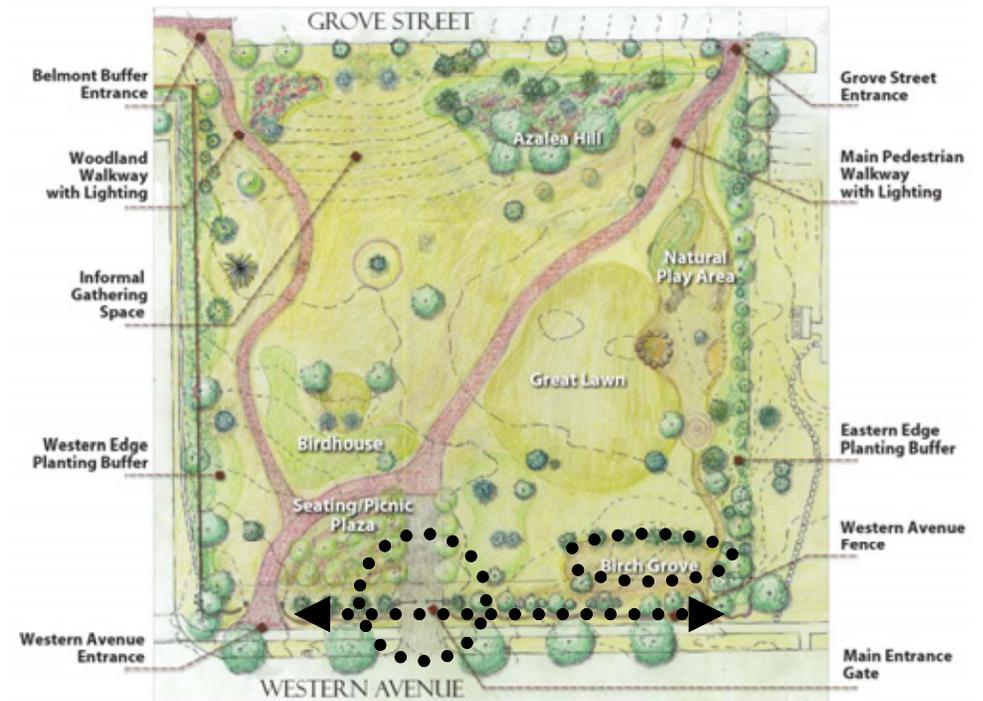
- Shady grove between existing rows of birches and evergreens
- Natural surface entrance path to Natural Play Area
- Serves as buffer to traffic on Western Avenue

Western Avenue Fence

- Provide a 3' tall fence with good visibility along entire Western Ave edge
- Serves to prevent children from entering roadway from play area

Main Entrance Gate

- For pedestrians all the time and maintenance vehicles when open
- Integrate into garden theme and overall design aesthetic, consider including park name in design





Program of Requirements

Western Avenue Entrance

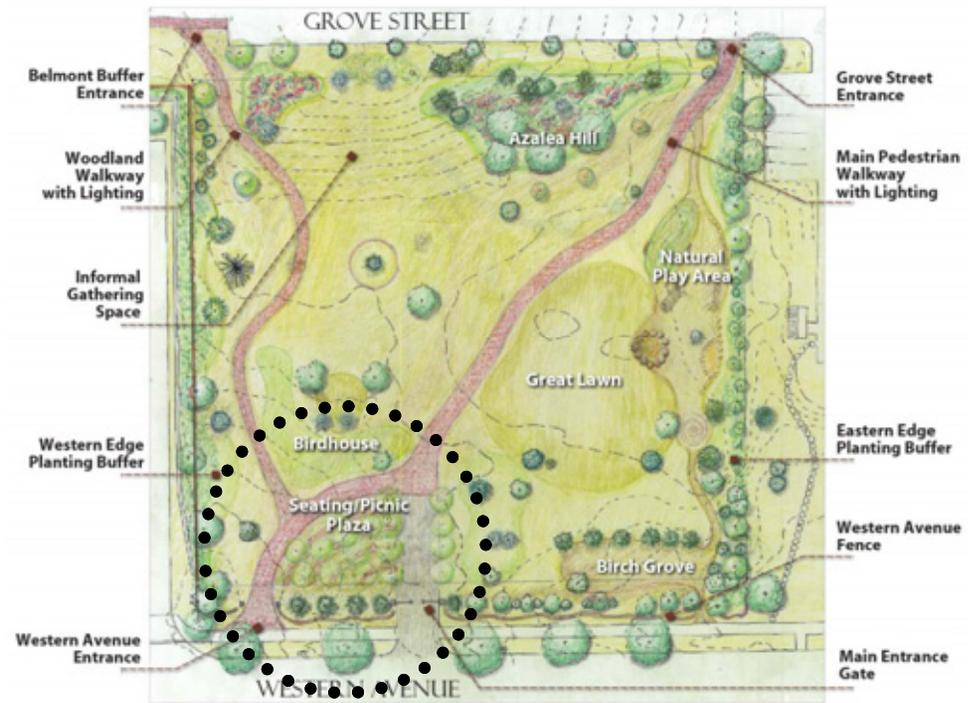
- Major pedestrian entrance/exit closest to Metro and commercial core
- Entrance features to illuminate garden theme such as natural stone or arched plantings

Seating/Picnic Plaza

- Located for visibility and easy access from urban core
- Intimate, garden feel, but hard enough surface for movable furnishings
- Electricity for small events and Wi-Fi access for all

Birdhouse Garden

- Establish a garden and focal point around the existing birdhouse
- Potential location for one or more optional POR items, such as complex or higher maintenance plantings





Optional POR – Partner Funded Sculptural or Enhanced Garden features

- Integrated into the garden theme
- Open to active, imaginative play and provide tranquil space for enjoyment
- Sculptural options
 - Human Sundial
 - Meditation Maze
- Enhanced Garden options
 - High-maintenance annual beds
 - High-maintenance garden plantings



Water Feature

- Informal or low water feature, integrated into the garden theme and open to active play
- Cooling feature in the summer and attractive when not on in the winter
- Noise buffer from the traffic on Western Avenue
- Partner-funded for installation and operating expenses





Implementation Strategy

Next Steps

1. Take Concept Plan through Facility Plan with cost estimates ASAP
2. Split Concept Plan into discrete phases based on community priorities for site amenities and Facility Plan cost estimates
3. Pursue final design and installation/construction for each phase as funds are available through CIP and partners

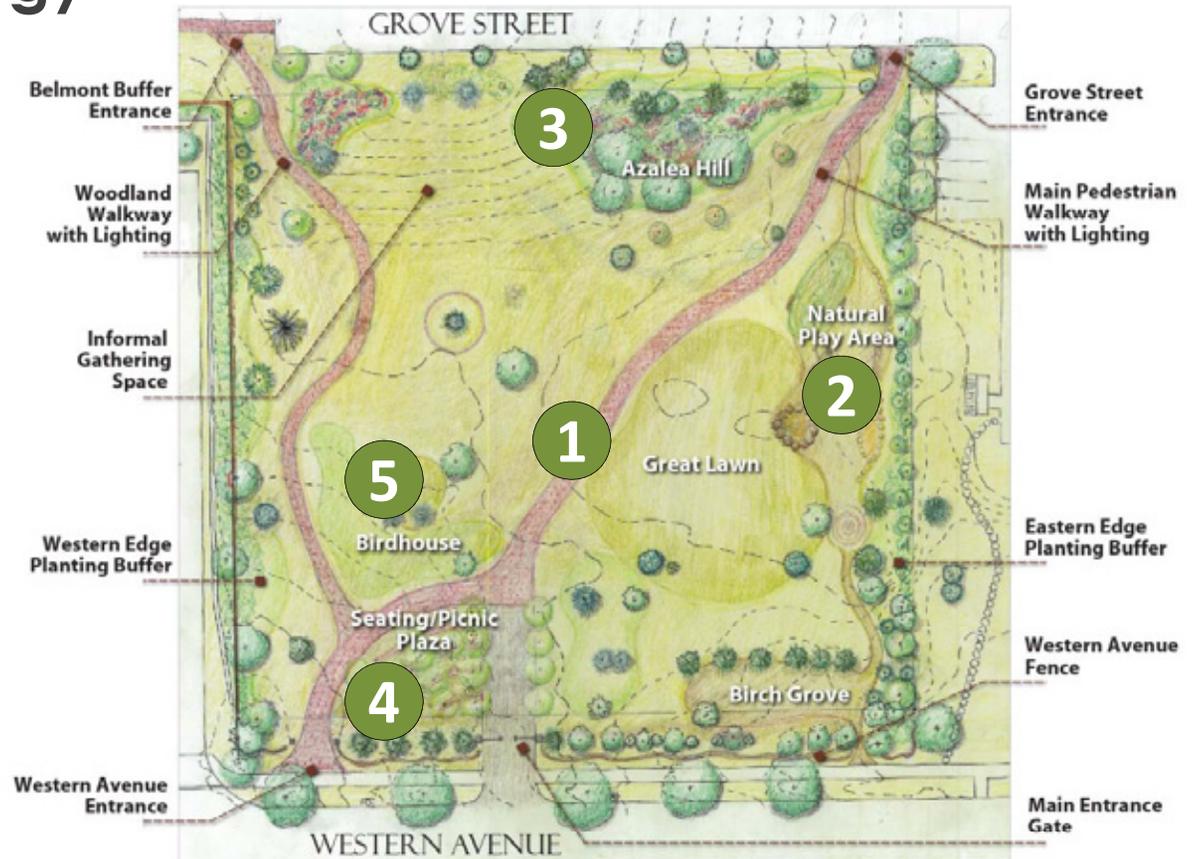




Implementation Strategy

Proposed Phasing Priorities

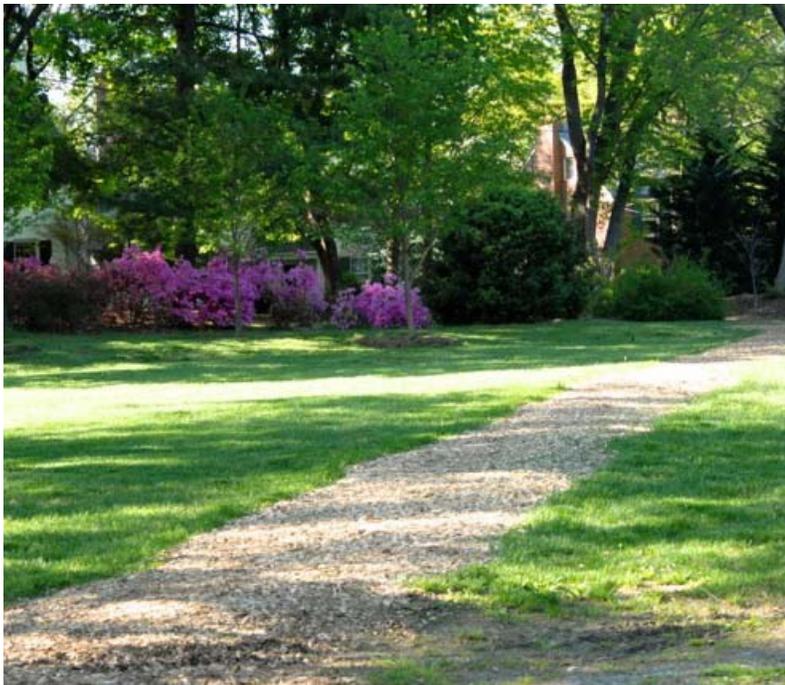
- 1) Install main pedestrian walkway and woodland walkway plus lighting and other utilities
- 2) Natural play area and western avenue fence
- 3) Detailed landscaping plans for garden areas: Western Buffer and Belmont Buffer Entrance, Eastern Buffer, Azalea Hill
- 4) Seating and picnic plaza plus main entrance gate
- 5) Optional amenities, such as water feature, sundials, mazes, or enhanced gardens





Implementation Strategy

- Chevy Chase Village has Current Funding for Facility Plan
- Submit Coordinated Funding Proposals for Phased Construction
- Start with FY15-FY16 Budget Request for Design and Construction for First Phase

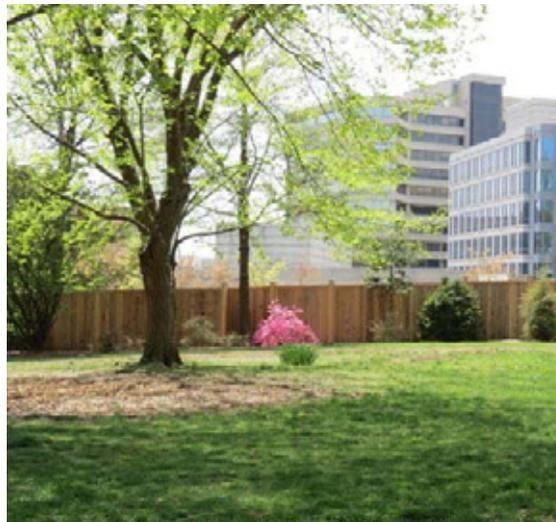




Discussion

Planning Board and Chevy Chase Village Discussion Points

- Phased Implementation Strategy
- Chevy Chase Village-Funded Facility Plan
- Coordinated Funding Requests for Phased Implementation with Village





Thank You!



Appendix F

Correspondence and Meeting Minutes

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MEETING MINUTES

From: Andrea Romano

July 31, 2013

Project: Chevy Chase Village Urban Park

<u>Meeting Date:</u>	<u>Meeting Location</u>
July 24, 2013 10:00-11:30am	Chevy Chase Village Hall

Meeting Purpose:

Discuss design

Attendees:

Rachel Newhouse
Michael Younes
Linda Komes
Marsha Lea
Andrea Romano

We reviewed an updated site plan, three cross sections through the nature play area, enlargement plans of the human sundial, sand box, park entrance at Belmont Buffer and Western Avenue Entry and sections through service entrance on Western Avenue, section through pavement types, elevations of three alternatives for entrance arbors.

- In response to a discussion about including musical instruments in the northern portion of the play area (drums, xylophone, talking tubes, etc.), Michael said some neighbors might object because of the noise. Might need to select "quieter" instruments or locate them further south.
- Michael asked that the route of the Woodland Path curve to the west as it connects to the Belmont trail and as shown in the concept plan instead of the more orthogonal layout we presented. This would remedy people cutting the corner. Sign location at a 45 degree angle and set back as shown is acceptable.
- The bench we are showing near the spruce tree at the top of the sledding hill may be objectionable for security concerns related to a specific neighbor. This bench could be viewed as a future item.
- We should add bike racks near the drinking fountain (northern end of nature play).
- Discussion of materials for the surface of the sundial.
 - Marsha suggested the outer edge could be bluestone (easily engraved) with concrete in the center
 - Exposed aggregate was discussed for the concrete, but was ruled out because of the difficulty to get good installation. It would also be hard on bare feet.
 - Michael suggested mosaic tile to embed in the concrete to create the sun dial elements
- Discussion of imprints (animal prints, leaf prints) in concrete surrounding the sand box. Like the idea, but there is a concern with ADA – will need to keep them shallow (1/4"). Michael suggested hand prints of neighborhood kids could also be used – perhaps at dedication ceremony.

- Concern that the lean-to under the black walnut tree might result in some allergic reaction from kids. Asked that we look into the issue. Could use the willow oak instead.
- Discussion regarding the retaining wall material. We showed the walls as wood; however there was concern about the longevity of the material. Stone could be an option, which would provide more flexibility for the curvilinear lines we have shown. We also discussed that with wood, we would be able to add little doors to the crevices in the wall to encourage kids to play with them (open and close the doors, put things in, take things out). If the walls were stone, this wouldn't be possible.
- Michael noted that the Belmont Trail is concrete unit pavers and the Village does not really like them (the chamfered edges are the reason).
- Entrance arbor discussion
 - Liked the idea of the two arbors looking similar but not the same and liked the idea of an arched top
 - Stone base with wood (cedar) trellis/arbor (vs. metal arbor) is the preference.
 - Suggested looking at precedents of stone work in Chevy Chase; mentioned Brookfield Road at Newlands Road
 - Liked the idea of embedding a stone panel with park name in the arbor wall
 - Want to use stone for the cap material, not precast concrete
 - Michael thinks vehicles could try to drive in that entrance because of the width of the arbor at Western Ave. We will look at adding bollards to prevent vehicular access..
- Discussion about the bench pad, asked that we make the wheel chair portion and the bench portion the same width instead of as we showed in the sketch (narrower at bench)
- Woodland walk width should be 5'2" so we achieve the 5' width required by ADA and minimize the need to cut brick (and instead of using narrower walk and providing landings every 200 feet). Setting bed for the bricks was decided to be mastic instead of mortar.
- Confirmed no irrigation to be provided.
- For reinforced turf, Park and Planning has not had success with recycled plastic rings, but have with reinforcing mesh/fiber added to soil.
- We reviewed the tree removals in the ROW along Western Avenue (mostly silver maples and a few Bradford pears that are in decline). Michael wondered if we have a contact at DC Urban Forestry with whom we can discuss these proposed tree removals.
- Also discussed the potential removal of two blue spruces by the proposed dining terrace
 - Rachel noted that there might have been a connection between the two spruces by the proposed dining terrace and two spruces at the top of the hill.
 - Concluded that we should try to save them, but if we found them to be in less than ideal condition or the grading couldn't work to save them that it would be okay to remove one or both.

Note: The above meeting minutes are the interpretation of the writer. If you feel any item requires correction or clarification, please notify the writer within 10 business days.

MEETING MINUTES

From: Andy Streagle

August 6, 2013

Project: Chevy Chase Village Urban Park

<u>Meeting Date:</u>	<u>Meeting Location</u>
August 1, 2013 11:00am-12:30pm	Parkside HQ

Meeting Purpose:
Discuss design

Attendees:

Linda Komes
Meredith Wellington
Bob Green
Kim Paniati
Mohammed Turay
Marsha Lea
Andy Streagle

We reviewed an updated site plan, cross sections enlargement plans, pavement types, and elevations of alternatives for entrance arbors.

MAIN WALK:

- Width at 8' may not be enough for trucks as P & P experience suggests a wider surface is required. We need information on the width of the wheel base and the width of the wheels to further develop the cross section for the main walk. Community is reluctant to see the walk as wide as 8'. It may be that the walk could be narrower with a band of reinforced turn on one side of the walk to provide a wide enough stable driving surface. We again discussed the possibility of having the truck with trailer park on Grove Street so maintenance vehicles don't have to drive into the park. We also suggested they approach the Church next door for permission to park the maintenance vehicles in their parking lot. Meredith pointed out that she expects the church will use the park for Sunday school etc. and might be amenable. Meredith will discuss these options with the community, reviewing the trade-offs with them. For the purposes of the SWM plan we will calculate using an 8' wide walk for the main walk.
- We discussed maintenance vehicles entering and exiting at the Western Avenue entrance which led to the conversation above. If maintenance vehicles cannot be parked on Grove Street and cannot exit onto Grove Street we will need to provide a turn around. It could be created using reinforced turf (using fabric reinforcing as opposed to rings).
- Meredith explained that the community sees the nature play area as a very discrete and softly defined area and believes the design presented is more complex and developed than they want. She didn't think a sand box was necessary. She didn't believe an entrance to the play area from Western Avenue was intended. She doesn't believe the sundial will be part of the first phase of construction nor does it need to include a water element given nearby water play opportunities.

- We explained that the conceptual plan suggests the entrance to Western Ave. and included a sand box. The sundial could be built later and the water feature could be as simple as misters for use during hot weather.

TERRACE:

- Meredith questioned the adjustments we made to the location of the dining terrace. We explained the rationale behind shifting north and rotating was to fit it into the slope and to move it a little further away from the noise of Western Avenue, and also to locate it at the junction of the two walkways so the connections between terrace and walk were easily made.
- Meredith also wondered if the walk connect shown on the south side of the terrace, connecting terrace to the eastern entrance on Western Avenue is necessary as it wasn't on the concept plan.

FOUNTAINS:

- Meredith pointed to the images in the Conceptual Plan booklet and explained that there is interest in a stream that might start in the azalea garden and run under the walk and into the low area/rain garden. We explained that it would need to cut across the slope and would require the removal of several of the existing oak trees.
- There is interest in having a water wall type fountain near the dining terrace to mask the noise from Western Avenue.

SAND BOX:

- Bob Green thinks we can accommodate ADA requirements by providing a lift (hand holds and proper elevation seat) to allow wheel chair users to gain access to the sand. He thinks the inclusion of an elevated sand table is also a good idea but may not be necessary.

NEXT STEPS:

- Meredith will review our meeting discussion with other community members.
- We will reconvene to review the site plan and our discussion with Rachel, Brenda and Michael as early as possible next week.
- We will create a quick sketch illustrating a nature play area reduced in scale in response to Meredith's concerns.
- Given the project schedule we will advance the SWM approach assuming 8' wide walks and the nature play area as presented to date.

Note: The above meeting minutes are the interpretation of the writer. If you feel any item requires correction or clarification, please notify the writer within 10 business days.

Osband, Greg

From: Peterson, Kelly (DDOT) [<mailto:kelly.peterson@dc.gov>]
Sent: Thursday, August 22, 2013 11:47 AM
To: Smith, Aaron
Cc: Osband, Greg
Subject: RE: DDOT follow-up on Western Ave project

Dear Aaron,
Thanks for sharing the draft plans.

Any work you propose in DDOT's public space will require a permit, which you can apply for online at the [DDOT TOPS Online Permitting system](#).

As you are planning, please refer to the following DDOT documents which outline requirements and regulations for all work in DC public space:

[DDOT Design and Engineering Manual](#)
[DDOT Public Realm Design Manual](#)

Please refer to DDOT's most recent area planning study, which included Western Avenue:
[DDOT Rock Creek West 2 Livability Study](#)

Any queries or analysis regarding existing trees/tree health in DC right of way should be directed to DDOT Urban Forester for Ward 3:
Vera Ertem, munevver.ertem@dc.gov, 202.671.5133

If you have questions regarding public space or permitting please contact PSRA at 202-442-4670 for further information.
Thanks,
Kelly

Kelly Peterson | Transportation Planner
Policy, Planning & Sustainability Administration | District Department of Transportation
55 M Street, SE, Suite 500, Washington, DC 20003
tel: 202.671.4573 | fax: 202.671.0617 |
www.ddot.dc.gov

d. *Serving with Integrity and Excellence*

From: Smith, Aaron [<mailto:ASMITH@amtengineering.com>]
Sent: Wednesday, August 21, 2013 6:29 PM
To: Peterson, Kelly (DDOT)
Cc: Osband, Greg
Subject: RE: DDOT follow-up on Western Ave project

Kelly –

Thank you for following up. I have attached some information for your review.

As I stated in my email, we are completing a feasibility study for M-NCPPC for a small public park between Grove Street (in MD) and Western Avenue (in DC). The project includes the construction of new concrete walks and small gathering spaces in what is now an open green space. The proposed improvements in public space along Western Avenue include a new pedestrian walk connecting to the existing sidewalk, an arbor “gateway”, a new fence, a new sign, new pavement and reinforced turf adjacent to an existing curb cut for maintenance access, and removal of some trees due to health concerns.

I will give you a call tomorrow afternoon to discuss. Thank you.

Aaron Smith, P.E.
Associate

A. Morton Thomas & Associates, Inc.

12750 Twinbrook Parkway
Rockville, MD 20852
Phone: 301-881-2545 | Fax: 301-881-0814 | Cell: 301-806-7082
www.amtengineering.com

 Please consider the environment before printing this e-mail

From: Peterson, Kelly (DDOT) [<mailto:kelly.peterson@dc.gov>]
Sent: Wednesday, August 21, 2013 3:27 PM
To: Smith, Aaron
Subject: DDOT follow-up on Western Ave project

Dear Aaron,

Just called you back, but you were already in a meeting. I will be available tomorrow between 11 and 4pm if you’d like to chat. If easier to email, you now have my contact information.

Thanks,
Kelly

Kelly Peterson | Transportation Planner
Policy, Planning & Sustainability Administration | District Department of Transportation
55 M Street, SE, Suite 500, Washington, DC 20003
tel: 202.671.4573 | fax: 202.671.0617 |
www.ddot.dc.gov

d. *Serving with Integrity and Excellence*

March with the DC delegation and join the pre-March rally for DC rights at the August 24th **50th Anniversary of the March on Washington**. Check out marchondc50.dc.gov for full event details.

Osband, Greg

From: Smith, Aaron
Sent: Monday, August 26, 2013 2:33 PM
To: Osband, Greg
Cc: Jerrick, Stephen
Subject: CCV - SWM

Categories: - Yellow Flag

Greg –

I spoke to Dave Kuykendall with DPS today. We discussed the project based on the conceptual plans that were provided. Assuming we can provide computations that support the design we have proposed, he has no objection to the stormwater management concept as currently shown

Aaron Smith, P.E.
Associate

A. Morton Thomas & Associates, Inc.

12750 Twinbrook Parkway
Rockville, MD 20852
Phone: 301-881-2545 | Fax: 301-881-0814 | Cell: 301-806-7082
www.amtengineering.com

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LETTER OF TRANSMITTAL



A. Morton Thomas and Associates, Inc.
Consulting Engineers

2013-09-03 113-339.001
DATE AMT PROJECT NO. / COUNTY NO.

TO

Chevy Chase Open Space Urban Park
AMT PROJECT NAME

M-NCPPC
Environmental Planning Division
COMPANY

Andrew E. Streagle, RLA
FROM

8787 Georgia Avenue
Silver Spring, MD 20910
ADDRESS

NRI/FC Exemption Submission
RE

301-495-4551 301-495-1303
PHONE FAX

COPIES TO
2
OF PAGES

Sent Via:

MAIL PICK-UP MESSENGER OVERNIGHT E-MAIL FAX

Comments:

Please find the following for review:

- Signed NRI application and checklist*
- Forest Conservation Exemption Narrative (2 copies)*
- MD DNR Rare, Threatened, and Endangered Species Letter (2 copies)*
- NRI Fee Schedule and Worksheet*
- Two (2) copies of the signed and sealed NRI plan sheets*
- CD with PDF copies of plan sheets and above documents*

Should you require any other information, please contact me at 301-881-2545 or astreagle@amtengineering.com

*Regards,
Andy Streagle*

12750 Twinbrook Parkway
Rockville, MD 20852-1700
Phone: (301) 881-2545
Fax: (301) 881-0814
E-mail: amt1@amtengineering.com



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org/environment

Phone 301.495.4540
 Fax 301.495.1303

NRI/FSD (Natural Resources Inventory / Forest Stand Delineation) and Forest Conservation Exemption Review

New Application Revised Application Amendment Recertification of Expired NRI/FSD

M-NCPPC Staff Use Only	
NRI/FSD Plan Number	4 _____
Date Application Received	_____
Date Application Complete	_____
Application Completed by	_____
Pending Plan No., if applicable	_____
Fee (attach worksheet)	_____
Fee Received by	_____

An application will not be accepted for review unless all required information below and appropriate fees are provided. If an item requires more space, attach a separate sheet.

Name of Plan: Chevy Chase Open Space Urban Park

Size of Tract 1.89 Acres 82531 Sq.Ft.

200 scale Base Map # 207NW04 Tax Map # HM343 Special Protection Area Not within SPA

Property Tax Account Number(s) associated with the plan (8 digits)

A. 00453613 B. 0453602 C. 00453590 D. 00453588 E. 00453577
 F. 00453624 G. 00453635 H. 00453646 I. 00453657 J. 00453668

Location:

On Grove Street, 385 feet SW of Kirside Drive
Street Name (N,S,E,W etc.) Nearest Intersecting Street

Property address if known:

5409 Grove Street Chevy Chase
Number Street Name City

Subdivision Information: *(Complete either A, if located within a recorded subdivision, or B)*

A. Lot See attached Block 5 Subdivision 7

B. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Watershed: Little Falls

Tract Area 1.89 ac. Forested 0.00 ac. Wetlands 0.00 ac. Forested Wetlands 0.00 ac.
 Forested Stream Buffer 0.00 ac. Stream Buffer 0.00 ac. length: 0 ft. width: 0 ft. 1 or both sides
(average)

Applicant (Owner, Owner's Representative, or Contract Purchaser – check applicable: written verification required if not the owner)

Linda Komes, M-NCPPC

Name

9500 Brunett Ave

Street Address

Silver Spring

City

MD

State

20910

Zip Code

(301) 650-2860

Telephone Number ext.

(301) 585-1921

Fax Number

Linda.Komes@mncppc-mc.org

E-mail

Contact Person (If other than applicant)

Name		
Street Address		
City	State	Zip Code
Telephone Number	ext.	Fax Number
E-mail		

Plan Preparer (Qualifications of preparer must be included if individual has not been previously certified.)

Andrew E. Streaagle, RLA		MD RLA # 3381	
Name		L.A. or Forester Certification No.	
12750 Twinbrook Parkway			
Street Address			
Rockville		MD	20852
City		State	Zip Code
(301) 881-2545	1153	(301) 881-0814	astreaagle@amtenengineering.com
Telephone Number	ext.	Fax Number	E-mail

Complete sections 1 and 2: (and section 3 if applying for an FCP Exemption)

1.	<p>Type of Plan approval being applied for in addition to this NRI/FSD application</p> <p> <input type="checkbox"/> Pre-Application Submission <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Park Development Plan <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Mandatory Referral <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Sediment Control or Small Land Disturbance (if known, MCDPS permit # _____) <input type="checkbox"/> Site Plan <input type="checkbox"/> Project Plan <input type="checkbox"/> Special Exception </p>
-----------	---

2.	<p>Type of NRI/FSD Plan Submittal (See Forest Conservation Regulation for NRI/FSD requirements):</p> <p> <input type="checkbox"/> Full NRI/FSD (as described in the Forest Conservation Regulations, Section 106) <input checked="" type="checkbox"/> Simplified NRI/FSD (property boundaries, topography, streams and buffers if proposed l.o.d. is within 200' of a stream, existing forest boundaries, specimen trees, existing improvements) <input type="checkbox"/> Existing Conditions Plan (topography, existing & proposed improvements, existing & proposed lot lines.) </p>
-----------	---

3.	<p>Complete all information below if applying for FCP Exemption (If you are clearing more than 5,000 sf. of forest/tree canopy or you answer yes to e, f or g below, you may not qualify for an exemption, refer to the Chapter 22A-5 of the Forest Conservation Law to determine if a Tree Save Plan or FCP will be required).</p> <p>a. Type of Exemption being applied for: <u>22A-5 (t)</u> <small>(Refer to the Forest Conservation Law, section 22A-5 for description of exemptions. Attach appropriate information to support the request including plan drawings, narrative of activities, tree clearing illustrations, etc.)</small></p> <p>b. Is the Declaration of Intent attached, if required? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, type: <input type="checkbox"/> Agricultural <input type="checkbox"/> Real Estate Transfer <input type="checkbox"/> Residential Single Lot</p> <p>c. Total area of existing forest: <u>0.00</u> ac. or <u>0.00</u> s.f.</p> <p>d. Total area of forest/tree disturbance (measured by canopy area removed): <u>0</u> ac. or <u>0</u> s.f.</p> <p>e. Are any of the trees ≥ 30" in diameter at 4.5' above the ground, or otherwise a specimen of the species? <input checked="" type="checkbox"/> Yes (If yes, attach site plan drawing/sketch showing the trees in relation to the proposed limits of disturbance.) <input type="checkbox"/> No</p> <p>f. Is the clearing area within a stream buffer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Area within 200 – 300 feet of a stream could be part of a buffer.)</p> <p>g. Is a SPA water quality plan required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>(Contact MCDPS for information regarding the SPA requirements at 240 777-6242)</small></p>
-----------	--

Supplemental Information:

Previous Plan Submittals: *(enter information, if applicable)*

NRI/FSD Submission Name Chevvy Chase Open Space File Number 4 2009125E

Pre-Application Submission Name _____ File Number 7 _____

Other Plan Name _____ File Number _____

Describe the nature of the amendment or why the plan is being recertified, if applicable. Attached

Amend previous exemption during development of facility plan

Applicant hereby notifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant (Owner or Contract Purchaser)

Signature Date

Linda Komes, M-NCPPC Project Manager

Print Name

Checklist

The checklist below shall be used to identify the necessary information for the review and approval of NRI/FSDs and requests to be exempt from submitting a forest conservation plan. This checklist must be completed and submitted as part of the application.

- Applicants submitting for a full NRI/FSD must complete sections 1, 2, and 3.
- Applicants submitting for a simplified NRI/FSD must complete sections 1, and 2.
- Applicants submitting a request to be exempt from submitting a forest conservation plan must complete section 1, 2, and 4.
- Applicants permitted to submit an existing conditions plan must complete section 1 and 2.1 to 2.11.

In certain instances, it may be necessary to submit additional information, or additional information may be requested to determine the exact location of natural features such as wetlands. See the submission requirements document for more information on each item in the checklist below.

Section 3. To be completed for all full NRI/FSDs

- 3.1. Delineation of multiple forest stands.....
- 3.2. Priority ranking for each forest stand.....
- 3.3. Designation of each forest stand.....
- 3.4. Stand Description.....
 - a. Acreage.....
 - b. Dominant and co-dominant species.....
 - c. Size class of species.....
 - d. Percent canopy closure.....
 - e. Number of canopy layers.....
 - f. Percent floor covered by: (i) herbaceous plants, (ii) downed woody material, (iii) alien or invasive species.....
 - g. Condition classes, structure, function, retention potential, transplant and regenerative potential.....
 - h. Evidence of past management practices.....
- 3.1. Forest sampling/reference points located on drawing.....

Section 4. To be completed for all exemption requests

- 4.1. Narrative statement.....
- 4.2. Exemption requested.....
- 4.3. Amount of forest to be removed.....
- 4.4. Amount of forest to be removed in stream buffers.....
- 4.5. SPA water quality plan requirements.....
- 4.6. Declaration of Intent.....

No. Copies	Qualified Professional	M-NCPPC Staff
2		
	Not Included	
1		
	Included	
	Not Present	
	Not Present	

The plan preparer hereby certifies that all required information for the submission of forest conservation plan has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Plan Preparer

Signature

Date

Andrew E. Streagle, RLA

Name (Type or Print)

Account Number	Lot	Liber	Folio
00453613	4	21733	285
00453602	5	21733	285
00453590	6	21733	285
00453588	7	21733	285
00453577	8	21733	285
00453624	20	24390	147
00453635	21	24390	147
00453646	22	24390	147
00453657	23	24390	147
00453668	24	21733	285

FOREST CONSERVATION EXEMPTION NARRATIVE

The Chevy Chase Village Open Space Urban Park project is exempt under Section 22A-5(t) of the Montgomery County Code which reads as follows:

Sec. 22A-5. Exemptions.

The requirements of Article II do not apply to:

(t) a modification to existing developed property if:

(1) no more than 5000 square feet of forest will be cleared;

(2) the modification does not affect any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; and

(3) the modification does not require approval of a new subdivision plan. (1992 L.M.C., ch. 4, § 1; 1996 L.M.C., ch. 20, § 1; 1998 L.M.C., ch. 12, § 1; 2001 L.M.C., ch. 14, § 1; 2001 L.M.C., ch. 19, § 1; 2002 L.M.C., ch. 16, § 2; 2004 L.M.C., ch. 20, §1; 2010 L.M.C., ch. 55, § 1.)

The site upgrades being proposed for the project will not affect any forest on the site, in a stream buffer or otherwise. The property is not located in a special protection area. The proposed work will not require the approval of a new subdivision plan.



A. Morton Thomas and Associates, Inc.
Consulting Engineers

July 22, 2013

Ms. Lori Byrne
Maryland Department of Natural Resources
Forest, Wildlife and Heritage Service
Tawes State Office Building
580 Taylor Avenue, Bldg. E-1
Annapolis, MD 21401

Re: **Chevy Chase Village Open Space Urban
Park**
5409 Grove Street
Chevy Chase, MD 20815
AMT File No. **113-339.001**

Dear Ms. Byrne:

A. MORTON THOMAS and Associates, Inc. (AMT) is preparing a Natural Resources Inventory for this 1.89 acre property in Montgomery County (ADC Greater Washington, DC, Map 5407, Grid G6). Please advise us of any records of threatened and endangered species designated by the Maryland Natural Heritage Program in this vicinity.

Please contact me if you have any questions or require additional information. Thank you for your help.

Sincerely,

A. MORTON THOMAS and Associates, Inc.

A handwritten signature in blue ink that reads 'Andrea Romano'.

Andrea Romano, ASLA



Figure 1 – ADC Greater Washington, DC, 8th Edition Map 5407, Grid – G6
 Copyright ADC the Map People
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Figure 2 – Aerial Photo



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Joseph P. Gill, Secretary
Frank W. Dawson III, Deputy Secretary

August 13, 2013

Andrea Romano
A. Morton Thomas and Associates, Inc.
12750 Twinbrook Parkway
Rockville, MD 20852-1700

RECEIVED
AUG 19 2013
A. MORTON THOMAS

RE: Environmental Review for Chevy Chase Village Open Space Urban Park, 5409 Grove St., Chevy Chase, AMT File No. 113-339.001, Montgomery County, MD.

Dear Ms. Romano:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2013.1126.mo



March 25, 2010

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org/development

Phone 301.495.4595
 Fax 301.495.1306

FEE SCHEDULE AND WORKSHEET

Application Number: M-NCPPC Staff Use Only

To be completed by the Applicant

Applicant:	MNCPPC, Montgomery County Parks Department - Linda Komes
Project Name: (30 character limit)	Chevy Chase Open Space Urban Park

Pre-Application Submission (check applicable boxes)

<input type="checkbox"/> Staff Review Only	\$3,000.00	\$
<input type="checkbox"/> Staff and Planning Board Review	\$4,000.00	\$

NRI/FSD Natural Resources Inventory/Forest Stand Delineation (check applicable boxes)

<input type="checkbox"/> NRI/FSD	\$720.00	\$
<input type="checkbox"/> NRI/FSD Amendment	\$410.00	\$
<input type="checkbox"/> NRI/FSD Recertification Request	\$410.00	\$
<input checked="" type="checkbox"/> Forest Conservation Exemption Request or Recertification	\$180.00	\$ 180.00

Forest Conservation Plan (check applicable boxes)

<input type="checkbox"/> Single Family Residential \$480.00 + \$200.00 per lot	# of lots _____ x \$200 = _____	\$
<input type="checkbox"/> All Others \$980.00 + \$290.00 per acre	# of acres _____ x \$290 = _____	\$

The above FCP fees are paid in stages: 70% due at preliminary FCP submittal \$ _____
 20% due at final FCP submittal \$ _____
 10% due before final FCP signoff \$ _____

<input type="checkbox"/> FCP Amendment without Planning Board Hearing	\$750.00	\$
<input type="checkbox"/> FCP Amendment with Planning Board Hearing	\$1,500.00	\$
<input type="checkbox"/> Financial Security reduction, change, or release request	\$90.00	\$
<input type="checkbox"/> Fence installation within a conservation easement request	\$135.00	\$
<input type="checkbox"/> Forest Conservation Bank review	\$1,000.00	\$

Preliminary Plan of Subdivision (check applicable boxes)

(SPA-Special Protection Area) Residential (Dwelling Units – DUs)

Residential

- 1 to 100 DUs \$2,500.00 + \$365.00 per DU
- DUs over 100 \$100.00 per DU

of DUs (1 to 100) _____ x
 \$365 = \$ _____ +
 # of DUs (over 100) _____ x
 \$100 = \$ _____

\$

SPA within plan

- 1 to 9 DUs \$380.00
- 10 to 50 DUs \$750.00
- more than 50 DUs \$750.00 + \$20.00 per DUs over 50

of DUs > 50 _____ x
 \$20 = \$ _____

\$

Commercial/Industrial (Square Footage – SF)

Commercial

- 1 to 9,999 SF \$4,000.00 + .15 per SF
- 10,000 to 24,999 SF \$5,000.00 + .15 per SF
- 25,000 SF or more \$6,000.00 + .15 per SF

of SF _____ x
 \$0.15 = \$ _____

\$

- SPA within plan \$750.00

\$

Other

- Institutional/Religious \$3,310.00
- SPA within plan \$750.00

\$

- Minor Amendment of Approved Plans \$2,500.00

\$

- Extension of Approved Plan \$2,390.00

\$

- Subdivision Regulation Waiver (50-38) \$2,390.00 per waiver

of waivers _____

\$

Project Plan (check applicable boxes)

- Residential (DUs) \$4,500.00 + \$75.00 per DU

of DUs _____ x \$75 = _____

\$

- Commercial (GFA) \$4,500.00 + \$0.15 per SF

of SF _____ x \$.15 = _____

\$

- Amendment Same as Project Plan (enter above)

\$

- Extensions \$2,310.00

\$

Site Plan (check applicable boxes)

(SPA-Special Protection Area)

Residential (Dwelling Units – DU's)

Residential

- 1 to 9 DUs \$4,000.00 + \$165.00 per DU
- 10 or more DUs \$5,500.00 + \$165.00 per DU

of DUs _____ x
\$165 = \$ _____

\$

SPA within plan

- 1 to 9 DUs \$380.00
- 10 to 50 DUs \$750.00
- more than 50 DUs \$750.00 + \$20.00 per DUs over 50

of DUs > 50 _____ x
\$20 = \$ _____ 0.00

\$

Commercial/Industrial (Square Footage – SF)

Commercial

- 1 to 9,999 SF \$4,000.00 + .15 per SF
- 10,000 or more SF \$5,500.00 + .15 per SF

of SF _____ x
\$0.15 = \$ _____

\$

SPA within plan

\$750.00

\$

Other

Institutional/Religious

\$5,020.00

\$

SPA within plan

\$750.00

Major Amendments to Approved Site Plans

Same as Site Plan (enter above **with** SPA fee)

Minor Amendments to Approved Site Plans

<u>Amendment Type</u>	<u>Application Process</u>	<u>Changes</u>	<u>Fee</u>
<input type="checkbox"/> Administrative	<ul style="list-style-type: none"> ▪ Application* ▪ No DRC Meeting 	Actual pricing depends on number and type of revisions. Contact staff for price.	\$1000.00 to \$3,250.00
<input type="checkbox"/> Consent	<ul style="list-style-type: none"> ▪ Application* ▪ DRC Meeting possible 	Could require coordination with other agencies	\$3,250.00
<input type="checkbox"/> Limited	<ul style="list-style-type: none"> ▪ Application* ▪ DRC Meeting 	Requires coordination with other agencies	\$4,500.00

\$

* The application must include a letter explaining the nature, scope and reasons for the requested changes.

Record Plats

\$2100.00

Number of Plats: _____ \$

\$

Initial Fee Total \$

~~Total \$ 180.00~~

NOT APPLICABLE

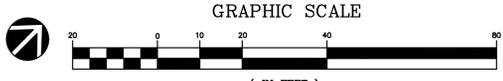
Make Checks payable to the M-NCPPC

Date Received

Check No.

Received by

If submitting an initial application, the initial filing fee is ¼ of the total.
Initial submission fees only apply to:
Pre-Application, Preliminary, Site, Project, and Major Plan Amendments



CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED. (ORIGINAL SIZE = 24"x36")

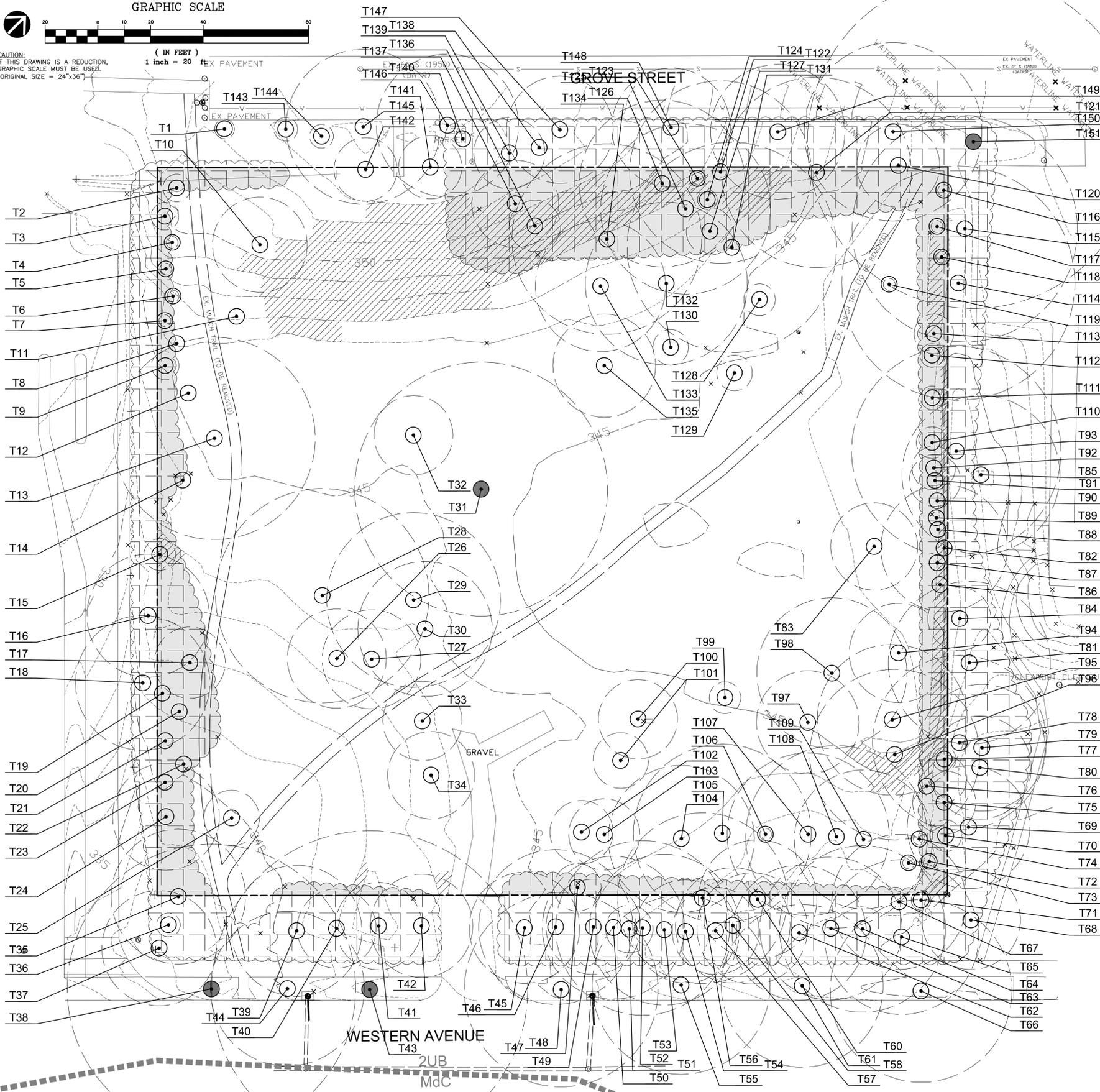
FINAL SCANNED:

PLAN SCANNED:

PARK CODE: C10

Printed By: Streagle, Andrew, 9/14/2013 8:12 AM

X:\Rockville\113-239.001 - Chevy Chase Village Chevy\05-CAD\NR100-113339.dwg NR-100



NARRATIVE DESCRIPTION:
 THIS 1.89 ACRE SET OF PARCELS IS AN OPEN SPACE PARK KNOWN AS VILLAGE GROVE. THE PROPERTY IS BORDERED BY SINGLE FAMILY RESIDENTIAL DEVELOPMENT TO THE NORTH, A NURSING HOME TO THE SOUTH, A CHURCH TO THE EAST, AND PUBLIC BUILDINGS TO THE WEST.

NO FOREST EXISTS ON THE SITE. HOWEVER, FOUR SPECIMEN TREES ARE LOCATED IN THE VICINITY OF THE PROPERTY.

SUMMARY TABLE

EXISTING FOREST	= 0.00 ACRES
WETLANDS	= 0.00 ACRES
FORESTED WETLANDS	= 0.00 ACRES
STREAM BUFFER	= 0.00 ACRES
FORESTED STREAM BUFFER	= 0.00 ACRES
100 YEAR FLOODPLAIN	= 0.00 ACRES
FORESTED 100 YEAR FLOODPLAIN	= 0.00 ACRES
LINEAR EXTENTS OF STREAMS	= 0.00 LINEAR FEET
AVERAGE WIDTH OF STREAM BUFFER	= 0.00 FEET



VICINITY MAP
 1" = 2000'
 MONTGOMERY COUNTY

PROPERTY INFORMATION:

PARCEL NUMBER: LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24

ACCOUNT NUMBER: 00453613, 00453602, 00453590, 00453588, 00453577, 00453624, 00453635, 00453646, 00453657, 00453668

SUBDIVISION NUMBER: 5047/G6

ADC MAP/GRID: L21733, F.285; L.24390, F.147

LIBER/FOLIO: HM343

TAX MAP: 207NW04

TOTAL ACRES: 1.89 AC

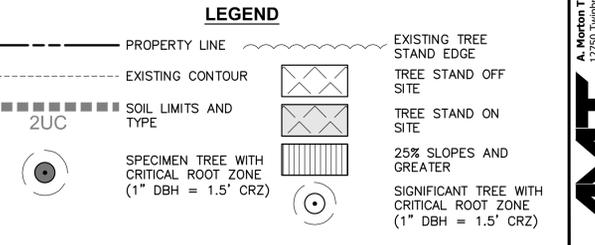
NET TRACT AREA: 1.89 AC

- GENERAL NOTES**
1. THE PROPERTY BOUNDARY INFORMATION IS BASED ON AN A. MORTON THOMAS & ASSOCIATES FIELD RUN SURVEY (JULY 2013).
 2. ZONING FOR THESE PARCELS IS R-60.
 3. THE TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS COMPLETED BY A. MORTON THOMAS & ASSOCIATES, INC. IN JULY 2013 AND MONTGOMERY COUNTY GIS TOPOGRAPHIC INFORMATION.
 4. THE SITE IS LOCATED WITHIN THE LITTLE FALLS WATERSHED WHICH IS DESIGNATED USE-1/1-P.
 5. THERE IS NO FLOODPLAIN ON THIS SITE AS DETERMINED FROM FEMA FLOOD MAP 24031004550.
 6. THERE ARE NO WETLANDS ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE AS SUPPLEMENTED BY THE NATIONAL WETLANDS INVENTORY.
 7. THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA.
 8. THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL OR CULTURAL FEATURES ON THIS SITE.
 9. FIELD WORK WAS CONDUCTED BY ANDREW STREAGLE, RLA AND ANDREA ROMANO OF A. MORTON THOMAS & ASSOCIATES, INC. ON JULY 9, 2013. TREES WERE MEASURED USING A D-TAPE.
 10. THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE RARE, THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS ON THE SITE.
 11. THE SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLANS.
 12. THERE ARE NO MONTGOMERY COUNTY OR STATE CHAMPION TREES ON THIS PARCEL. NO TREES ON THE PARCEL HAVE A DBH ≥ 75% OF THE COUNTY OR STATE CHAMPION.
 13. AN APPROVED NRI/FSD IS VALID FOR TWO YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI/FSD CHANGES. NRI/FSD'S WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION OR PROJECT LIMITS CHANGE SIGNIFICANTLY.

MAPPED SOIL TYPES

SYMBOL	DESCRIPTION	HYDRIC?	K-FACTOR	HIGHLY ERODIBLE?
2UB*	GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES	NO	0.32	NO
MdC**	MANOR-URBAN COMPLEX, 8-15% SLOPES	NO	0.24	NO

*NOTE: K-FACTOR AND ERODIBILITY ARE DETERMINED BY THE MONTGOMERY COUNTY PLANNING DEPARTMENT TREES APPROVED TECHNICAL MANUAL.
 **SOIL SYMBOL BASED ON DISTRICT OF COLUMBIA SOIL SURVEY.



THIS PLAN IS FOR NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN PURPOSES ONLY

A. MORTON THOMAS AND ASSOCIATES, INC.
 Designer's Name
 12750 Twinbrook Parkway
 Address
 Rockville, MD 20852
 City/State/Zip
 301-881-2545
 Telephone Number

DESIGN

Role	Date	Checked By
Landscape Architect		
Architect		
Engineer		
Drawn by		

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

License No. 3381
 Expiration Date 10/22/2014

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 9500 Brunnet Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL

Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON

REVISIONS		
Rev. No.	Date	Description

NATURAL RESOURCE INVENTORY

WESTERN GROVE PARK
 5409 Grove Street, Chevy Chase, MD 20815

SCALE: 1" = 20'
 Liber 21733 Folio 285
 24390 Folio 147

DWG. #
NR100

Lea Landscape Architecture LLC
 12750 Twinbrook Parkway
 Rockville, MD 20852
 301-881-2545
 Marsha Lea
 P.A.S.A., LEED AP
 LANDSCAPE ARCHITECT
 202.734.9331
 A. Morton Thomas & Assoc. Inc.
 12750 Twinbrook Parkway
 Rockville, MD 20852
 301-881-2545
AMT

FOREST CONSERVATION EXEMPTION INSPECTION NOTES:

- a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
- b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
- i. Root pruning
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration matting
- Measures not specified on the Exemption plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
- c. A State of 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 MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
- d. Temporary tree protection devices shall be installed per the Exemption Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC 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:
- i. Chain link fence (four feet high)
 - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
- e. 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 MNCPPC. 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 MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
- f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
- g. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
- h. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
- i. Removal and replacement of dead and dying trees
 - ii. Pruning of dead or declining limbs
 - iii. Soil aeration
 - iv. Fertilization
 - v. Watering
 - vi. Wound repair
 - vii. Clean up of retention areas
- i. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

SPECIMEN, CHAMPION AND HISTORIC TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRITICAL ROOT ZONE (SQ. FT.)	CONDITION RATING	CONDITION COMMENTS
T1	American basswood	Tilia americana	2.5	44.18	GOOD	
T2	Bur oak	Quercus macrocarpa	3.5	86.59	GOOD	Tag #49B
T3	Leyland cypress	Cupressus x leylandii	3.5	86.59	GOOD	
T4	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T5	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T6	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T7	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T8	Leyland cypress	Cupressus x leylandii	2	28.27	GOOD	
T9	Leyland cypress	Cupressus x leylandii	3.5	86.59	GOOD	
T10	Blue spruce	Picea pungens	12	1017.88	GOOD	
T11	Chestnut oak	Quercus prinus	2	28.27	GOOD	
T12	Deodar cedar	Cedrus deodara	2	28.27	AVG/POOR	In decline
T13	Deodar cedar	Cedrus deodara	25.5	4596.35	GOOD	
T14	Deodar cedar	Cedrus deodara	2	28.27	POOR	Dead
T15	American holly	Ilex opaca	4	113.10	AVG.	Poor form
T16	Willow oak	Quercus phellos	15.5	1698.23	GOOD/AVG.	
T17	Crabapple	Malus angustifolia	9	572.56	GOOD	Codominant leaders
T18	Pin oak	Quercus palustris	17	2042.82	AVG.	Dieback
T19	Sweetbay magnolia	Magnolia virginiana	2	28.27	GOOD	Codominant leaders
T20	Sweetbay magnolia	Magnolia virginiana	2	28.27	GOOD	Codominant leaders
T21	Sweetbay magnolia	Magnolia virginiana	2	28.27	GOOD	Codominant leaders
T22	Sweetbay magnolia	Magnolia virginiana	2	28.27	GOOD	Codominant leaders
T23	Sweetbay magnolia	Magnolia virginiana	2	28.27	GOOD	Codominant leaders
T24	Willow oak	Quercus phellos	13.5	1288.25	GOOD	
T25	Crabapple	Malus angustifolia	7	346.36	GOOD	Codominant leaders
T26	Blue spruce	Picea pungens	12.5	1104.47	GOOD	
T27	Blue spruce	Picea pungens	12.5	1104.47	GOOD	
T28	Chinese chestnut	Castanea mollissima	27	5153.00	AVG.	Some dieback in crown
T29	Littleleaf linden	Tilia cordata	22	3421.19	GOOD	
T30	Arbutus	Thuja orientalis	17	2042.82	GOOD	Codominant leaders
T31	Willow oak	Quercus phellos	32	7238.23	GOOD	
T32	American holly	Ilex opaca	10	706.86	GOOD	
T33	Flowering dogwood	Cornus florida	10	706.86	GOOD/AVG.	Codominant leaders
T34	Arbutus	Thuja orientalis	11	855.30	GOOD/AVG.	Broken crown, codominant leaders
T35	Douglas fir	Pseudotsuga menziesii	17	2042.82	GOOD/AVG.	English Ivy on trunk
T36	American holly	Ilex opaca	3	63.82	GOOD/AVG.	
T37	Pin oak	Quercus palustris	14.5	1486.17	AVG.	English Ivy, lopsided canopy, shaded out
T38	Willow oak	Quercus phellos	36.5	9417.12	GOOD	
T39	Norway spruce	Picea abies	16.5	1924.42	GOOD	
T40	Norway spruce	Picea abies	10	706.86	GOOD	
T41	Norway spruce	Picea abies	11	855.30	GOOD	
T42	Norway spruce	Picea abies	13	1194.59	GOOD	
T43	Willow oak	Quercus phellos	40	11309.73	GOOD	
T44	Bradford pear	Pyrus calleryana 'Bradford'	19.5	2687.83	POOR	Poor form, in decline
T45	Norway spruce	Picea abies	14	1385.44	GOOD	
T46	Red maple	Acer rubrum	19.5	2687.83	GOOD	
T47	Flowering dogwood	Cornus florida	6	254.47	AVG.	Poor form, codominant leaders
T48	Willow oak	Quercus phellos	24.5	4242.92	GOOD/AVG.	Shaded out
T49	Red maple	Acer rubrum	12	1017.88	AVG.	Poor form, some dead, shaded out
T50	River birch	Betula nigra	18	2290.22	GOOD	Codominant leaders
T51	Red maple	Acer rubrum	6	254.47	GOOD	Codominant leaders
T52	River birch	Betula nigra	22	3421.19	GOOD	Codominant leaders
T53	Silver maple	Acer saccharinum	19	2551.76	GOOD	
T54	River birch	Betula nigra	13	1194.59	GOOD	Codominant leaders
T55	Willow oak	Quercus phellos	22.5	3578.47	GOOD	
T56	American elm	Ulmus americana	21.5	3267.45	AVG.	Poor form
T57	River birch	Betula nigra	11	855.30	GOOD	Codominant leaders
T58	Silver maple	Acer saccharinum	14.5	1486.17	GOOD/AVG.	Leader removed
T59	River birch	Betula nigra	14	1385.44	GOOD	Codominant leaders
T60	Silver maple	Acer saccharinum	15	1590.43	GOOD	
T61	Willow oak	Quercus phellos	20.5	2970.57	GOOD	
T62	Silver maple	Acer saccharinum	17	2042.82	GOOD	Codominant leaders
T63	Silver maple	Acer saccharinum	18	2290.22	GOOD	Codominant leaders
T64	Silver maple	Acer saccharinum	21	3117.25	AVG.	Broken limbs
T65	Silver maple	Acer saccharinum	19.5	2687.83	GOOD	
T66	Bradford pear	Pyrus calleryana 'Bradford'	23	3739.28	AVG/POOR	Large scar on trunk
T67	American elm	Ulmus americana	17	2042.82	AVG.	Epicormic growth
T68	Red maple	Acer rubrum	12.5	1104.47	GOOD	
T69	Black cherry	Prunus serotina	15.5	1698.23	AVG.	Leaning
T70	American elm	Ulmus americana	4	113.10	GOOD	
T71	American elm	Ulmus americana	2.5	44.18	GOOD	
T72	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T73	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T74	Leyland cypress	Cupressus x leylandii	1.5	15.90	GOOD	
T75	American elm	Ulmus americana	8	452.39	AVG.	Wound on trunk, leader removed

T76	American elm	Ulmus americana	6	254.47	GOOD	
T77	American elm	Ulmus americana	3	63.82	GOOD	Codominant leaders
T78	Black cherry	Prunus serotina	22	3421.19	POOR	Fruiting bodies, needs to be removed
T79	American holly	Ilex opaca	16	1809.56	GOOD	Codominant leaders
T80	American holly	Ilex opaca	13	1194.59	GOOD	
T81	White pine	Pinus strobus	20.5	2970.57	AVG.	Lower limbs removed
T82	American elm	Ulmus americana	16	1809.56	GOOD	
T83	Blue spruce	Picea pungens	11	855.30	GOOD	
T84	Black locust	Robinia pseudoacacia	8	452.39	GOOD/AVG.	Virginia Creeper on trunk
T85	Black cherry	Prunus serotina	20	2827.43	AVG/POOR	Dead limbs, very heavy ivy
T86	American holly	Ilex opaca	2	28.27	GOOD/AVG.	Thin
T87	American holly	Ilex opaca	2	28.27	GOOD/AVG.	Thin
T88	American holly	Ilex opaca	2	28.27	GOOD/AVG.	Thin
T89	American holly	Ilex opaca	2	28.27	GOOD/AVG.	Thin
T90	American holly	Ilex opaca	2	28.27	GOOD/AVG.	Thin
T91	American elm	Ulmus americana	6.5	298.65	AVG.	Leaning
T92	American elm	Ulmus americana	5.5	213.82	AVG.	Leaning
T93	Black locust	Robinia pseudoacacia	26.5	4963.91	AVG/POOR	Heart rot
T94	Douglas fr	Pseudotsuga menziesii	12.5	1104.47	AVG.	Shaded out
T95	Douglas fr	Pseudotsuga menziesii	19	2551.76	AVG.	Shaded out
T96	Willow oak	Quercus phellos	21.5	3267.45	GOOD	Codominant leaders
T97	Chinese holly	Ilex comuta	13	1194.59	GOOD	Codominant leaders
T98	Black walnut	Juglans nigra	19	2551.76	GOOD	
T99	Nordmanfr	Abies nordmanniana	4	113.10	GOOD	
T100	Chinese holly	Ilex comuta	10	706.86	GOOD	Codominant leaders
T101	Flowering dogwood	Cornus florida	7	346.36	GOOD	
T102	Norway spruce	Picea abies	8	452.39	GOOD	
T103	White spruce	Picea glauca	9	572.56	GOOD	
T104	White pine	Pinus strobus	18.5	2419.22	GOOD	
T105	White pine	Pinus strobus	22.5	3578.47	GOOD	
T106	White pine	Pinus strobus	20	2827.43	GOOD/AVG.	Shaded out
T107	White pine	Pinus strobus	20.5	2970.57	GOOD/AVG.	Shaded out
T108	White pine	Pinus strobus	23	3739.28	GOOD/AVG.	Shaded out
T109	White pine	Pinus strobus	17.5	2164.75	GOOD/AVG.	Shaded out
T110	London planetree	Platanus x acerifolia	4	113.10	GOOD	
T111	London planetree	Platanus x acerifolia	3	63.82	GOOD	
T112	London planetree	Platanus x acerifolia	3	63.82	GOOD	
T113	Northern red oak	Quercus rubra	5	176.71	GOOD	
T114	Black locust	Robinia pseudoacacia	29.5	6151.43	GOOD	
T115	Black locust	Robinia pseudoacacia	28.5	5741.46	AVG.	Bee nest in trunk
T116	Redbud	Cercis canadensis	1.5	15.90	GOOD	
T117	Redbud	Cercis canadensis	1.5	15.90	GOOD	
T118	Redbud	Cercis canadensis	1.5	15.90	GOOD	
T119	Redbud	Cercis canadensis	1.5	15.90	GOOD	
T120	Willow oak	Quercus phellos	10.5	779.31	AVG.	Lopsided
T121	White pine	Pinus strobus	24	4071.50	GOOD/AVG.	Lopsided
T122	White pine	Pinus strobus	23	3739.28	GOOD/AVG.	Lopsided
T123	Redbud	Cercis canadensis	1.5	15.90	GOOD	
T124	Redbud	Cercis canadensis	2.5	44.18	AVG.	Large wound at base of trunk
T125	White pine	Pinus strobus	21.5	3267.45	GOOD	
T126	White pine	Pinus strobus	21	3117.25	GOOD	
T127	White spruce	Picea glauca	6	254.47	AVG/POOR	Shaded out
T128	Japanese flowering cherry	Prunus serrulata	4	113.10	GOOD	
T129	Japanese flowering cherry	Prunus serrulata	4.5	143.14	GOOD	
T130	Japanese flowering cherry	Prunus serrulata	4.5	143.14	GOOD	
T131	Northern red oak	Quercus rubra	26.5	4963.91	GOOD	
T132	Northern red oak	Quercus rubra	20.5	2970.57	GOOD	
T133	Northern red oak	Quercus rubra	16.5	1924.42	GOOD	
T134	Northern red oak	Quercus rubra	24	4071.50	GOOD	
T135	Southern magnolia	Magnolia grandiflora	13	1194.59	GOOD/AVG.	Callus and wound at base of trunk
T136	Willow oak	Quercus phellos	6.5	298.65	GOOD/AVG.	Lopsided
T137	Eastern hemlock	Tsuga canadensis	11	855.30	GOOD/AVG.	Shaded out
T138	Chinese holly	Ilex comuta	2	28.27	GOOD	
T139	American holly	Ilex opaca	9	572.56	GOOD	
T140	Chinese holly	Ilex comuta	2	28.27	GOOD	
T141	Blue spruce	Picea pungens	8	452.39	GOOD/AVG.	Shaded out
T142	Blue spruce	Picea pungens	8	452.39	GOOD/AVG.	Epicormic growth, shaded out
T143	American basswood	Tilia americana	3	63.82	GOOD	
T144	Chinese holly	Ilex comuta	3	63.82	GOOD	
T145	Littleleaf linden	Tilia cordata	19.5	2687.83	GOOD	
T146	Norway maple	Acer platanoides	18	2290.22	AVG.	Poor form, multiple leaders
T147	Norway maple	Acer platanoides	13.5	1288.25	AVG.	Wound at base of trunk, pruned around power lines
T148	Norway maple	Acer platanoides	15	1590.43	AVG.	Pruned around power lines
T149	Norway maple	Acer platanoides	17	2042.82	AVG.	Pruned around power lines, potential root damage from fire hydrant installation, Tag #go-c-35
T150	Norway maple	Acer platanoides	22.5	3578.47	AVG.	Pruned around power lines, Tag #go-c-33
T151	Silver maple	Acer saccharinum	42	12468.98	GOOD/AVG.	Pruned around power lines

* BOLD DENOTES SPECIMEN TREE

TREE IDENTIFICATION, CONDITIONS AND RETENTION POTENTIAL:

NOTE 1: TREE SPECIES NAMED REPRESENT THE PROFESSIONAL JUDGMENT OF THE PREPARER OR DETERMINATION BY THE MONTGOMERY COUNTY FORESTER. THERE ARE A VARIETY OF REASONS IDENTIFICATION CAN BE INCONCLUSIVE. WINTER IDENTIFICATION IS LESS RELIABLE THAN DURING THE GROWING SEASON. PROPER IDENTIFICATION CAN ONLY BE MADE ON THE BASIS OF FLOWERING PARTS, WHICH ARE OFTEN ABSENT. WHILE THE NAMED GENERA ARE FEEL TO BE RELIABLE, SOME SPECIES AND HYBRIDS ARE LESS CERTAIN. ONE EXAMPLE IS THE DISTINCTION BETWEEN QUERCUS SPECIES Q. RUBRA, Q. BOREALIS, Q. PALUSTRIS AND Q. FALCATA ARE ALL CLASSIFIED AS "RED OAKS", AND THEY ARE NOTABLE FOR FREELY HYBRIDIZING. EVEN EXAMINATION OF FLORAL PARTS IS OFTEN INCONCLUSIVE. THE GENERA MALUS AND CRATAEGUS POSE A SIMILAR CHALLENGE.

NOTE 2: NO WARRANTY, EXPRESSED OR IMPLIED, CAN BE MADE WITH RESPECT TO TREE SAFETY, FITNESS OR SURVIVAL. THE COMMENTARY ABOUT INDIVIDUAL TREES NOTES SOME ACTUAL OR POTENTIAL DEFECTS TO BE CONSIDERED. HOWEVER, HIDDEN FACTORS AND UNFORESEENABLE EVENTS MAY BE HIGHLY SIGNIFICANT, WHILE SOME OF THE POTENTIAL PROBLEMS NOTED MAY NOT. THE PROPOSED DISTURBANCES WILL HAVE SOME ADVERSE IMPACT UPON THE REMAINING TREES. OTHER STRESSES SUCH AS DISEASE, WIND, SUNSCALD, AIR POLLUTION, REFLECTED HEAT AND LIGHT, INSUFFICIENT OR EXCESS RAINFALL CAN COMBINE TO CAUSE ADDITIONAL DAMAGE OR DEATH TO A TREE. ANY RECOMMENDED ACTIONS ARE INTENDED TO PARTIALLY OFFSET FORESEEABLE DAMAGE. HOWEVER, TREES SHOULD BE MONITORED AND ADDITIONAL CORRECTIVE MEASURES OR REMOVAL MAY BE NECESSARY.

THIS PLAN IS FOR NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN PURPOSES ONLY

FINAL SCANNED:

PLAN SCANNED:

PARK CODE: C10

Plotter By: Romano, Andrea, 9/27/2013 11:36 AM

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A. MORTON THOMAS AND ASSOCIATES, INC.		
Designer's Name 12750 Twinbrook Parkway Address Rockville, MD 20852 City/State/Zip 301-881-2545 Telephone Number	DESIGN Landscape Architect Date Checked By: Architect Date Checked By: Engineer Date Checked By: Drawn by Date Checked By:	Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland. License No. 3381 Expiration Date 10/22/2014

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunnet Avenue
Silver Spring, Maryland 20901
(301) 495-2535

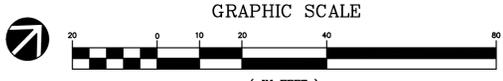
REVIEW AND APPROVAL		ISSUED FOR PROCUREMENT ON	
Project Manager	Date	REVISIONS	
Construction Manager	Date	Rev. No.	Date
Park Manager	Date	Description	

NATURAL RESOURCE INVENTORY TREE PROTECTION DETAILS
WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815
SCALE: NTS
21733 285
Liber 24390 Folio 147

DWG. #
NR101

Lea Landscape Architecture LLC
12750 Twinbrook Parkway, Suite 200
FALLS LEED AP
LANDSCAPE ARCHITECT
202.734.9331
A. Morton Thomas & Assoc. Inc.
12750 Twinbrook Parkway, Suite 200
FALLS LEED AP
LANDSCAPE ARCHITECT
301.881.2535





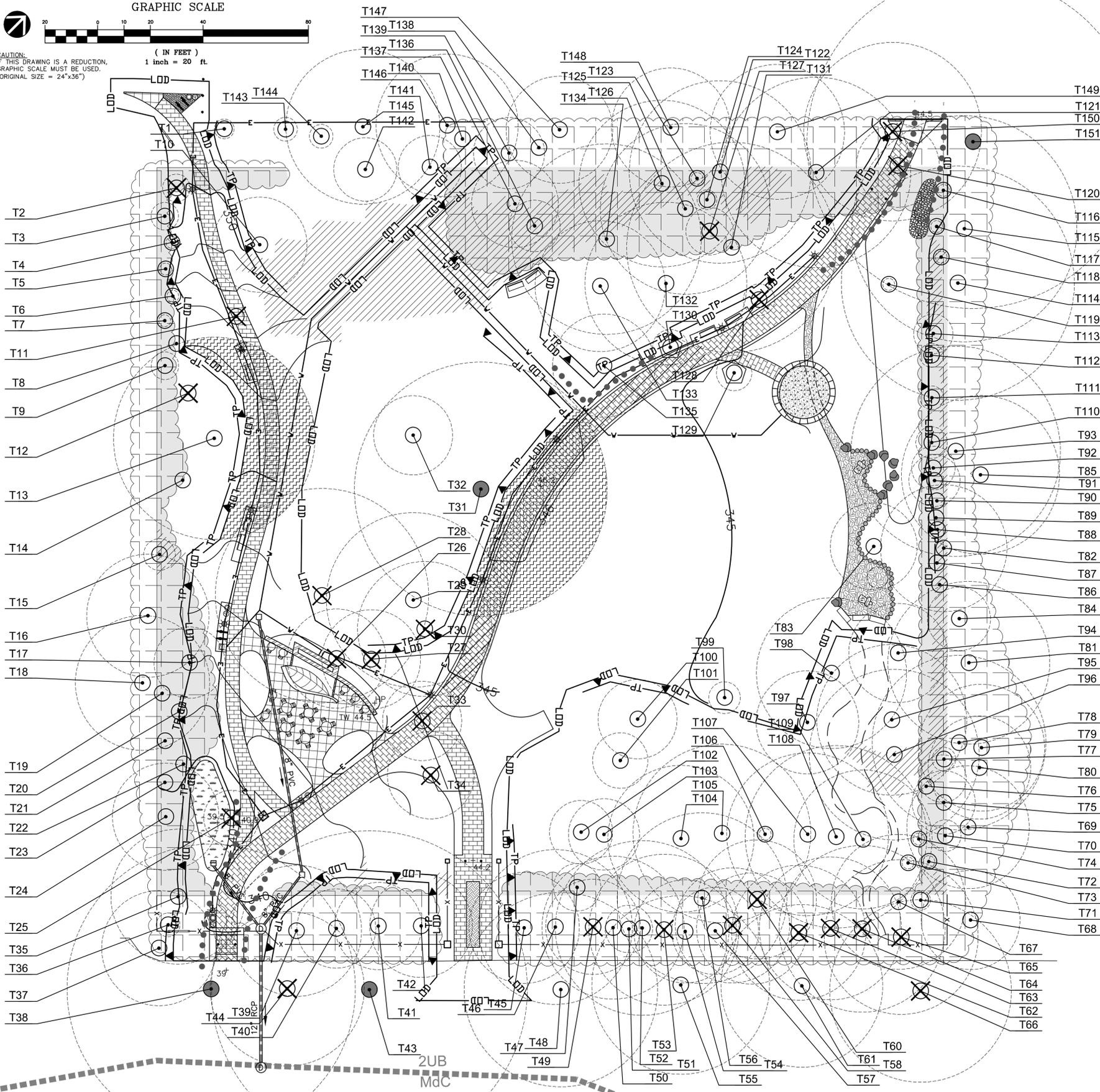
CAUTION:
IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.
(ORIGINAL SIZE = 24"x36")

FINAL SCANNED:

PLAN SCANNED:

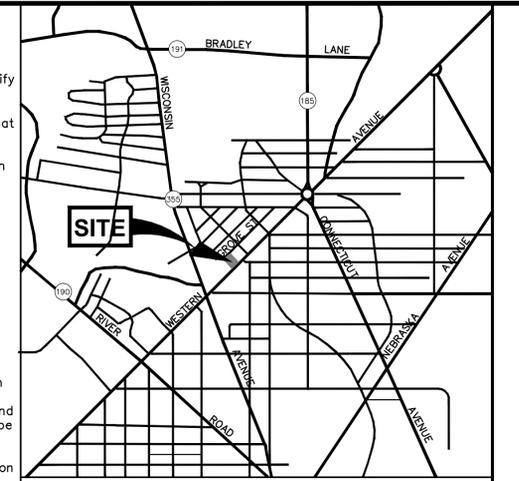
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FOREST CONSERVATION EXEMPTION INSPECTION NOTES:

- a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
- b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - i. Root pruning
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration matting
 Measures not specified on the Exemption plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
- c. A State of 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 MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
 - d. Temporary tree protection devices shall be installed per the Exemption Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC 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:
 - i. Chain link fence (four feet high)
 - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - e. 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 MNCPPC. 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 MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
 - f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
 - g. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
 - h. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
 - i. Removal and replacement of dead and dying trees
 - ii. Pruning of dead or declining limbs
 - iii. Soil aeration
 - iv. Fertilization
 - v. Watering
 - vi. Wound repair
 - vii. Clean up of retention areas
 - i. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.



VICINITY MAP
1" = 2000'
MONTGOMERY COUNTY

LEGEND

- PROPERTY LINE
- LOD PROPOSED PROJECT LIMITS
- - - - - EXISTING CONTOUR
- 2UC SOIL LIMITS AND TYPE
- EXISTING TREE STAND EDGE
- TREE STAND OFF SITE
- TREE STAND ON SITE
- 25% SLOPES AND GREATER
- SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- SIGNIFICANT TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- TREE TO BE REMOVED
- TP TREE PROTECTION FENCING
- ROOT PRUNING
- VERTICAL MULCHING
- ROOT PROTECTION ZONE
- TEMPORARY TREE PROTECTION SIGNAGE
- TRANSPLANT TREE
- ABOVE GRADE BRICK TRAIL, SEE DETAIL ON NR103

THIS PLAN IS FOR TREE PROTECTION/
FOREST CONSERVATION PLAN PURPOSES ONLY

A. MORTON THOMAS AND ASSOCIATES, INC.			
Designer's Name	12750 Twinbrook Parkway		
Address	Rockville, MD 20852		
City/State/Zip	301-881-2545		
Telephone Number			

DESIGN			
Landscape Architect	Date	Checked By:	
Architect	Date	Checked By:	
Engineer	Date	Checked By:	
Drawn by	Date	Checked By:	

Professional Certification . I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.

License No. **3381**
Expiration Date **10/22/2014**



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunnet Avenue
Silver Spring, Maryland 20901
(301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON		
REVISIONS		
Rev. No.	Date	Description

**NATURAL RESOURCE INVENTORY
TREE PROTECTION PLAN**

WESTERN GROVE PARK
5409 Grove Street, Chevy Chase, MD 20815

SCALE: 1" = 20'
Liber 21733 Folio 285
24390 Folio 147

DWG. #
NR102

A. Morton Thomas & Assoc. Inc.
12750 Twinbrook Parkway, Rockville, MD 20852
301.881.2545
Marsha Lea
P.A.C.I.A., LEED AP
LANDSCAPE ARCHITECT
202.734.9331
202.734.9331
 Lea Landscape Architecture LLC
123 North Carolina Avenue, SE
Atlanta, GA 30316
404.525.1111

FINAL SCANNED:

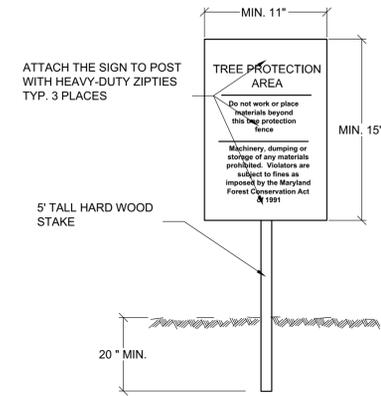
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PARK CODE: C10

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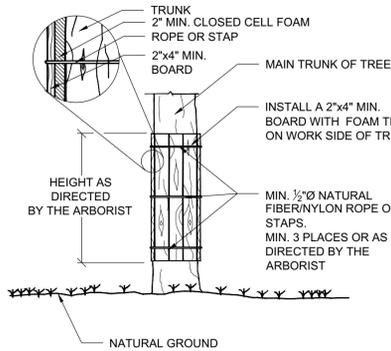
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TEMPORARY TREE PROTECTION SIGNAGE



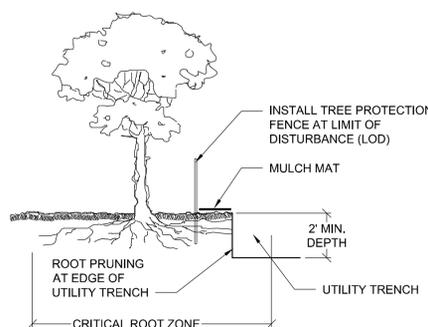
- NOTES: 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

TRUNK PROTECTION DETAIL



- NOTES: 1. COMPLETE ALL INSTALLATION UNDER THE DIRECTION OF A CERTIFIED ARBORIST. 2. TIE BOARDS WITH WITH 1/2" DIAMETER ROPE OR STAPS SUFFICIENT TO PROTECT ALL AREAS OF THE TREE EXPOSED TO CONSTRUCTION. 3. PROTECT THE TRUNK FROM DAMAGE DUE TO THE STRAPS WITH ADDITIONAL FOAM AND BOARDS AS NEEDED

ROOT PRUNING AT UTILITY TRENCH WITH GROUND PROTECTION MAT



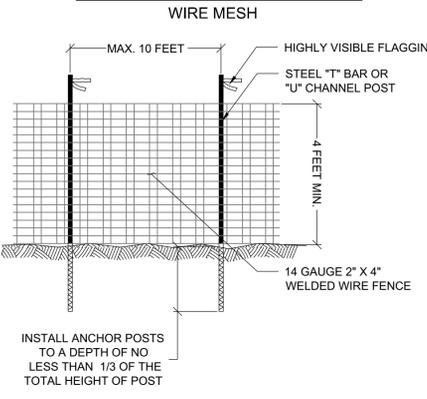
- NOTES: 1. BOUNDARIES OF PROTECTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING. 2. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED. 3. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

SPECIMEN, CHAMPION AND HISTORIC TREE TABLE

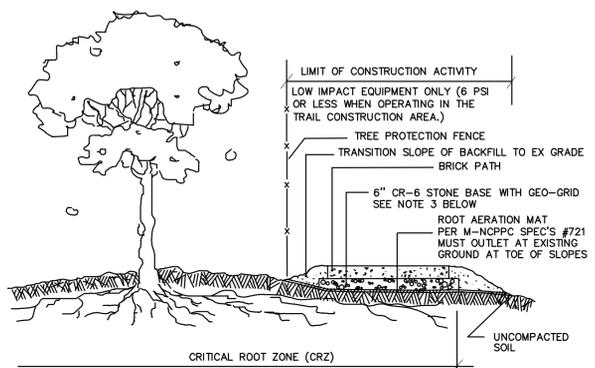
Table with columns: NO., COMMON NAME, SCIENTIFIC NAME, D.B.H (INCHES), CRITICAL ROOT ZONE (SQ. FT.), CONDITION RATING, CONDITION COMMENTS. Lists various tree specimens with their details.

Continuation of the tree specimen table, listing specimens T77 through T176 with their respective details.

TREE PROTECTION FENCING



- NOTES: 1. FOREST PROTECTION DEVICE ONLY. 2. SET RETENTION AREA AS PART OF THE REVIEW PROCESS. 3. STAKE & FLAG THE BOUNDARIES OF RETENTION AREA PRIOR TO INSTALLATION OF DEVICE. 4. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS. 5. PROTECTIVE SIGNAGE IS REQUIRED. 6. MAINTAIN THE DEVICE THROUGHOUT CONSTRUCTION. 7. ALTERNATIVE TREE PROTECTION DEVICES (IN LIEU OF WIRE MESH); SUPER SILT FENCE OR 3 STRANDS OF SMOOTH 12 GAUGE WIRE. ATTACH HIGHLY VISIBLE FLAGGING TO WIRES @ 12" O.C.



- NOTES: 1. EQUIPMENT SHALL NOT ACCESS WITHIN TRAIL CONSTRUCTION AREA LOD UNTIL ROOT AERATION MATTING IS PLACED ON THE GROUND. 2. ROOT AERATION MAT SHALL BE AN APPROVED TRIPLANAR GEONET (ASTM D4439) AND GEOGRID SHALL BE TENSAR GEO-GRID BX-4100, OR APPROVED EQUAL. 3. M-NCPPC URBAN FORESTER/INSPECTOR MUST APPROVE TREE PROTECTION FENCE FIELD LAYOUT. 4. M-NCPPC URBAN FORESTER SHALL BE NOTIFIED TO INSPECT AND CERTIFY INSTALLATION OF ABOVE GRADE ASPHALT TRAIL IN CRZ. 5. REFER TO SPECIFICATION SECTION 721-TREE PRESERVATION FOR ADDITIONAL INFORMATION. 6. REFER TO DETAIL 313 FOR CROSS SLOPE INFORMATION.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION. Department of Parks, Montgomery County, Maryland. Includes revision table and standard number 320.

TREE IDENTIFICATION, CONDITIONS AND RETENTION POTENTIAL:

NOTE 1: TREE SPECIES NAMED REPRESENT THE PROFESSIONAL JUDGMENT OF THE PREPARER OR DETERMINATION BY THE MONTGOMERY COUNTY FORESTER. NOTE 2: TREE SPECIES NAMED REPRESENT THE PROFESSIONAL JUDGMENT OF THE PREPARER OR DETERMINATION BY THE MONTGOMERY COUNTY FORESTER.

THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

Design information form including Designer's Name, Address, City/State/Zip, Telephone Number, and Design/Check dates.

Professional Certification form with fields for License No., Expiration Date, and Signature.

Approval form with fields for Project Manager, Construction Manager, and Park Manager.

The Maryland-National Capital Park and Planning Commission logo and address: Montgomery County Department of Parks, 9500 Brunnet Avenue, Silver Spring, Maryland 20901, (301) 495-2535.

Table for REVIEW AND APPROVAL and ISSUED FOR PROCUREMENT ON, including revision details.

NATURAL RESOURCE INVENTORY TREE PROTECTION DETAILS. WESTERN GROVE PARK. 5409 Grove Street, Chevy Chase, MD 20815. SCALE: NTS. Liber 21733, Folio 285/24390.

DWG. # NR103. Logo for Marsha Lea Landscape Architect.

Marsha Lea Landscape Architect, 17750 Timberbrook Parkway, Silver Spring, MD 20903.

Lea Landscape Architecture LLC, 1212 North Carolina Avenue, SE, Atlanta, GA 30316.

Appendix G

Stormwater Concept Report

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Appendix H

Geotechnical Report

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