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“A POLICY FOR PARKS”

The following *Policy for Parks* was adopted by the Montgomery County Planning Board in the *1988 PROS Plan* and has been re-affirmed and included in every PROS Plan since that date. Its goals and objectives are still valid and should be followed whenever possible. Exceptions may be made by the Planning Board when it is deemed to be in the best public interest. The *Policy for Parks* guides acquisition, development, and management of the Montgomery County Park System. It is listed in its entirety below, with the addition of a new section on public or quasi-public agencies seeking to use parkland for non-park projects:

Goal

To acquire and maintain a system of natural areas, open spaces, and recreation facilities developed in harmony with the County’s natural resources to perpetuate an environment fit for life and fit for living.

Objectives

Acquisition of Parkland

The objectives of the program for parkland acquisition shall be:

- Acquisition of land for a balanced park system in the region in order to:
- Provide citizens with a wide choice of both active and passive recreation opportunities as major factors in enhancing the quality of Life
- Provide adequate parklands to accommodate conservation and preservation needs
- Acquisition of parkland based on the following considerations:
- Local and regional demand for public park and recreation facilities based on current need and projected population changes
- Protection and preservation of natural areas
- Protection and preservation of watersheds
- Protection and preservation of cultural and historical sites
- Encouraging the private dedication of land as a means of parkland acquisition.

Development and Management of the Park System

The objectives of the planning, design, construction, and management of the park system shall be based on:

- Meeting the needs of recreation and preservation in a manner that is harmonious with the natural beauty and parkland physiography, reflecting concern for the environment
- A planned and scientific approach to resource management, cognizant of the ecological interdependencies of people, the biota, water and soil

To preserve natural resources, the Department of Parks shall:

- Limit the development of active-use areas in regional parks to no more than 1/3 of their total park acreage, with the remaining acreage designated as natural areas and/or conservation areas. Development in other categories of parks shall be determined on a case-by-case basis with full consideration of the values of the natural features
- Prepare an environmental evaluation as part of park development or rehabilitation plans were deemed appropriate by the Park Commission
- Review as necessary the impact of park use, development, and management practices on parkland

Relationship to Other Public Agencies, Education, and the Private Sector

- The Department of Parks shall encourage other public agencies, as well as the private sector, to assist in providing compatible open spaces, natural areas, and recreation facilities and opportunities in the region
- The Department of Parks shall encourage and support research in the environmental sciences by other public agencies, institutions of higher learning, and the private sector, and support programs in outdoor education and recreation in the school system
- Lands and facilities under the control of The Maryland-National Capital Park and Planning Commission are held as a public trust for the enjoyment and education of present and future generations. The Commission is pledged to protect these holdings from encroachment that would threaten their use as parkland. The Commission recognizes that under rare circumstances non-park uses may be required on park property in order to serve the greater public interest
- For projects that will impact parkland, the policy is that non-parkland alternatives be pursued first for all publicly funded projects – unless environmental, economic, social and engineering impacts to move the project off parkland are proven to be prohibitive. In cases where the Planning Board has deemed that non-park use of parkland is unavoidable and/or serves the greater public interest, The Department of Parks shall:
 - Require the agency to acquire a Park Construction Permit. Through the review process, Parks will require that the agency minimize the impacts to parkland as much as possible.
 - Determine how to make the park system whole through mitigation. Some examples of mitigation may include but are not limited to: reforestation, vegetation enhancements or replacements, tree replacement, impervious surface removal, stormwater management facility retrofit or creation, terrestrial or aquatic habitat restoration, or other measures deemed appropriate for the impact.
 - In instances where the agency must permanently take ownership of parkland, parkland replacement may be required. Parkland impacted by a project must be replaced at equal or greater natural, cultural, and/or recreational value and therefor the parkland replacement mitigation may exceed the acreage impacted by the project. In certain instances, the impacts to parkland caused by public projects may be of such magnitude that the park function affected can never be restored and/or The Department of Parks believes there is no comparable replacement land in the County. When such cases arise, a compensation plan will be developed and agreed upon.

Source: *2017 Park, Recreation, and Open Space Plan (October 2017)* - available online at: ParkPlanning.org

- Neither Mitigation nor Compensation will be considered in place of avoidance, minimization or mitigation and will need to be approved by the Montgomery County Planning Board.