

**Summary Analysis**  
**Victory Farm Park Environmental Study**

The Department of Facilities Management procured the services of an environmental and land design consultant to review and assess environmental features of the Victory Farm Park site. This site is located across from Kelley Park and spans from Victory Farm Drive to Saybrooke Oaks Boulevard, directly across from Forest Oak Middle School.

The contractor's report is attached. The site was evaluated and determined to have conditions that include streams, floodplains and associated buffers, and forested areas, all of which are considered environmentally sensitive areas. Floodplain and stream buffers typically are restricted from development. Due to the significant slopes of the site, these buffers extend to significant portions of the property.

There is a portion of the Victory Farm Park site that is considered outside of the floodplain and stream sensitive areas and is not included in buffer restrictions. This location, directly across Saybrooke Oaks from Forest Oak Middle School, has a slight but plateaued contour that is composed of approximately 3.5 acres of a heavily wooded area. This area is bound by property lines and significant slopes that lead to a stream and floodplain (see Exhibit 1, page 3 of the attachment—area labeled as Heavy Wooded Area with Slight Slopes). The forest to the south of Saybrooke Oaks and west of a storm water management access path contains numerous large specimen trees (30"+ diameter) that would require variances to impact or remove. The area to the east of the access path is fully forested but does not contain as many specimen trees, and therefore, would be considered the only feasible area for development.

The environmental evaluation concluded that the Victory Farm Park site contains numerous sensitive environmental features that are regulated for development by the relevant state and local environmental and permitting agencies. Development would be restricted to the identified areas that do not have floodplains and stream buffers. If Montgomery County Public Schools were to develop this site, additional permits and requirements likely would be needed for the forested and storm water aspects of the property. These could include forest conservation fee-in-lieu of forest clearing, along with justification and mitigation for removal of specimen trees. Floodplain and stream buffer impacts and permitting also likely would be necessary for storm water discharge areas.

While approximately 3.5 acres of the Victory Farm Park site is considered developable, a caveat for permit approval would be the justification to the environmental agencies that all other options for development were considered. Justification in high environmental impact areas such as the Victory Farm Park site typically requires the submission of documentation that no other viable development options, on-site or off-site, exist.