



## Maryland DEPARTMENT OF PLANNING

December 14, 2020

Ms. Margaret Lashar  
Program Administrator, Land Acquisition and Planning  
Maryland Department of Natural Resources  
580 Taylor Avenue, E-4  
Annapolis, MD 21401

### **STATE CLEARINGHOUSE RECOMMENDATION**

**State Application Identifier:** MD20201101-0942

**Applicant:** Maryland Department of Natural Resources **and** The Maryland-National Capital Park and Planning Commission

**Project Description:** Program Open Space (POS): Willard Avenue Neighborhood Park - Mizrahi Property Acquisition (POS# 7214-15-721)

**Project Address:** 5304 Willard Avenue, Chevy Chase, MD 20815

**Project Location:** Montgomery County

**Approving Authority:** Maryland Board of Public Works BPW

**Funds:** State: \$853,400.00

**Recommendation:** Consistent with Qualifying Comments

Dear Ms. Lashar:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 34.02.01.04-.06, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Department(s) of Transportation, the Environment and the Maryland Department of Planning including the Maryland Historical Trust.

The Maryland Department of Transportation and the Maryland Department of Planning including the Maryland Historical Trust found this project to be consistent with their plans, programs, and objectives.

The Maryland Department of Planning noted that the subject application is for the purpose of acquiring a .21 acre property known as the Mizrani property, included in the Montgomery County FY21 Programmed Open Space Annual program per letter dated August 26, 2020, Cornwell to Bell. This property is located adjacent to the corner lot of River Road and Willard Avenue. The corner lot was a recent acquisition, and the two properties combined provide critical access into the stream valley park. This acquisition is also consistent with the 2017 Land Preservation, Parks and Recreation Plan (LPPRP), which emphasized the need for the creation of new urban parks, as the immediate surrounding area is becoming more urbanized.

The Maryland Historical Trust has determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

The Maryland Department of the Environment found this project to be generally consistent with their plans, programs, and objectives, but included certain qualifying comments summarized below.

1. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
2. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
3. The Resource Management Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
4. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.
5. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may require site approval. Contact the Mining Program at (410) 537-3557 for further details.

**Any statement of consideration given to the comments should be submitted to the approving authority, with a copy to the State Clearinghouse.** The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Ms. Margaret Lashar

December 14, 2020

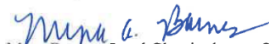
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State Application Identifier: **MD20201101-0942**

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at [sophia.richardson@maryland.gov](mailto:sophia.richardson@maryland.gov). **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known. Any substitutions of this form must include the State Application Identifier Number. This will ensure that our files are complete.**

Thank you for your cooperation with the MIRC process.

Sincerely,



Myra Barnes, Lead Clearinghouse Coordinator

MB:SR

Enclosure(s)

cc: Greg Ossont

Amanda Redmiles - MDE

kara Olsen Salazar

Ian Beam - MDOT

Amy Donin

Joseph Griffiths - MDPL

Ashak Binta

Beth Cole - MHT

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Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

## Maryland DEPARTMENT OF PLANNING

### PROJECT STATUS FORM

Please complete this form and return it to the State Clearinghouse upon receipt of notification that the project has been approved or not approved by the approving authority.

**TO: Maryland State Clearinghouse**  
Maryland Department of Planning  
301 West Preston Street  
Room 1104  
Baltimore, MD 21201-2305

**DATE:** \_\_\_\_\_  
(Please fill in the date form completed)

**FROM:** \_\_\_\_\_  
(Name of person completing this form.)

**PHONE:** \_\_\_\_\_  
(Area Code & Phone number)

**RE: State Application Identifier: MD20201101-0942**  
**Project Description:** Program Open Space (POS): Willard Avenue Neighborhood Park - Mizrahi  
Property Acquisition (POS# 7214-15-721)

#### PROJECT APPROVAL

This project/plan was: ☐ Approved ☐ Approved with Modification ☐ Disapproved

Name of Approving Authority: \_\_\_\_\_

Date Approved: \_\_\_\_\_

#### FUNDING APPROVAL

*The funding (if applicable) has been approved for the period of:*

\_\_\_\_\_, 201\_\_ to \_\_\_\_\_, 201\_\_ as follows:

Federal \$: \_\_\_\_\_

Local \$: \_\_\_\_\_

State \$: \_\_\_\_\_

Other \$: \_\_\_\_\_

#### OTHER



*Further comment or explanation is attached*

Maryland Department of Planning • 301 West Preston Street, Suite 1101 • Baltimore • Maryland • 21201

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