

Lois V. Green Conservation Park Master Plan

January 2001



Lois Y. Green Conservation Park

Master Plan

Prepared by:

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Park and Planning

January 2001

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LOIS Y. GREEN CONSERVATION PARK MASTER PLAN

I. Introduction

The Lois Y. Green Conservation Park is located in the northwest portion of Montgomery County (see Fig 1). The park consists of a 200-acre parcel that was given to M-NCPPC by Lois Y. Green in 1975 and an additional dedicated stream buffer area of 50 acres. The 250-acre conservation park is located adjacent to the Montgomery County Airpark and is surrounded by residential development.

The Lois Y. Green Conservation Park is a remarkable oasis in a highly developed area of Montgomery County. Even though the park lies beneath the Airpark flight pattern, the expanse of the park and its topography still create a feeling of respite and retreat.

The intent of this Plan is to maintain the park's natural beauty and to restore the historic setting of the Lois Y. Green Conservation Parkhouse. Visitors to the park will have an opportunity to walk along natural surface trails and learn more about the park's ecology, history and wildlife.

When Mrs. Lois Green donated the park to M-NCPPC, she specifically directed that the park

"shall be used as open space, for park land, and for recreation in such a manner as to evidence the conservation of soil, water, woods and wildlife...and shall be maintained essentially in its natural condition..."

This Plan honors the request and the memory of Mrs. Green.

II. Goals and Objectives

1. Preserve, conserve and enhance the natural, historical and cultural resources within the park.
2. Creatively interpret the natural, historical and cultural features within the park.
3. Restore the landscape to a scenic and ecologically stable native plant community that increases wildlife habitat, nesting and brooding of aquatic and mammalian life.
4. Create a passive recreation area with educational opportunities and wildlife observation areas.
5. Designate trail connections to the regional trail network and to surrounding communities.
6. Provide a safe, attractive vehicular entrance to the park.
7. Explore acquisition of adjoining undeveloped land as parkland to improve park access and to help provide a compatible transition from future development.

III. Summary of Significant Plan Recommendations

This Plan:

- Proposes a Natural Discovery area adjacent to Snouffers School Road as Phase I for the park
- Maintains the majority of the park as an "Ecological Observation Area", a self-sustaining habitat of native grasses and wildflowers
- Proposes the historic homestead and garden areas be restored
- Designates trails which include highly-accessible and easily-negotiated interpretative trails as well as more strenuous hiking trails
- Recommends options for providing a new park entrance
- Identifies priority actions to implement the Plan recommendations

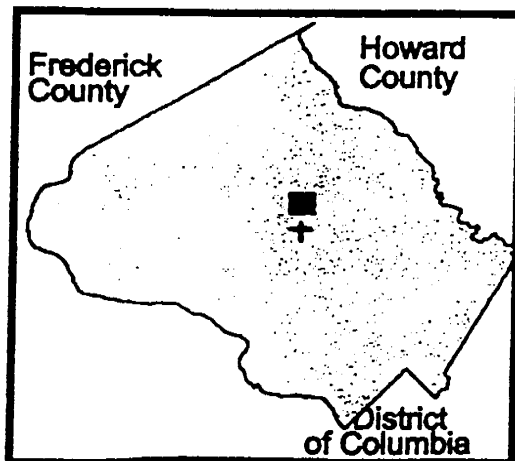
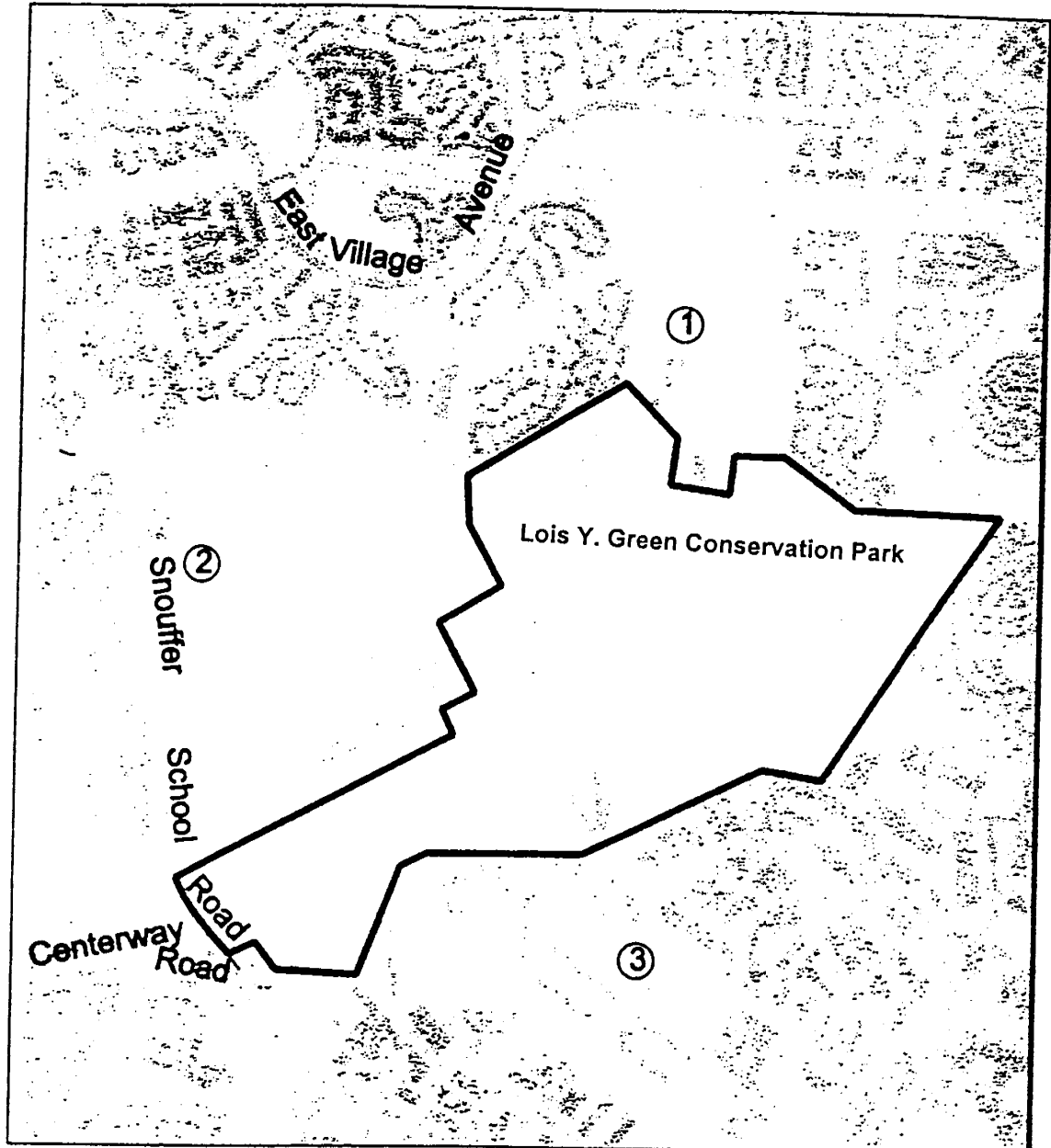
IV. Plan Responses to Opportunities and Constraints

Site Opportunities and Constraints (see Figure 2) were identified after an extensive analysis of the natural resources, archaeological, historical, community and the area master plan. The investigation located the wetlands, forest areas, floodplain and stream buffers. All site vegetation, condition of stream banks, condition of stormwater management ponds, historical features, soils, slopes and existing wildlife were located.

The site opportunities and constraints shown in Figure 2 have inspired and guided the Master Plan. In the discussion that follows, the Plan response to each of the opportunities and constraints is presented. As Lois Y. Green requested, the key component of the plan is preservation and restoration with special consideration for educational and interpretive features.

Lois Y. Green Conservation Park Location Map

Figure 1



Neighboring Properties

- 1) Izaak Walton League
- 2) Webb Tract
- 3) Montgomery County Airpark



Opportunities

1. Cabin Branch stream and wetlands

2. Ponds

The Cabin Branch stream traverses the property, entering it on the northeastern side and exiting on the west. It is classified as a Use 1 stream with braided channels supporting a palustrine forested wetland. The main section of the stream has deeply incised channels with unstable eroding stream banks.

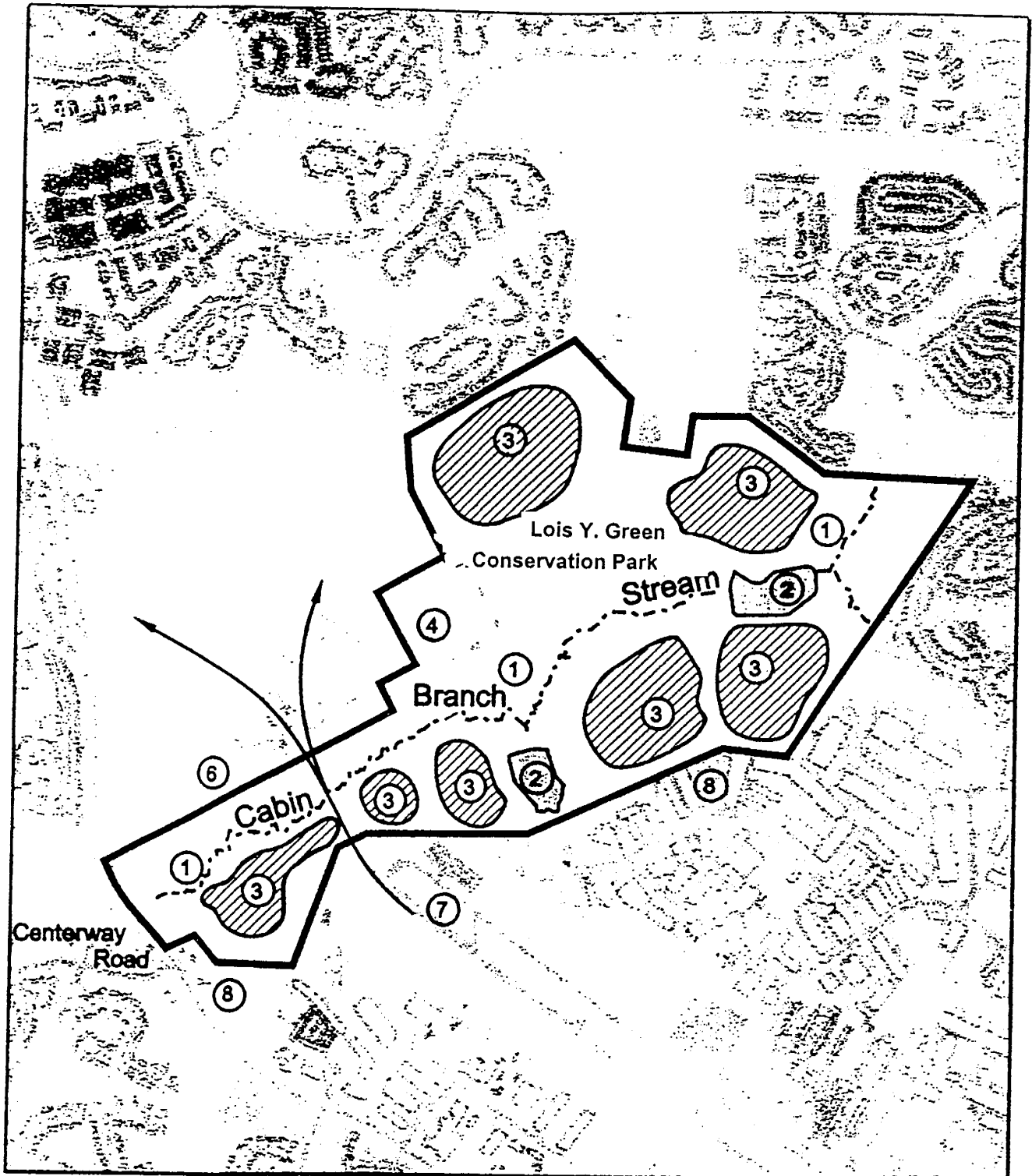
The stream flows into a 2.6 acre stormwater management pond with a small denuded wetland located just below the dam. The stream then flows several hundred feet where it is joined by another unnamed perennial tributary from the southeast. This tributary enters the property through a 3.7 acre stormwater management pond which contains an active beaver lodge. A palustrine emergent wetland is located above the pond near the property boundary.

Plan Response: There is an abundance of restoration and educational opportunities for the wetlands, stormwater management ponds and stream sites. The restoration areas will demonstrate techniques used for streambank bioengineering, wetland mitigation and stormwater retrofitting. The interpretation signs will assist the viewer in understanding what, why and how the land is being restored and its connection to increased population density.

3. Meadow Areas

Meadows are the dominant natural resource in the park. Open meadow areas are uncommon in Montgomery County yet the Lois Y. Green Conservation Park has 9 distinct but connected meadow areas. Through the years, alien and invasive species have affected the quality of the meadows so the majority are rated either fair or poor quality. Significant populations of native species include purple-top grass broom sedge within the meadow areas. These species are well established warm season grasses that provide vertical structure with open space between plants. They provide cover for ground nesting and gallinaceous birds, small mammals and reptiles. They also provide highly preferred seeds for wildlife in winter, fresh green growth for grazing in summer, and they conserve water throughout drought periods.

Plan Response: The restoration of native meadow species will provide habitat for multiple species that are currently in need of food, shelter and nesting ground. Additionally, interpretive signage will enable the community to observe and learn about meadow habitat and richness.



Opportunities

- 1. Cabin Branch Stream and Wetlands
- 2. Ponds
- 3. Meadow Areas
- 4. Historic House and Setting
- 5. Trails (Shown separately in Figure 3)

Constraints

- 6. Vehicular Access
- 7. Airpark/Flight Pattern
- 8. Neighboring Industrial Uses



4. Historic House and Setting

The park contains one historic house and the stone retaining wall remains of an old bank barn. The original house was constructed sometime around 1840. The house is wood frame with wood siding. Interior finishes within the original house are simple and reflective of the period. Of particular note are the cherry stairway newel, tiger maple balusters, and the walnut stairway railing.

Outbuildings are in poor condition. A log building, probably a smokehouse, has deteriorated, but can be restored with extensive work. The stone foundation is all that is left of a bank barn. Still visible, however, are the remains of a terraced or waterfall garden south of the house. During the 1930's, this portion of Cabin Creek was also the site of baptismal services by the Flower Hill Church of the Brethren.

In 1982, the house, together with an environmental setting of 30 acres, was included in the Master Plan for Historic Preservation. As a result, no work may be undertaken around the house or outbuildings without historical and/or archaeological consideration.

Plan Response: The master plan recommends the preservation and interpretation of the historical integrity and features of the house environs. As much as possible, all basic facilities should blend in with or be buffered from the historic site or the conservation demonstration areas through the use of, among other things, vegetative screens or natural building materials.

In terms of archaeological resources, sampling excavation at the park has identified two prehistoric sites in addition to the historical Lois Y. Green Conservation Park complex. No special action regarding these sites is proposed other than protection.

5. Trails

Trails offer the opportunity to connect all the key natural and historic features of the park. Informal, unofficial and unsigned "people's choice" trails already criss-cross the park. There are also numerous mowed pathways that are maintained to permit access to meadows and ponds.

Plan Response: The Plan organizes existing informal trails into an interpretative, signed network so visitors may learn about the park's special character as they enjoy a pleasant hike or stroll.

The Lois Y. Green Conservation Park is located in a trail corridor identified in the Countywide Park Trails Plan. (See Figure 3) The trail system proposed for the Lois Y. Green Conservation Park helps implement the countywide trail system in this area.

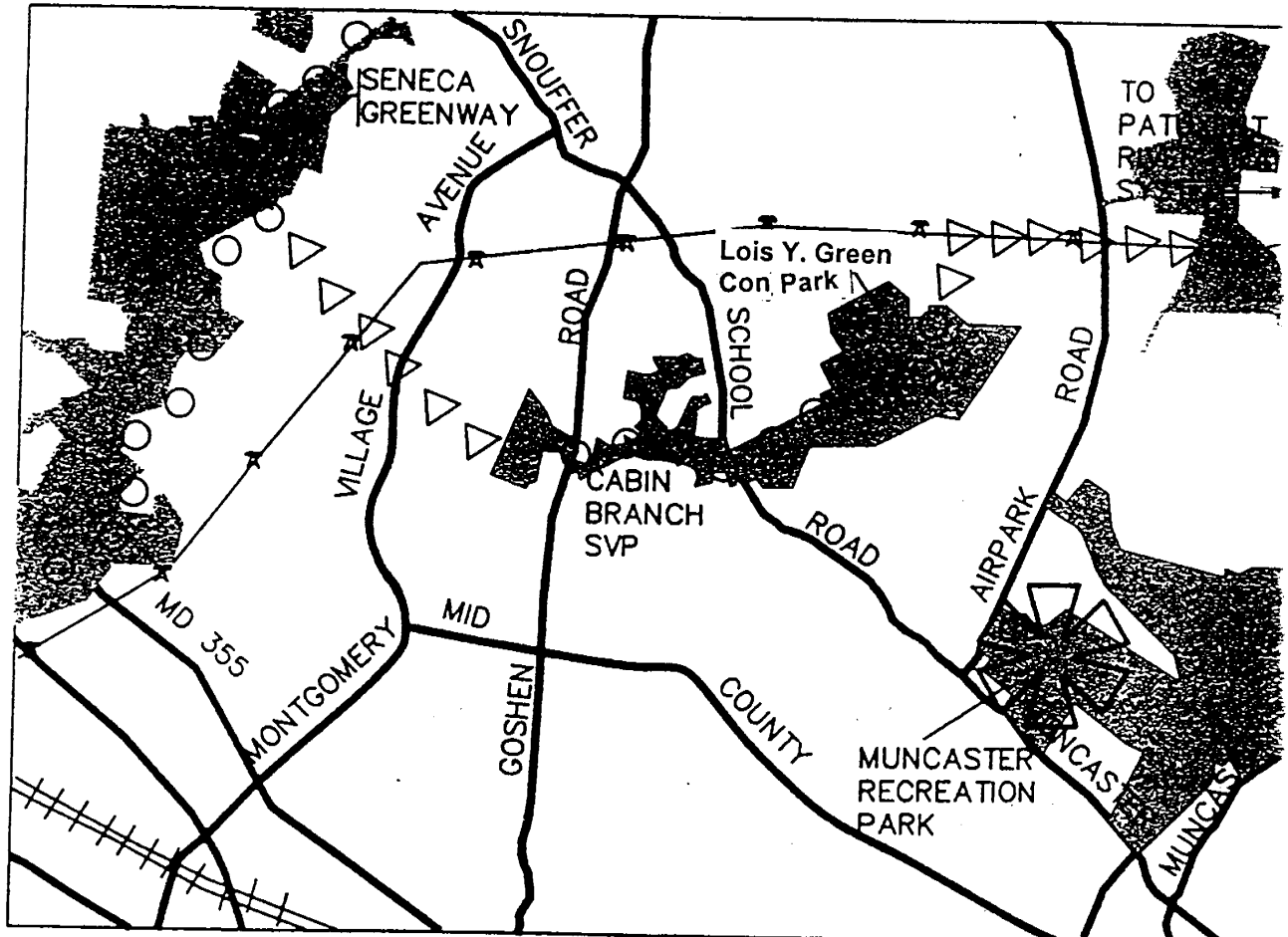
Constraints

6. Vehicular Access

The entrance road to the park is a gravel driveway and is not acceptable in its current

Relation to Countywide Park Trail Concept

Figure



Source: Countywide Park Trails Plc



Proposed Natural Trail Surface



Non-Park Trail Connector



NTS (Not to scale)



condition or location as an entry to the park. The road is not attractive, is used by heavy machinery and has poor sight distance at its intersection with Snouffer School Road.

The first 2,250 feet of road is located on the adjoining property (Webb Tract) and is shared with the Gaithersburg Recycling Center (GRC). Visitors entering the park must be careful of large, loud and dusty trucks that pass to either side of the right of way. Average daily traffic includes twenty or more container trucks and/or dump trucks. Although GRC is a permitted industrial use and is providing a needed commercial function (recycling of construction waste), this type of industrial driveway in its current condition is not appropriate as a park entrance.

Plan Response: Alternative locations for the access road are discussed in the next section.

7. Airpark and Flight Pattern

The park adjoins the Montgomery County Airpark, a busy, general aviation airport owned and operated by the Montgomery County Revenue Authority. A local newspaper describes the Airpark as "...a mecca for sports flyers and fleet executives aircraft owned by big business." Today, over 210 aircraft are based at the airport; most of these aircraft are of single- and twin-engine propeller type. The master plan for the Airpark includes a second fixed based operator (FBO) and minor additional development. No extension of the runway or expansion of the Airpark land area is proposed. The 1985 Gaithersburg Vicinity Master Plan recommends against any future extension of the runway because of the potential impact on future land use and or existing residential development.

The most significant impact of the airpark in terms of park planning is noise. The airport is the second busiest airport in the State of Maryland with 140,600 annual takeoffs and landings. Saturday is generally the most active day of the week at the Airpark.

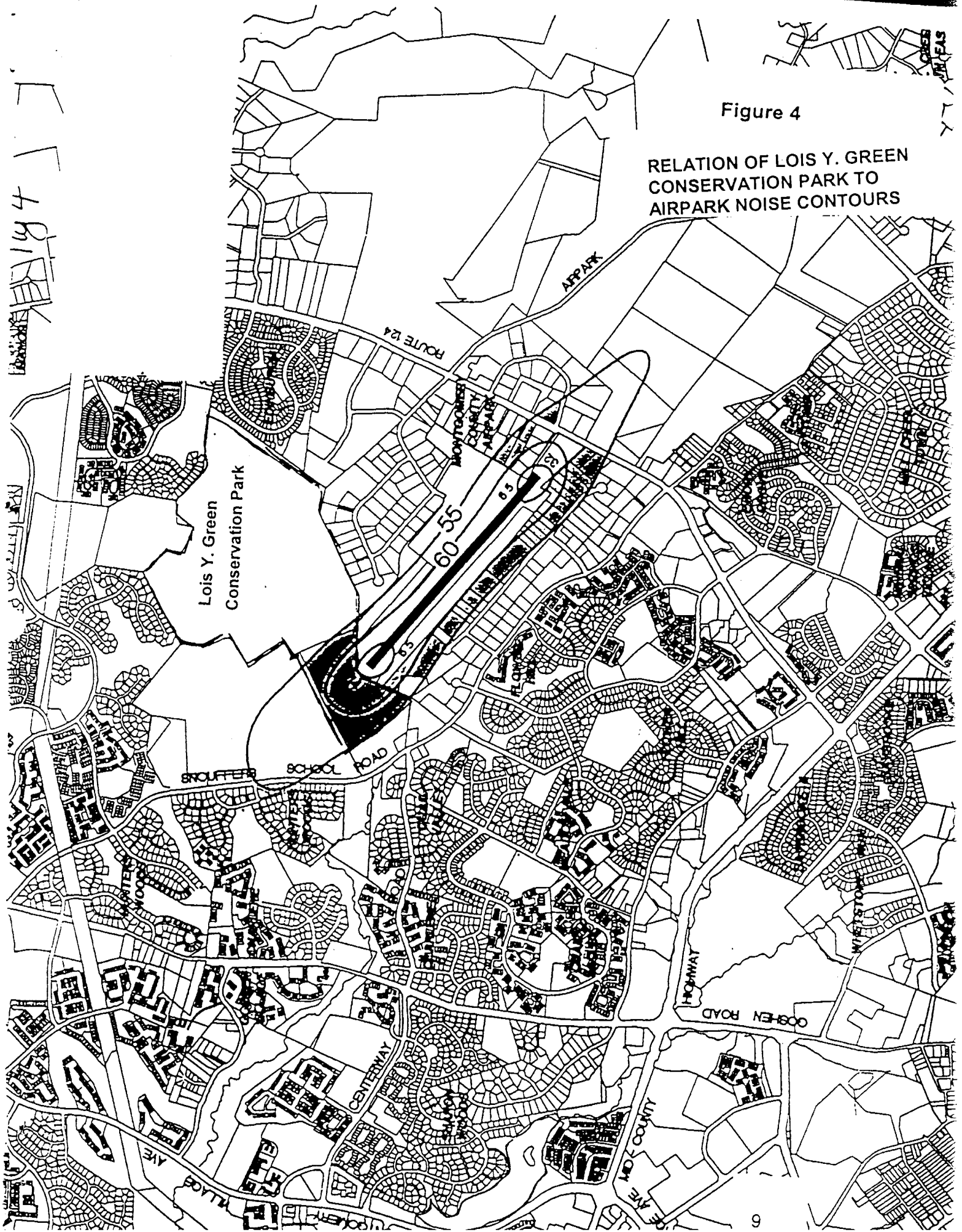
In March 1991, the Montgomery County Revenue Authority completed a CFR Part 150 Noise Study for the Federal Aviation Administration. The noise contours from that study are shown in Figure 4. Although the majority of the park lies outside of the noise affected area, acreage nearest Snouffer School Road is located in the 55 to 60 Ldn contours. Snouffer School Road also contributes to transportation noise along the roadway. FAA noise standards suggest recreational uses are appropriate up to 65 Ldn standards. More importantly, the large majority of the Lois Y. Green Conservation Park meets the more stringent M-NCPPC guideline of 60 Ldn. For this reason, noise impacts have not been a significant factor in the park design.

One of the key concerns of the Revenue Authority in terms of adjoining land use is whether proposed development (such as a tall building or tower) will pose a safety hazard to airplane operations.

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Figure 4

RELATION OF LOIS Y. GREEN CONSERVATION PARK TO AIRPARK NOISE CONTOURS



Plan Response: This Plan promotes the natural character of the park and does not propose any uses which would constitute a safety hazard for pilots. Low intensity recreational uses are an excellent use next to an airpark from both a noise and safety perspective.

8. Neighboring Industrial/Commercial Uses

The southeast edge of the park is bordered by a mixture of light industrial and commercial uses. Industrial uses include self-storage facilities, service centers, WSSC pumping station, convenience stores, car washes, and warehouses.

Plan Response: Landscape buffering where the park adjoins industrial uses is critical to maintaining a park atmosphere along proposed trails. At the same time, employees should have access to the park so they may enjoy it during lunch hours.

V. Master Plan Concepts and Recommendations

The location of the Lois Y. Green Conservation Park is both its best and its most challenging feature. Located amidst established residential neighborhoods and surrounded by planned and existing industrial uses, the park's forests, streams and rolling meadows offer residents and employees a pastoral retreat. At the same time, the park shares an access road with a concrete recycling plant, lies under the flight path of the airpark and adjoins land planned for heavy industrial use.

This Plan makes use of topography, viewsheds and natural features to maintain the park as a pastoral haven in a heavily populated area of the County. Additional parkland is recommended for acquisition to provide an attractive vehicular entrance to the park.

The Master Plan for the park is shown in Figure 5. In accordance with the will of Lois Y. Green for the establishment of a "model" conservation park, the master plan promotes the long term enhancement of the wildlife, forest and stream protection, development of educational and interpretive areas, and demonstration/interpretation plots for land-use and resource management practices. The master plan also provides for maintenance of and improvements to the historic farm homestead and grounds.

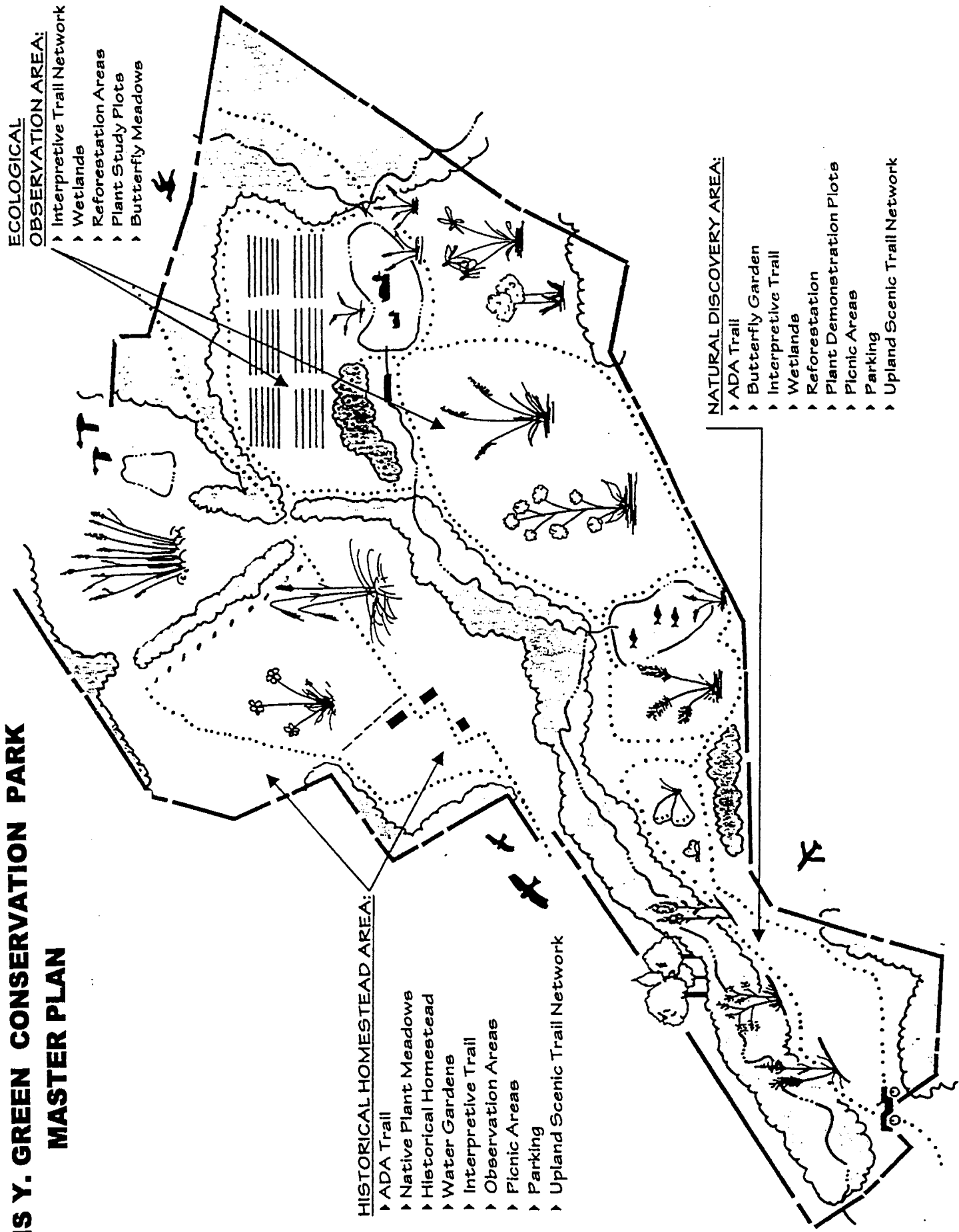
The master plan vision identifies three main areas of activity guided by the environmental factors present in each location. All are contiguous parcels of land with opportunities for exploration into each of the three areas. The three areas, shown in Figure 6, are: Natural Discovery Area, Ecological Observation Area, Historic Homestead Area.

The Plan vision is discussed below in relation to these three areas.

a. Natural Discovery Area

The Natural Discovery Area will offer an introduction to the park's natural features

LOIS Y. GREEN CONSERVATION PARK MASTER PLAN



- ECOLOGICAL OBSERVATION AREA:**
- ▶ Interpretive Trail Network
 - ▶ Wetlands
 - ▶ Reforestation Areas
 - ▶ Plant Study Plots
 - ▶ Butterfly Meadows

- HISTORICAL HOMESTEAD AREA:**
- ▶ ADA Trail
 - ▶ Native Plant Meadows
 - ▶ Historical Homestead
 - ▶ Water Gardens
 - ▶ Interpretive Trail
 - ▶ Observation Areas
 - ▶ Picnic Areas
 - ▶ Parking
 - ▶ Upland Scenic Trail Network

- NATURAL DISCOVERY AREA:**
- ▶ ADA Trail
 - ▶ Butterfly Garden
 - ▶ Interpretive Trail
 - ▶ Wetlands
 - ▶ Reforestation
 - ▶ Plant Demonstration Plots
 - ▶ Picnic Areas
 - ▶ Parking
 - ▶ Upland Scenic Trail Network

Figure 5

Lois Y. Green Conservation Park Plan Concept

Ecological Observation Area
is the internal portion of the site and preserved as a native meadow to attract, feed and shelter wildlife. Native plants will provide habitat for species that are rare, threatened or endangered in Montgomery County.

Historical Homestead: The Restoration of the homestead and immediate grounds are an essential part of overall site character and design plan. Design elements include: a garden meadow walk, water gardens, observation areas, homestead areas, homestead restoration and an improved entrance way.

Natural Discovery Area will include aspects of the Ecological Observation Area on a smaller scale. There will be interpretive plots, stream restoration and reforestation demonstration areas, a butterfly garden, picnic areas, open meadows and an interpretive trail network.

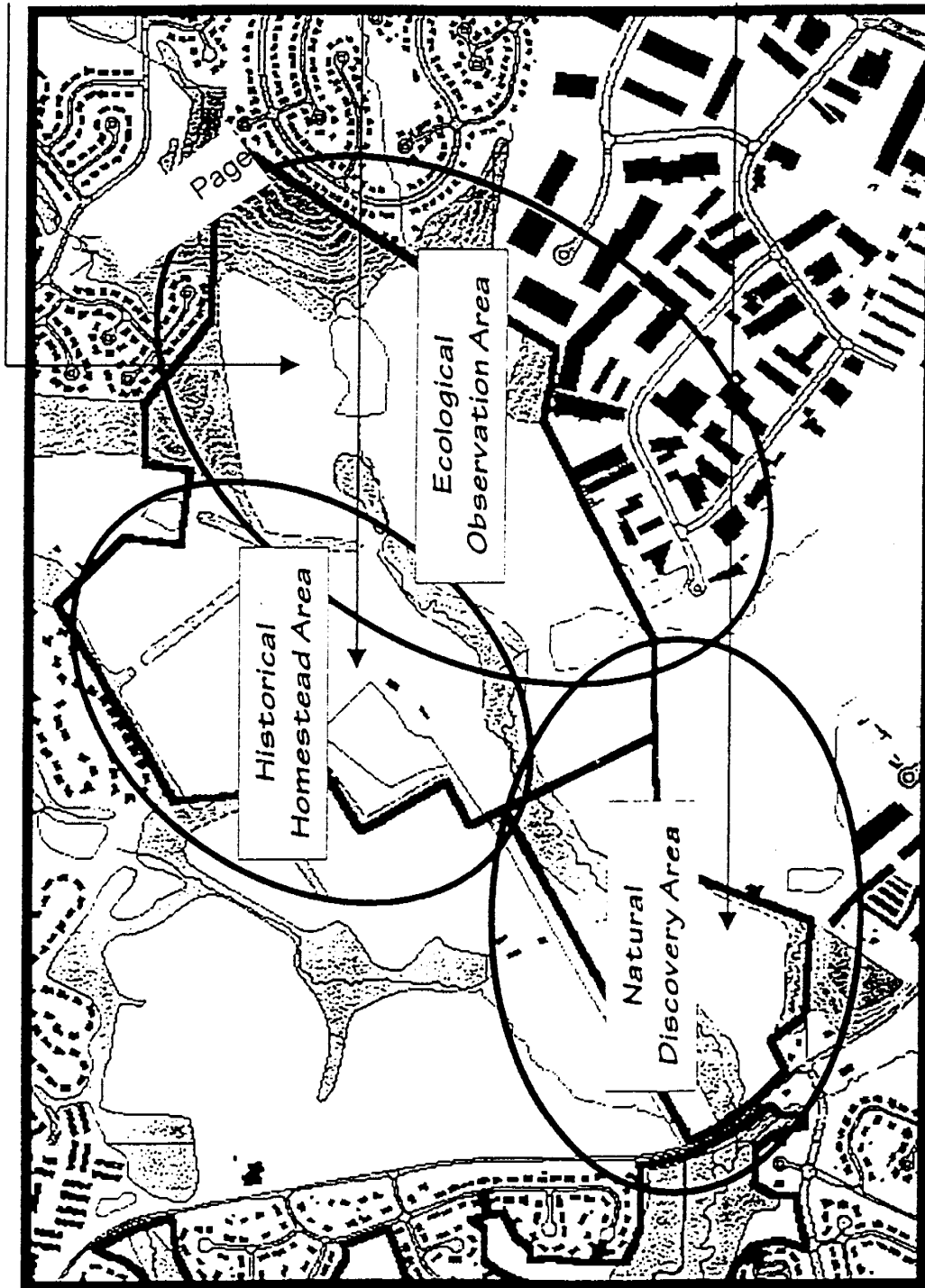
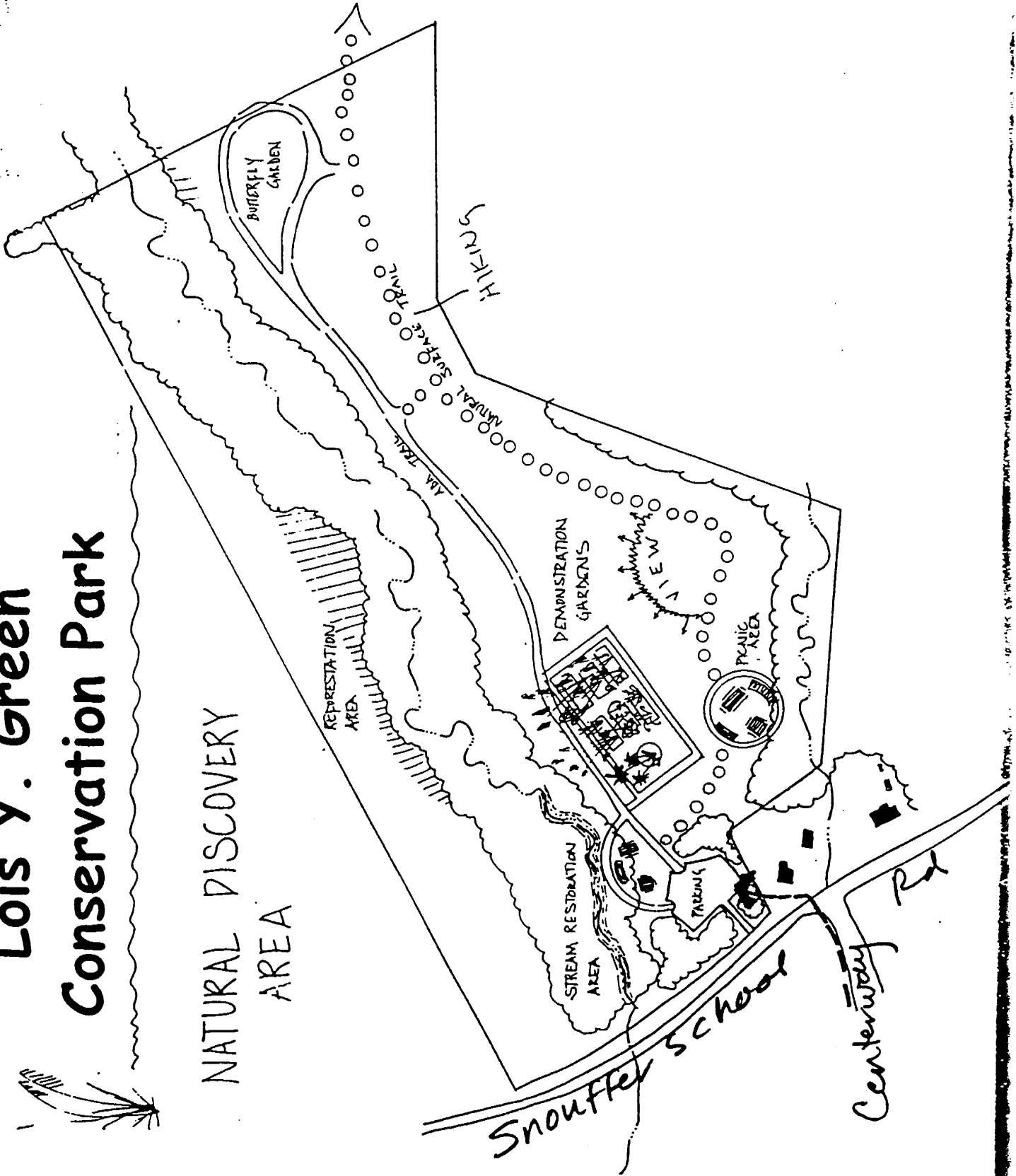


Figure 6

Figure 7

Lois Y. Green Conservation Park



and interpretative opportunities. An interpretative walkway will highlight techniques used throughout the park for invasive plant removal, stream restoration and reforestation. There will be picnic areas in shade and sun along with constructed to ADA(Americans with Disabilities Act) standards trail that will meander among various demonstration plots of grasses and forbs. A butterfly garden will be one of the features along the trail.

A concept plan for the 50-acre area is shown in Figure 7. More detailed planning work has been done on this area because it is proposed as the first phase of development of the park. This area is not dependent on a new park access road (as is the Historic Homestead Area). Access to the Natural Discovery Area will be along Snouffer School Road where a parking lot or "trail head" is proposed. From this parking lot, visitors will stroll along a pathway which offers glimpses of the stream, provides views of a butterfly garden and includes signs interpreting key landscape features. The parking area will accommodate buses so that nearby schools can take advantage of this outdoor laboratory.

The Natural Discovery Area will also be accessible on foot or by bike from neighborhoods west of Snouffer School Road. Sidewalks in the community lead to the traffic light at Snouffer School Road and Centerway Drive. A path to the park will be provided on the other side of Snouffer School Road so people may cross at the light and safely enter the park.

b. Historic Homestead Area

The Homestead and grounds have undergone many changes throughout its history. This plan recommends restoring the area to reflect the character and diversity of the dwellings and activities that occurred within this site. Encouraging greater public access to the homestead must await better access to the park.

A key element of the Historic Homestead Area will be a Garden Meadow Walk. A parking area near the homestead will provide easy access to a trail (designed to meet ADA standards) through meadows. As the seasons change so will the color and texture of the meadows, offered visitors different visual experiences throughout the year. Seating and observation areas are proposed to heighten the visitors/ enjoyment.

One of the proposed highlights of the Garden Meadow Walk is the re-creation of the water terrace gardens near the house. Only the remains of the gardens exist.

A part of the Historic Homestead Area is proposed to function as a transition to the Lois Green Izaak Walton League chapter. Members of the League have requested this area remain open and help define the entrance to the chapter's land and buildings as separate from parkland. This Plan supports that request.

Lois Y. Green Conservation Park Trail Network

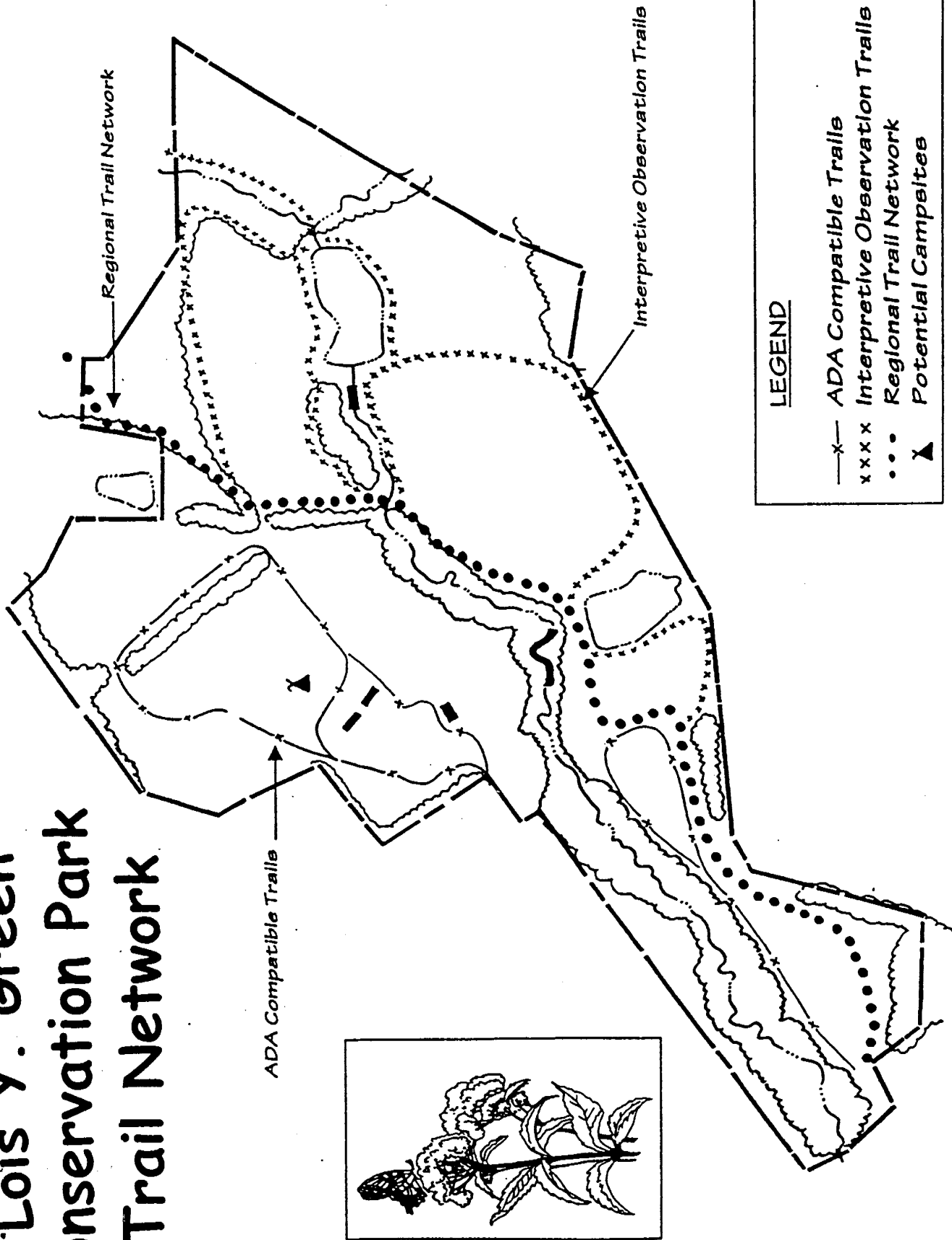


Figure 8

c. Ecological Observation Area

This area is the dominant portion of the property and will be restored to a native meadow with grasses. The stream buffers will be widened and stream banks stabilized. Stormwater management facilities will be repaired and planted with wetland vegetation, along with amphibian introduction. Mature tracks of forest will be protected and enhanced throughout the site, and invasive plants will be removed. There will be a trail meandering through the site with interpretive signs, vistas and resting areas.

Interpretative trails through this part of the park will emphasize different approaches to controlling the spread of non-native exotic species by re-establishing native grasses. Some of the approaches which could be demonstrated include mowing and replanting with native species; comparing the success rates of different native plants; comparing different planting techniques (seeds versus "plugs" or transplants) species; and showing different success rates of warm and cool season grasses.

This area may also be studied for a possible future camping site location. The PROS Master Plan (1998) notes that although attendance at the Wheaton and Cabin John campgrounds has declined over the past several years, attendance at the larger Little Bennett Campground in the upper County has increase significantly. Limited camping at the park would allow organized groups (such as scout troops) to camp in the park and help with park maintenance or work on community service projects related to the park. Once a trail connection between the Seneca Greenway and Rock Creek is realized, a small camping area at the park could allow hikers a place to stay overnight as they hike the larger, regional trail system.

Trail Recommendations

As shown in Figure 8, a trail network will connect all three public use areas. In keeping with the plan emphasis on enjoyment of the park's natural resources, all trails are proposed to be natural surface. The trails in the Natural Discovery Area will meet ADA (Americans with Disability Act) standards so persons of limited mobility can enjoy the park's beauty. When the historic homestead area is opened, a trail will connect the homestead to a grass meadow interpretative area. This trail will also meet ADA standards.

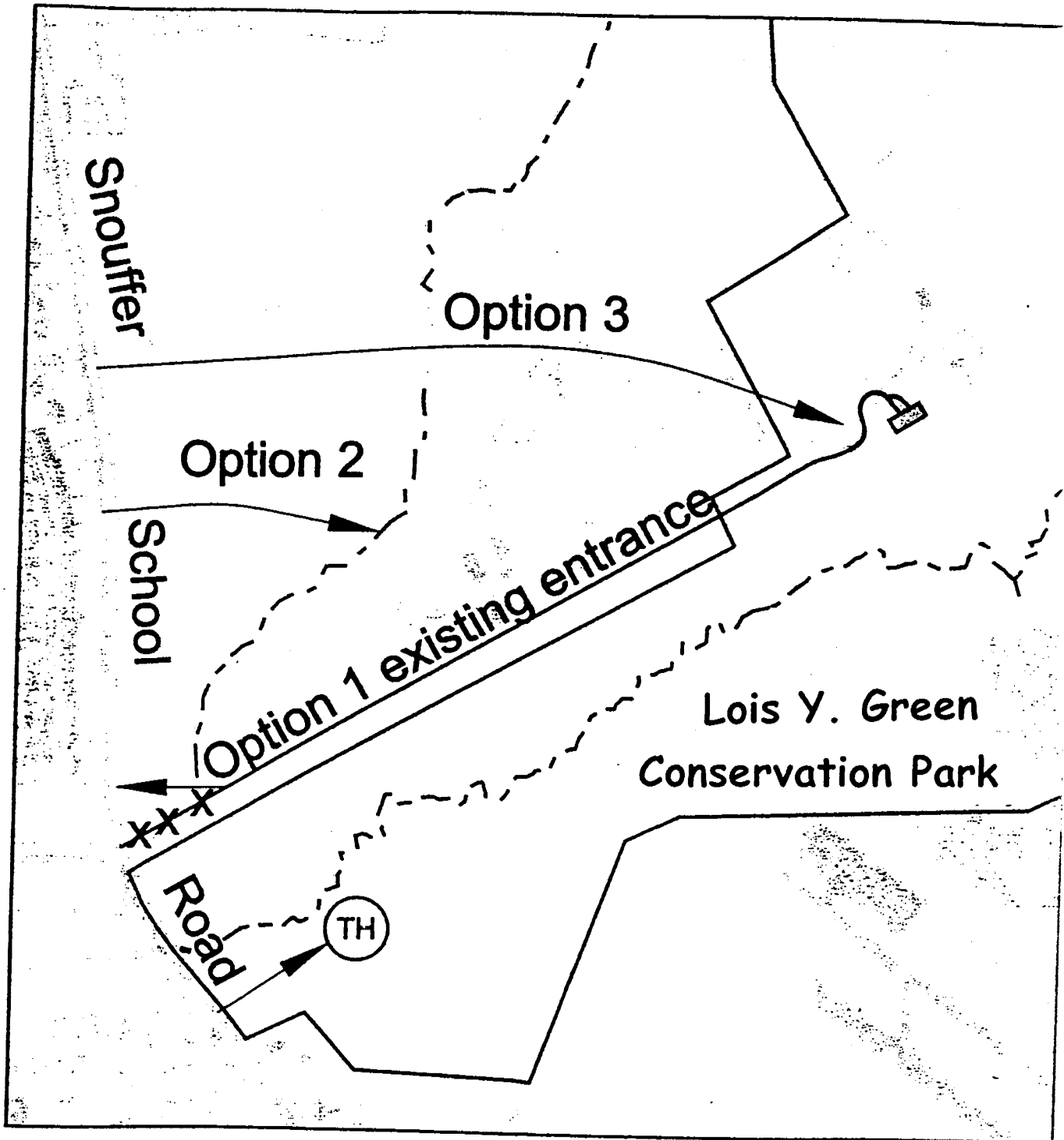
The trail network shown for the park will help implement the Countywide Park Trails Plan recommendation for a trail connection between the Seneca Greenway and the Rock Creek Corridor. Further planning work needs to be done to complete an east-west trail corridor but the Lois Y. Green Conservation Park will provide an important segment.

VI. Park Entrance Options

The access road to the park is shown in Figure 9 . The access road has poor sight distance at Snouffer School Road, is located off-site and is currently shared with an industrial operation that attracts a great deal of trucks. Until better access to the park is provided, public use of the park will be directed primarily to the Natural Discovery Area.

Park Entrance Options

Figure 9



Option 1: relocate driveway entrance to safer location along Snouffer School Road.

(TH) Maintenance Access Road: Proposed for Trail Head and parking

Options 2 and 3: Use roads proposed as part of Webb Track development for new park entrance.



Alternatives for a safer, more attractive entrance to the park are also shown in Figure 9. These options all require coordination with the adjoining Webb Tract, a 130-acre parcel which is zoned for industrial uses.

Option 1 would realign the current driveway entrance to provide adequate sight distance along Snouffer School Road.

Options 2 and 3 reflect entrance points shown in a 1991 preliminary plan of subdivision for the property. The plan was reviewed by staff but the property owners never went forward with the proposal.

None of the above options would necessarily require additional park acquisition. Options 2 and 3 could be implemented when the Webb tract is developed, assuming roads built as part of an industrial site could provide a suitable park entrance.

In the following section, access opportunities based on different park acquisition options are discussed.

VII. Park Acquisition Options: The Webb Tract

The single biggest constraint to greater public enjoyment of the Lois Y. Green Conservation Park is access. To provide a park-like entrance, with safe sight distance along Snouffer School Road, additional parkland will have to be acquired, either by purchasing it or getting some parkland dedicated as part of future development of the Webb Tract.

This Plan identifies 3 different park acquisition scenarios for the Webb Tract which would allow the access road to be relocated on parkland. These options, shown in Figure 10, are:

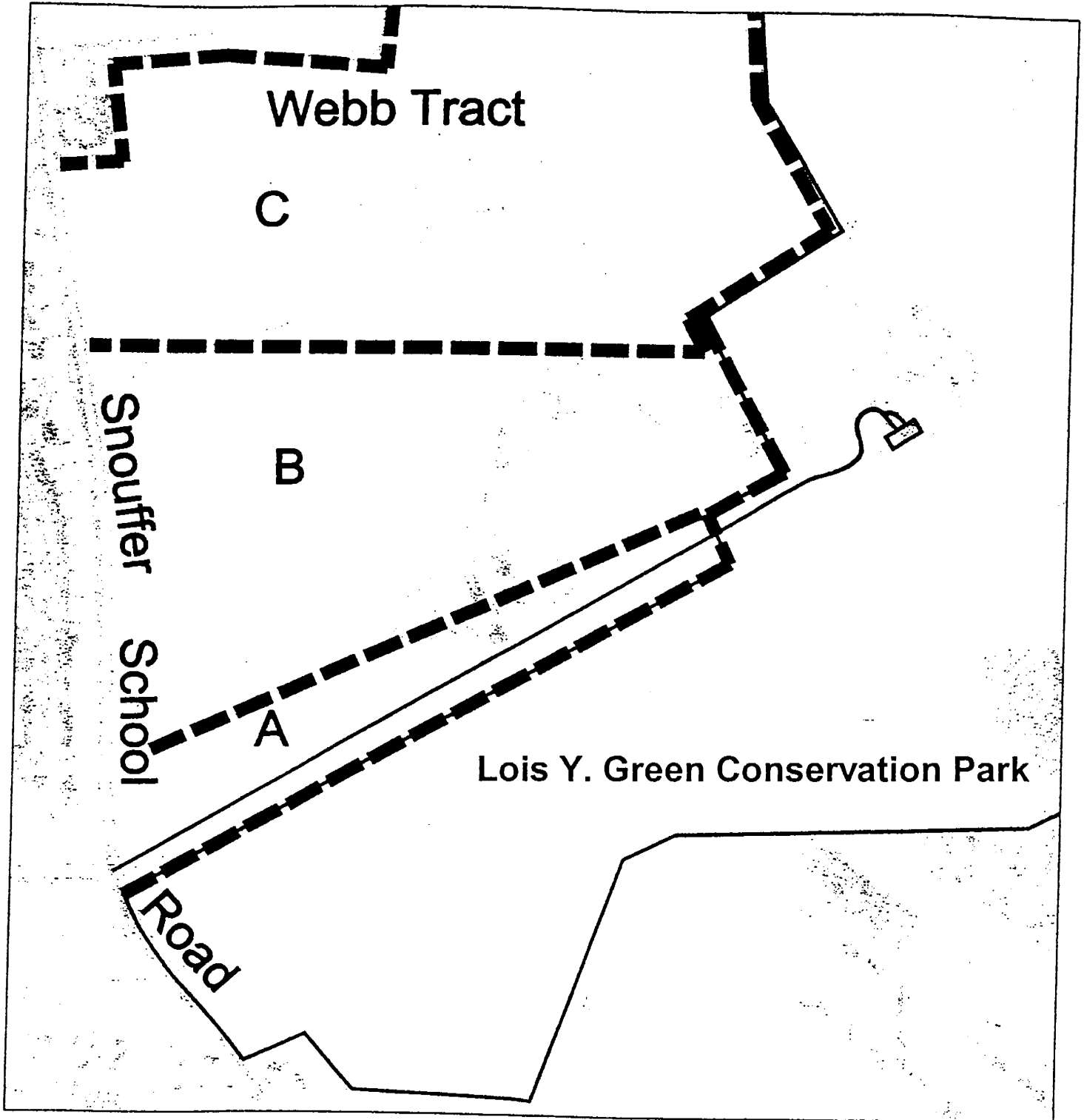
Option A involves the least acquisition. It generally maintains the access road at its current location but moves the road's intersection with Snouffer School Road to a point with better sight distance. For this option to be successful, the road would have to be improved and designed to achieve a park-like character.

Option A+B involves more extensive acquisition, locating the park access road opposite Alliston Hollow Road. This option would allow the provision of some recreation uses south of the access road.

Option A+B+C involves acquisition of the entire 130-acre Webb Tract for future parkland. The Legacy Open Space Report (October 1999) envisions the need for a new regional park sometime after 2010 and recommends it be located to serve the actively developing I-270 Corridor and western County Area. The Legacy Open Space Plan, now underway, reinforces this recommendation and identifies the "mid-county" area as a desirable location.

Park Acquisition Options-The Webb Tract

Figure 10



A Acquire enough acreage to relocate entire entrance road.

A + B Acquire enough acreage to accommodate recreation uses and relocate entrance road.

A + B + C Acquire entire Webb Tract and combine with Lois Y. Green Conservation Park to create regional park.



The Webb Tract, in conjunction with the Lois Y. Green Conservation Park, will be one of several sites studied that could address the long-term need for a regional park in this portion of the County. Before a decision on a specific site is made, the following issues need to be addressed in the context of a regional park site selection study, which is scheduled to begin in FY02:

1. Minimum acreage requirements for a regional park.

Regional parks are large, containing over 200 acres, and at least two-thirds of the acreage is generally reserved for conservation related purposes. The balance of the parkland typically provides a range of active and passive recreational opportunities such as picnicking, fishing and canoeing, hiking, golfing, etc.

Although the Webb tract is only 130 acres, when combined with the Lois Y. Green Conservation Park (250 acres), there would be 380 acres. The two-thirds conservation related acreage standard would be achieved by the Lois Y. Green Conservation Park remaining a conservation-oriented park as proposed in this Plan. The Webb tract would provide more active recreational opportunities.

2. Loss of industrial zoned land

As shown in Figure 11, The Gaithersburg Vicinity Master Plan designates the Webb Tract for low-intensity, light industrial uses (I-4 Zone). This type of industrial use is an important component of the County's economic development and the Airpark area is one of the very few locations appropriate for this use. At the same time, a major planning concern is the capacity of the master plan roadway network to accommodate increasing traffic congestion.

This issue will be studied further in the context of the regional park site selection study scheduled to begin in FY 02. The larger issue of whether industrially zoned land should be maintained in the I-270 Corridor, is being studied in the context of the Transportation Policy Report (TPR), now underway.

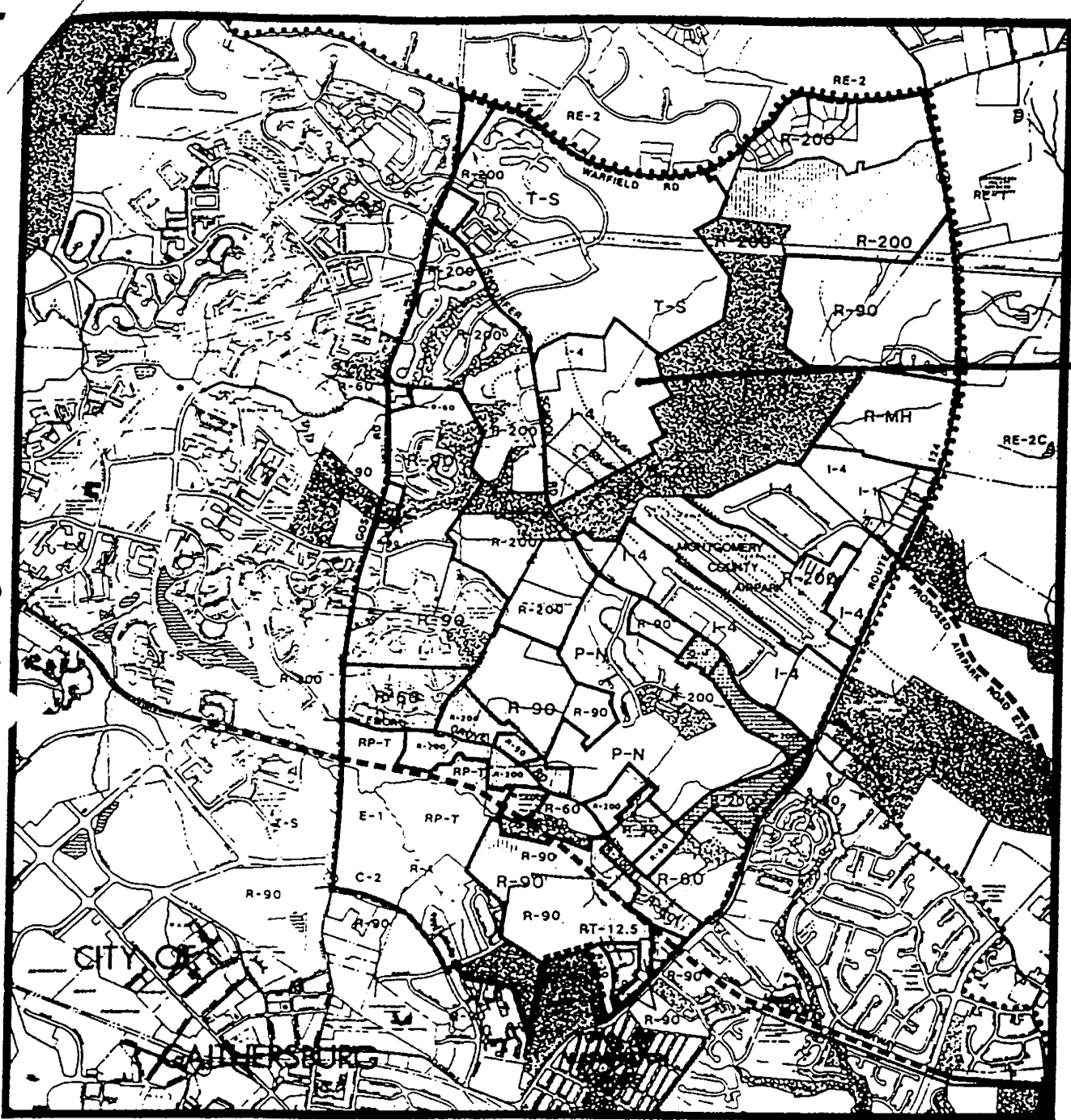
3. Timeliness

Although there are no active development plans for the Webb Tract (a plan prepared in 1991 for 1.2 million square feet of light industrial use has lapsed), subdivision activity may occur at any time. Evaluating the desirability of the Webb Tract as a regional park in a timely manner would assure park options are not pre-empted by development.

4. Cost

The Webb Tract is zoned industrial and this greatly affects the acquisition cost. The potentially high cost of the property must be evaluated in comparison to less expensive property in less developed portions of the county.

Figure 11



Webb Tract

AIRPARK AREA-RECOMMENDED GENERALIZED BASE ZONING

- Planning Area Boundary
- Study Area Boundary
- Projected Noise Contours
- Municipalities
- ▨ Parks
- ▨ Properties Recommended For PN Zone
- ▨ Proposed TDR Receiving Areas

NOTE: See Fold Out Map For Details

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
 Montgomery County Maryland January, 1985



VIII. Implementation

The Lois Y. Green Conservation Park Master Plan is proposed to be implemented in phases, using the Capital Improvements Program (CIP), public-private partnerships and volunteers.

The priority actions recommended to begin implementation of the Plan are shown in Table 1 below.

PRIORITY ACTIONS

Table 1

Priority Actions	Time Frame	Comments
Complete Natural Discovery Area: trailhead parking, picnic shelters, interpretative entry, plantings/landscaping.	2000-2005	Framework for Action will include a concept plan and associated cost estimates detailed enough to allow budgeting of construction in CIP.
Prepare interpretative plan , including signage, related sculpture, visitor maps, etc.	Coordinate with design/construction of Natural Discovery Area.	
Prepare 10 year Management Plan for EQR *	March 2001	<p>The following objectives will guide preparation of the Management Plan:</p> <p>5. Emphasize environmental restoration as top priority of work program.</p> <ul style="list-style-type: none"> ▶ remove invasive plants starting with Natural Discovery Area ▶ plant native grasses to establish meadows as landscape feature ▶ establish butterfly meadow ▶ initiate stream restoration ▶ restore wetlands and establish amphibian habitat ▶ afforest along stream buffer and along northern property boundary as shown on Plan <ul style="list-style-type: none"> • Emphasize restoration of historic homestead area in later years of work program so that EQR leaves homestead and grounds suitable for park use: <ul style="list-style-type: none"> ▶ restore house currently being used as offices for EQR ▶ create waterfall/gardens as feature of site

Priority Actions	Time Frame	Comments
Explore options to improve park access in context of regional park site selection process.	Site selection study to be initiated in FY 02.	Whether or not the Webb tract is identified as a future regional park will substantively affect access options to the Lois Y. Green Conservation Park.
Work with developers of Webb Tract to accommodate park entrance in case regional park concept is not realized	On-going	
Rename park "Lois Y. Green Conservation Park"	Done	As part of this plan process, the Planning Board approved of changing the park name from "Green Farm" to "Lois Y. Green Conservation Park"
Other Actions		
Coordinate with adjoining neighborhoods as to community connections to park.	On-going	
Review regulatory cases for consistency with the Lois Y. Green Conservation Park Master Plan and to enhance trail connectivity.	On-going	

* EQR (Environmental Quality Resources, Inc.) is leasing the Lois Y. Green Conservation Park for 10 years in exchange for providing planning, design, and maintenance service.

TECHNICAL APPENDIX

Lois Y Green Conservation Park - Inventory

- Table 1 - EQR Tree Survey
 - Table 2 - Forest Stand Analysis
-

Exhibits

- Exhibit A - M-NCPPC Project Development Plan 1986
 - Exhibit B - County-wide Park Trails/Map
 - Exhibit C - Wetland Data Sheets
 - Exhibit D - Terrestrial Wildlife Species and Bird List
 - Exhibit E - Forest Conservation
 - Exhibit F - Montgomery County Site Distance Evaluation and Site Access Options
 - Exhibit G - Relation to CPTED guidelines (Crime Prevention Through Environmental Design)
 - Exhibit H - Archaeological & Historic Resources
 - Exhibit I - Montgomery County Airpark Noise Exposure Map
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Appendices

- Appendix A - Vicinity Map
- Appendix B - NRI/FSD Map
- Appendix C - Woodlands Inventory Map
- Appendix D - Site Inventory map
- Appendix E - Opportunities and Constraints Map

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.


The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each County through a Planning Board appointed by and responsible to the County government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, (301) 495-4600 or T.D. (301) 495-1331.

Lois U. Green Conservation Park Master Plan

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