

Tettelbaum, Emily

From: Farquhar, Brooke
Sent: Monday, August 28, 2017 4:20 PM
To: Joshua C. Sloan (Sloan@VIKA.com) (Sloan@VIKA.com)
Cc: Quattrocchi, Dominic; Hench, John; Hamilton, Bill; Harper, Matthew; Cole, Jai; Pedoeem, Mitra; Tettelbaum, Emily; Butler, Patrick; Leftwich, Troy; Findley, Steve
Subject: FW: MV Bloom Parks Comment Response Document
Attachments: MV Bloom Comment Response Document_ Parks.pdf
Importance: High

Hello, Josh,

On behalf of the Department of Parks, this email is to communicate to you that our comment on the latest plan submittals for Bloom Montgomery Village is that the items on the attached comments of January 24, 2017 haven't been adequately addressed. We expected to see revisions/responses on this last iteration of the plan. We have not heard from you for any meetings or dialogue regarding the Parks Facility Agreement. We request that you meet with us on these items or send them to us as soon as possible but no later than September 10, so that Parks can provide comments according to your requested review schedule.

Thanks very much.

Sincerely,

Brooke Farquhar

*Brooke Farquhar, Master Planner / Supervisor
Park and Trail Planning, Park Planning and Stewardship Division
M-NCPPC Montgomery Parks
9500 Brunett Avenue, Silver Spring, MD 20910
301-650-4388
Parkplanning.org*

Reviewer: Dominic Quattrocchi (Dominic.Quattrocchi@montgomeryparks.org)		
#	COMMENTS	RESPONSE
1	<p>The Department of Parks has reviewed the preliminary plan for Bloom Montgomery Village which proposes 488 units in Montgomery Village along and in the vicinity of Cabin Branch on the former Montgomery Village Golf Course. Parks supports the overall concept, supports proposed dedication areas to M-NCPPC along the mainstem of Cabin Branch (approximately 60 acres-consistent with the approved Montgomery Village Master Plan, March 2016), and supports the general trail concept. Ultimate areas of dedication may change at time of Site Plan. Final Dedication and Parks approval will be conditioned upon a Park Facility Agreement. The Planning Board shall be made aware of Operating Budget Impacts of dedication- resulting from vegetation and wildlife management, general maintenance and policing as a result of the conveyance to M-NCPPC</p> <p>DEDICATION</p> <p>1. Parks supports the proposed dedication area shown for Areas 1, 2 and 6 of the submitted preliminary plan. The proposed additional buffer areas and road and lot layout arrangement for these areas are also supported by Parks as their layout/orientation will significantly decrease potential occurrences of park encroachment or hazardous tree issues on future improved private properties. Parks will want to ensure that dedication areas have adequate buffer beyond the FEMA floodplain for operational and access purposes.</p>	<p>The dedication is being pursued under continuing discussion with Parks. Exhibits have been prepared and are under review showing proper access, buffers, and other impacts. We will continue our discussions to address all issues through the entitlement process and into redevelopment.</p>
2	<p>2. Owner/applicant to remove all golf course infrastructure within dedication areas to include, but not limited to: all fill associated with tees, greens, and fairways to the original floodplain, cart paths, bridges, culverts, drinking fountains, signs, bollards, buildings, sand traps, and water features.</p>	<p>The applicant (or third party) will remove the items pertaining to the golf course, as delineated in the conditions of approval and/or a Parks Facility Agreement, which is under review and discussion with Parks. Some of the cart paths are still being retained as part of a walkable path system to connect the communities.</p>
3	<p>3. Owner/applicant will need to remove any trees as determined by the MNCPPC Urban Forester to be a threat to park amenities or private property before M-NCPPC take ownership of the property.</p>	<p>The applicant will work with the MNCPPC Forester to meet this requirement.</p>

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4	4. Access to each of the park dedication sections, including the bridges, for maintenance is required.	Access for maintenance will be provided.
5	5. Dedication area to be cleared of debris and unnatural materials at time of conveyance.	The applicant (or third party) will remove all rubble and debris, as delineated in the Parks Facility Agreement Exhibits under review and discussion with Parks.
6	TRAILS	
7	1. The main east-west trail connecting Watkins Mill Road to Centerway Local Park should be entirely hard surface- the same continuity of trail surface. If environmental concerns are an issue, location adjustments, boardwalk or bridging shall be considered.	The pending Parks Facility Agreement Exhibits under review and discussion with Parks lays out the proposed trail system and indicates where crossings will be kept. New trail connections are proposed hard surface.
8	2. All trails on Park Property will need to be designed and built to Park standards. Parks supports utilizing existing cart path alignments where appropriate for overall trail connectivity provided they meet Park standards.	The proposed paths will be built to the design standards for Parks.
9	3. Plans must include a paved trail connection to the existing hard surface trail loop at Centerway Local Park. Owner/applicant to coordinate with Park staff to make appropriate connection. Owner/ applicant to coordinate with Park staff and applicable HOA to make appropriate connections into Great Seneca Creek Stream Valley Park.	The pending Parks Facility Agreement Exhibits under review and discussion with Parks lays out the proposed trail system and indicates where crossings will be kept. New trail connections are proposed hard surface, although the final alignments have not yet been determined.
10	4. Parks strongly suggest retaining and incorporating Tunnel 2 (under Montgomery Village Avenue) into the "signature" hard surface trail system running the entirety of the proposed Cabin Branch Stream Valley parks dedication area from Watkins Mill Road to existing Centerway Local Park. Having an option to an at-grade crossing of Montgomery Village Avenue will increase functionality, desirability and safety of this east-west trail network. Lighting, upgrades and improvements to the existing tunnel will require coordination with M-NCPPC and other applicable agencies.	As this land will be dedicated to the Department of Parks, they may choose to keep it open. We will turn the tunnel over to Parks "as is" and coordination will be between Parks and other applicable agencies.

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11	5. Remove segment of Pedestrian/Bike Shared-Use Trail in park dedication area east of Watkins Mill Road that branches off from Stewartown Road.	The pending Parks Facility Agreement Exhibits under review and discussion with Parks lays out the proposed trail system and indicates where crossings will be kept. New trail connections are proposed hard surface, although the final alignments have not yet been determined.
12	STREAM RESTORATION/HYDROLOGIC IMPROVEMENTS	
13	Stream Restoration by and large should occur prior to required reforestation/afforestation within the stream valley buffer.	Phasing of improvements are under discussion with Parks and will be determined by a Parks Facility Agreement or other document.
14	1. As a condition of Parks accepting the proposed dedication areas, full restoration to the Cabin Branch stream within the dedication area will be required. This reach of Cabin Branch on the golf course has significant channelization and incision, has a narrow riparian buffer, and infrequent connection to its floodplain. Goals of this restoration include creating sinuosity, raising the downcut channel to improve floodplain access, floodplain enhancement (removal of fill material and microtopography naturalization), expanding the planted stream buffer, re-establishing fish passage, re-creating floodplain wetlands where hydrology is suitable, remove/protect exposed infrastructure within the active stream channel, and providing instream habitat where riprap banks have existed for decades.	The pending Parks Facility Agreement Exhibits under review and discussion with Parks proposes the basic elements of restoration, which is still under review. We will continue to work with Parks on the improvements and phasing.
15	2. Parks will not accept Stormwater Management Facilities or outfalls on dedicated park area that treat offsite stormwater.	Understood. There are no stormwater management facilities located on dedicated park area. Offsite stormwater is currently discharging into these areas. If Parks does not want the storm drain outfalls from the Bloom MV site and upstream areas within the dedicated park area, then the parcels will be reduced in size to exclude them.

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16	3. All ponds within the parks dedication area need to be breached and converted to Park approved habitat including potential wetland creation. The Cabin Branch floodplain upstream and downstream of the golf course has significant pockets of wetlands and it is reasonable to expect that the hydrology in this reach will support wetlands once golf course infrastructure and associated fill are removed and restoration measures enacted. Opportunities to recreate wetland habitat on the property will be identified.	All ponds within the dedication to Parks will be restored through dam breach and wetland restoration per current discussions with Parks. Final improvements will be determined through the permitting and approval process.
17	4. Any stream crossings that are deemed necessary on park property will need to be properly sized and provide stable aquatic passage through them.	Stable aquatic passage is assumed to be part of the anticipated stream restoration.
18	5. Housing units should be set well back from the ultimate 100 yr floodplain to ensure that future alterations to the floodplain (i.e. removal of bridges, removal of fill associated with tee boxes/greens, channel realignment and grading) do not encroach upon these parcels. Parks' dedication along Cabin Branch should contain a buffer beyond the 100 yr floodplain to account for these changes.	Units have been sited with attention to the buffers and comply with the requirement to set back at least 25 feet from the 100-year floodplain.
19	AFFORESTATION/REFORESTATION/FOREST BANKING	
20	1. No plantings can occur in storm drain easements, slope easements, drainage easements, or public utility easements or in areas inconsistent with the Park Facility Agreement.	We will plant forest areas outside of easements and consistent with the final agreement(s) with Parks.
21	2. At appropriate time Parks will comment on reforestation plantings (type, quantity, warranty periods, long term maintenance) in proposed area(s) of dedication in coordination with the Planning Department.	We have provided initial thoughts on reforestation of the proposed Park areas and will continue discussion for renovation and restoration of the areas.
22	3. The concept of proposing a Forest Bank for residual area not required for planting as part of Forest Conservation requirements is supported by Park, provided these areas are determined not to be more appropriate as unforested open space and that banking areas be approved at time of site plan in coordination with the Planning Department.	Per recent discussions with Parks, we are still pursuing this possibility and will continue to work with Parks on renovation and restoration elements and phasing. Our intent is to finalize a draft agreement to present to the Planning Board with the site plan.
23	PARK FACILITY AGREEMENT/TIMING	

#	COMMENTS	RESPONSE
24	Final Dedication and Parks (approximately 60 acres) approval will be conditioned vis a Park Facility Agreement at time of Site Plan approval.	We will work with Parks on the final language of this condition, but accept in principle: approximately 47 acres will be dedicated to Parks, 9 acres to the Montgomery Village Foundation, and additional open space buffers are provided in HOA parcels.
25	Conveyance will not occur until the conditions of a mutually agreeable Parks Facility Agreement are fully met. All site remediation, stream restoration, trail construction, and proposed Forest Banking will need to be completed, prior to Parks taking title to dedication areas. Parks Natural Resources Staff and Park Planning Staff will participate in review and approval of the Forest Mitigation and Banking plan in coordination with the Planning Department, to include species selection, size, planting distribution, protection and warranty period. Forest banking and afforestation should occur post stream and landscape remediation plan approval.	We will continue to work on the details of the Parks Facility Agreement and the elements and phasing of restoration. Our intent is to finalize a draft agreement to present to the Planning Board with the site plan.
26	OTHER CONCERNS	
27	Parks request all information the owner/applicant has regarding underground infrastructure associated with Areas 1, 2 and 6.	As we move toward final engineering, we will share all information we unearth on utilities and infrastructure.