



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

**Intercounty Connector
Mandatory Referral No. 06809-SHA-1
Status Report #7**

Prepared 4/27/07 for discussion at the 5/3/07 Planning Board Roundtable

This memorandum is ICC Status Report #7 to the Planning Board under condition #16 of the ICC mandatory referral. The focus of this status report is on the two key compensatory mitigation projects related to the impact that the ICC will have on the Northwest Branch stream valley parklands, as described in Condition #3a of the mandatory referral:

- The National Capital Trolley Museum relocation, and
- The Llewellyn Fields recreational park development

Staff will present the conceptual plans for both projects and discuss the progress made to date as described below. Representatives from the National Capital Trolley Museum will also be participating in the roundtable discussion on May 3.

Included is a progress report on two other significant stewardship projects on park property and summarizes the status of other elements of the ICC project development.

NATIONAL CAPITAL TROLLEY MUSEUM RELOCATION

As discussed during the mandatory referral review in July 2006, The National Capital Trolley Museum (NCTM), State Highway Administration (SHA), and M-NCPPC, all share a common interest in coordinating the Museum relocation and ICC project development activities, to have the relocation completed in advance of ICC project construction.

Museum Relocation Plans

The Museum relocation project is designed to generally move the Museum facilities both several hundred feet to the north and about forty feet uphill. This relocation will move the museum out of the floodplain and out of the ICC right-of-way while facilitating planned expansion. The Museum relocation process precedes the current ICC NEPA study but builds upon the knowledge gained during the 1997 ICC DEIS. The Planning Board approved a facility plan for the Museum relocation in 1999. Portions of the relocation project have already been constructed, including site grading and installation of landscape screening for the adjacent Naples Manor community.

The current Museum relocation concept plan is shown in Attachment A and includes a new visitor's center, display barn, and carbarn/maintenance facility approximately 400 feet north of the current facility and 200 feet north of the edge of grading for the ICC

alignment. The trolley track will be relocated by creating an extension from the existing loop at the track's northern end to the new Museum location and creating a new loop just to the north of the ICC. The completed track will have a length similar to the existing track and about half of the existing track alignment will be retained.

Procedural Elements

In December 2006, SHA, NCTM and staff agreed as follows:

- SHA would fund the replacement facilities through an administrative settlement.
- NCTM would be responsible for design and construction.
- SHA would assist with a topographic survey and preliminary utility relocation assessment.
- SHA would advance \$100,000 to allow the Museum to start the design.
- NCTM agreed on a goal and schedule for completion of the replacement facilities by summer 2008.
- SHA, NCTM, and M-NCPPC would execute a three-party agreement.
- M-NCPPC would pursue County Council approval of a PDF for the project.
- M-NCPPC and NCTM would execute an updated lease and development agreement.
- The project would be based on the 1999 Board approved facility plan for the relocated Trolley Museum campus.

Carbarn Project

In May 2007, construction will begin on the carbarn, mainly funded through a combination of state bond bills and federal transportation enhancement funds. The carbarn building will be constructed in the location shown on the 1999 facility plan and will be the first element in the new campus facilities. The replacement project will construct the new visitor's center adjacent to the carbarn; provide parking and track to connect the exiting railway. Grading for the track bed has already been constructed as part of the CIP and state grant-funded project. Landscaping has also been installed between the future complex and homes located east of the park.

PDF and Funding

In February 2007, SHA and NCTM agreed on an acceptable funding package for the replacement project. In May 2007, staff will discuss the ICC capital spin-off projects with Council staff to determine which may require PDF's and which may require only notification to the County Council. The Planning Board will have an opportunity to review these projects in the context of the capital budget this fall.

Museum Relocation Design

The concept is to be designed in a manner that is consistent with the 1999 facility plan approved by the Board. In January 2007, NCTM began the design with the \$100,000

advance and on January 5, 2007, NCTM held the first design meeting with staff on the relocation project. In February 2007, SHA delivered the site topographic survey (including surveys for the relocated museum site and rough grading of the relocated tracks), which allowed the railway designer to begin work on the relocated rail loop adjacent to the ICC right-of-way. In May 2007, NCTM will share the preliminary design with staff for review.

Three-Party Agreement

The three-party agreement and the development agreement update are both in their final draft stages. On April 13, 2007, staff transmitted a copy of the three-way agreement to SHA for review and on April 24, 2007, the staff team reviewed the final draft with Museum officials.

Verizon Tower

The proposed Verizon Tower is planned for a location adjacent to the Museum's new campus. The Museum had previously accepted this location. On April 18, 2007, staff reviewed the Verizon Tower proposal and location with the Museum and on April 26, 2007, the Board reviewed the Verizon Tower lease agreement. The lease agreement includes a provision for coordinating the final design with the Museum.

Future Park Facilities

The Northwest Branch Master Plan shows the 1999 Museum campus with park facilities in the vicinity of the Museum and track. The Park Planning and Stewardship Divisions will begin development of a Park Master Plan for the Northwest Branch Recreational Park in FY08 and staff will work closely with the Trolley Museum to assure that the uses are compatible. The updated lease agreement will be required to make provisions for the long-range future park recreational facilities on the site that will complement the Trolley museum. A large picnic and playground facility to serve this area of the County would provide a compatible family recreation area where families could come and use park facilities and visit the Trolley Museum. A trail connection to the Rachel Carson Trail along Northwest Branch is also important and is shown on the Approved Countywide Park Trail Plan.

LLEWELLYN FIELDS COMMUNITY RECREATION COMPLEX

Llewellyn Fields Park Mitigation Project

The Llewellyn Fields Community Recreation Complex project is part of the ICC mitigation program, intended to replace facilities lost at Northwest Branch Regional Park and Layhill Local Park when construction of the ICC takes place. Formally part of the planned Llewellyn subdivision, following construction of the extension for Norbeck Road, the site south of the road is now partly owned by SHA and part dedicated to parkland. The Northwest Branch Golf Course abuts the site to the south.

ICC Record of Decision

The ICC Record of Decision provides the following:

The Llewellyn property would provide 23.2 acres of replacement adjacent to the Northwest Branch Recreational Park. The property would include construction of four baseball/softball fields, one soccer field, onsite parking, and restrooms. The replacement fields would be superior in quality than the existing fields because they are located in upland areas that are less prone to flooding. Access to these replacement fields would be provided directly from MD 28, which is also an improvement over access to the existing fields from Layhill Road and Bonifant Road. This property would also provide 3 acres of reforestation land.

Program of Facilities

On April 12, 2006, an initial meeting was held with SHA, and on May 8, 2006, the staff team met to develop the program and initial concept for the park. From June 2006 to the end of 2006, additional meetings were held with SHA to address the park program and development process prior to design of the concept plan. The agreed-to concept provides a completed park complex including all planned facilities, but with the understanding that SHA will fund only a portion of the overall park program per the ROD commitment. In addition, staff has since concluded that the fields should be lit and irrigated.

The program of facilities agreed to for the complex is shown in Attachment B and includes one baseball field and three rectangular fields in addition to the Wheaton Boys and Girls Club replacement soccer field, parking, restrooms, playgrounds, trails, amenities and maintenance building. SHA will be responsible for the four additional fields, parking, and restrooms. Additional funding is required to complete the complex and to light and irrigate the fields.

Wheaton Boys and Girls Club Field

In fall 2006, SHA replaced the Wheaton Boys and Girls Club field, formally located off Bonifant Road on Northwest Branch Regional Park land, with a temporary field at the Llewellyn site. This field will remain until redeveloped in the future as part of the sports complex.

Concept Plan

In March 2007, the concept plan was finalized to include four rectangular fields (one already constructed as the Wheaton Boys and Girls Club replacement field) and one baseball field. SHA has agreed to work with M-NCPPC to refine the concept plans to reflect our requested change in the mix of rectangular and diamond fields. This refinement will need to be coordinated with FHWA based on the recommended

modification to the ROD commitment. Staff agreed to provide a detailed package of information for the amendment. In January 2007, SHA completed the NRI/FSD and overlaid the preliminary concept plan to reflect the environmental issues noted in the NRI/FSD. In March 2007, the concept plan was refined and reviewed by the staff team and on April 23, 2007, staff met to evaluate the future funding for the lighting and irrigation and for completing the park. In June or July 2007, the concept plan will be reviewed with the community and in August or September 2007, presented to the Board. Following Board approval, the overall park scheme will enter the design stage. The schedule for construction will be developed once the concept is finalized and the design has begun.

PDF and Overall Park Funding

Staff will prepare a PDF for the additional funding to complete the park to be presented to the Planning Board in conjunction with the CIP budget development this fall. As described above, staff has determined that irrigation and lighting for the fields needs to be added to the concept plan developed to date. Staff will evaluate the cost for the irrigation and lighting, which must be done concurrently with construction of the fields to avoid costly reconstruction in the future. Additional funds are required for design, reconstruction of the temporary field, trails, and amenities. Staff intends to seek POS funding for the park, with a 25% County match.

ENVIRONMENTAL STEWARDSHIP PROJECTS

Staff is coordinating with SHA regarding details on three other environmental stewardship projects designed to enhance community or cultural resources on park properties, the Woodlawn Barn, the Lake Frank Trail, and the Olney Manor Dog Exercise Area.

Woodlawn Stone Barn – Visitor’s Center

The Planning Board approved initiation of detailed design based on a Feasibility Study and Development Plan for the Woodlawn Visitor’s Center in June 2003. The Visitor’s Center will focus on the themes of the Underground Railroad and the Quaker experience in Montgomery County. Detailed design will be funded with existing funds in the Restoration of Historic Structures project. A new Project Description Form for construction of this project will be included in the FY09-14 Capital Improvements Program and submitted this fall.

The current schedule anticipates the following:

- A thorough internal review by senior management at the Department of Parks will take place this summer, focusing needed attention on the operation and maintenance issues surrounding the proposed use.
- Once policy on these issues has been established, Department of Parks staff will seek approval from the Planning Board.

- Following Planning Board approval, the request for proposals for detailed design (both architectural/engineering and exhibit/audiovisual services) will be advertised in early fall 2007, and the consultant will start work in January 2008.
- The schematic design phase for the building and the interpretive displays will be completed by October 2008, and public input will be solicited and included throughout this phase of the project.
- Detailed design and permit approvals will be completed by October 2009. The formal approvals include approval by the Historic Preservation Commission, which would provide additional opportunities for public review and comment.
- Construction will be completed by November 2010.

The State Highway Administration (SHA) will provide funding for the construction of the project. A Memorandum of Understanding between the M-NCPPC and the SHA will be developed prior to construction. The Department of Parks will be coordinating throughout the project with the State Highway Administration staff and its cultural resource consultants.

Lake Frank Trail

Staff is working with SHA on alternative treatments to enhance trail conditions in the vicinity of Lake Frank. The community stewardship project described in the ROD includes removal of the excess impervious surface of the roadways and parking lots on the east side of Lake Frank that were abandoned by M-NCPPC in 1981, leaving a 10-foot wide hard surface hiker biker trail in the existing footprint. Removing the parking lots will benefit site aesthetics and reduce impervious areas in the North Branch watershed.

The concept described in the ROD provides benefits to both the natural and cultural environment. Staff has discussed alternative options with SHA that we think are similarly-scaled and would provide a much greater cultural/recreational benefit without diminishing the natural resource benefits. Should staff and SHA agree during the next few weeks that one of these alternative projects is indeed preferable, we would bring the revised concept to the Planning Board and coordinate with FHWA regarding the need to adjust the commitment in the ROD.

Olney Manor Dog Exercise Area

At its regular agenda meeting of January 20, 2005, the Board approved the staff recommendation for location of two additional dog exercise areas (DEA) in the County: one at Olney Manor Recreational Park and one at Cabin John Regional Park. During the mandatory referral on the ICC in summer 2006, SHA confirmed the inclusion of the Olney Manor project as a part of the ICC stewardship program.

On April 7, 2006, a kick-off meeting was held with the SHA and agreement was reached on the program of requirements for the project. One element identified in the requirements for the project is the need for netting between the existing adjacent baseball field and the proposed DEA. In mid 2006, SHA and staff agreed that the netting is an

additional item not considered in the original project definition and therefore, would be funded through the CIP.

In April of this year SHA submitted the 75% design plans to staff for review. SHA is expected to complete the design by the summer, bid the project in the fall, and begin construction early next year.

Other Compensatory Mitigation and Environmental Stewardship Projects

In addition to the three cultural stewardship projects described above, staff has participated in Preliminary Investigations (initial field walks) for a number of Compensatory Mitigation / Environmental Stewardship (CM/ES) projects. To date, these projects have primarily been stream restoration projects with the exception of a RC-131, which is fish passage and PB-122 through 129, which are SPA BMPs.

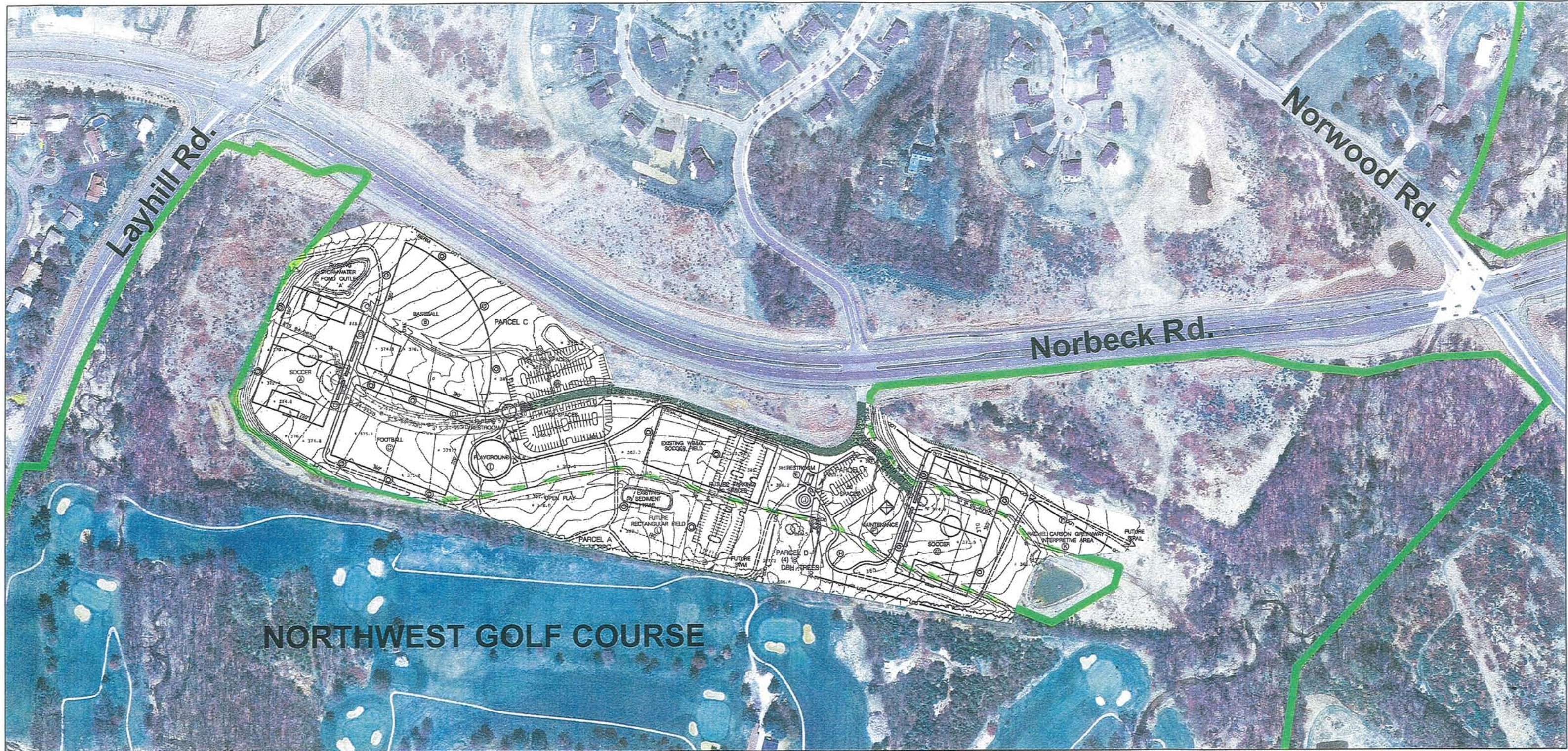
PIs are conducted when plans are at about the 30% stage. SHA is aware that we will conduct mandatory referral reviews at the 60% stage. The first sets of projects are likely to reach 60% completion by the fall of 2007.

OTHER ACTIVITIES

The following additional significant activities have occurred since status report #6 on March 8:

- On March 27, 2007, SHA announced the selection of Intercounty Constructors of Annapolis Junction, MD to design and build Contract A. SHA is in the process of executing a contract with the selected joint venture and expects to issue a Notice-to-Proceed in late spring. Mainline construction would likely begin in autumn. SHA has also introduced Odessa Philip as the Contract A Community Liaison.
- On March 29, the Planning Board approved the preliminary plan for the Shady Grove Parcels 6 and 7 – Phase I, which establishes the parameters for a 750' long extension of Crabbs Branch Way to serve the Western Maintenance Facility (WMF) site on the Casey 6 property, as suggested in the mandatory referral. The preliminary plan applicant, EYA, Inc., has also completed the Environmental Summary Report (ESR) documenting the impacts of relocating the WMF from the Casey 7 property described in the ROD, to the Casey 6 property preferred by the Planning Board. EYA continues interagency coordination on both the state and federal approval of the ESR, as well as roadway construction permits.
- In early April, staff selected Kyle Spendiff to be our Ecological Project Monitor, replacing Tom Hay. Kyle will be working from our Parkside Headquarters. Kyle has 18 years of relevant experience and joins the ICC Environmental Management Team from the New Jersey Meadowlands Commission, where he has served as a wetlands specialist for the last six years. Activities are beginning next week to transition the position responsibilities from Tom to Kyle.

- Park and Planning and DPS staff, developed a detailed description of information needed from SHA when design-build plans are ready for staff review of the Water Quality Plans for the Upper Rock Creek and Upper Paint Branch Special Protection Areas. Staff is now beginning to coordinate with SHA on these details.
- On March 24, staff issued a park permit modification to allow SHA to perform geotechnical borings along the ICC alignment in Northwest Branch Stream Valley Park. Activity for these borings will include the construction of some temporary bridging across the stream (within the ICC Limits of Disturbance) to access boring sites in a manner that avoids priority resources and minimizes environmental impacts.



NORTHWEST GOLF COURSE

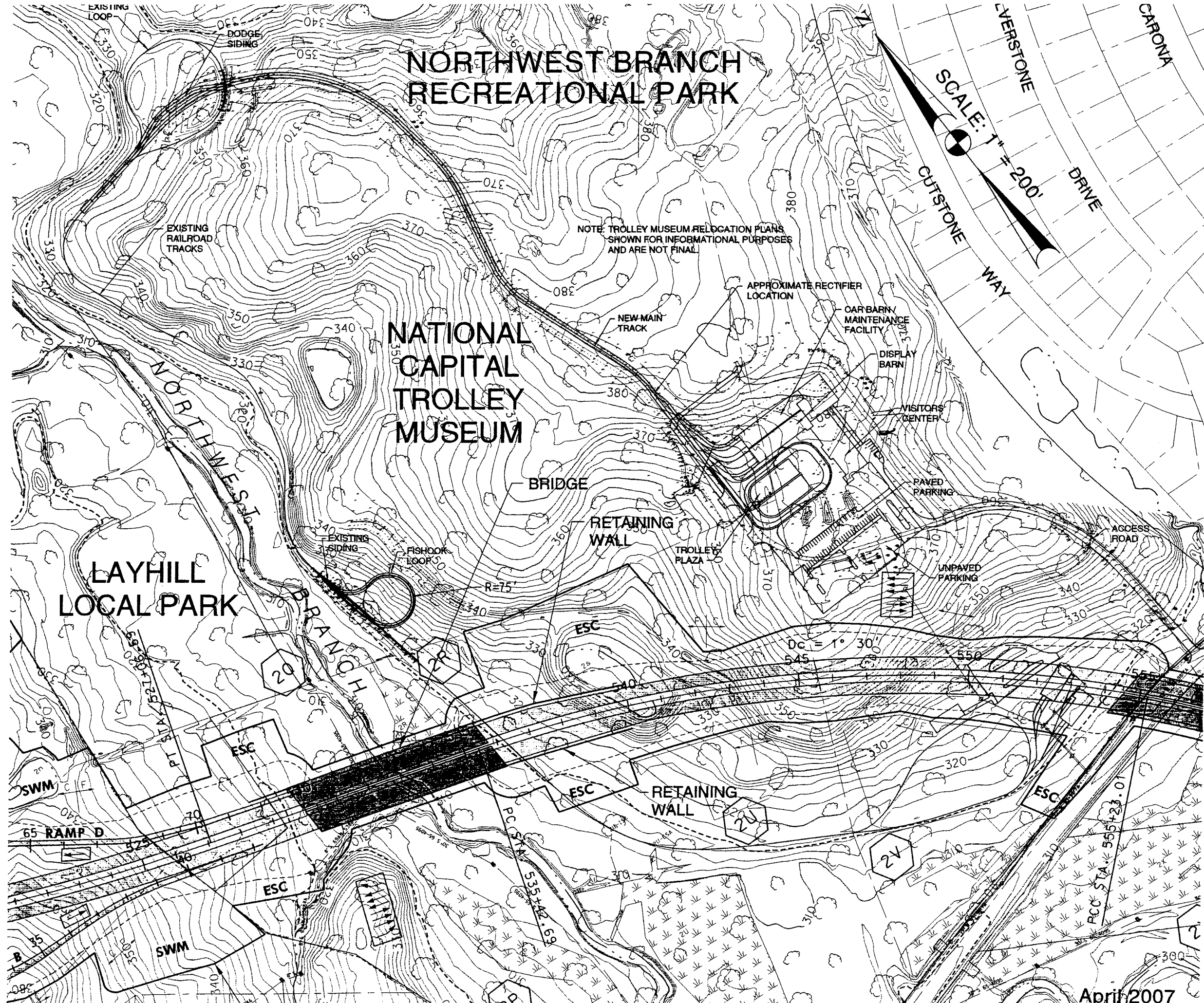
LLEWELLYN FIELDS

Not to Scale

Aerial Compiled by
MC Pks/PDD with
MC Plan/R&T GIS

Draft Park Plan
from Consultant

ATTACHMENT B



NORTHWEST BRANCH RECREATIONAL PARK

NATIONAL CAPITAL TROLLEY MUSEUM

LAYHILL LOCAL PARK

NOTE: TROLLEY MUSEUM RELOCATION PLANS SHOWN FOR INFORMATIONAL PURPOSES AND ARE NOT FINAL.

SCALE: 1" = 200'

April 2007

ATTACHMENT A