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Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

March 5, 2008

Mr. Duncan Stewart
City of Baltimore Planning Commission
Department of Planning
417 E. Fayette Street, 8th Floor
Baltimore, Maryland 21202-3416

Re: Swan Park Renovation
Environmental Remediation and Rebuilding of Ballfields
Consistency Report

Dear Mr. Stewart:

Thank you for forwarding the above-referenced project to this office per the requirements of COMAR 27.02.02 - State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions. The project involves environmental remediation of an existing park by covering it with two feet of soil, and rebuilding the ballfields for recreation purposes.

After reviewing the consistency report this office agrees that the project is consistent with the Baltimore City Critical Area Program provided an off-site planting location is found, and for the reasons outlined below.

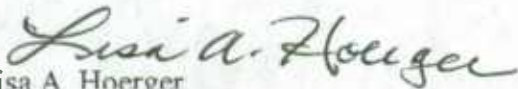
- The proposed improvements do not change the use of the site prior to the remediation project.
- No more than 50% of the total Buffer area will be developed and these impacts will be mitigated through the payment the Buffer offset fee.
- All proposed clearing inside and outside the Buffer will be mitigated at an off-site location.
- Although the 10% stormwater calculation generated a negative removal requirement, the City will install two grass swales to meet MDE's stormwater requirements.

Mr. Stewart
March 5, 2008
Page Two

The off-site planting location to accommodate 70,974 square feet (1.63 acres) should be identified and approved by the relevant City agencies and Commission staff prior to completion of the project. Please provide Commission staff with the status of the off-site planting as soon as it becomes available.

Thank you for the opportunity to comment. Please telephone me at (410) 260-3478 if you have any questions.

Sincerely,



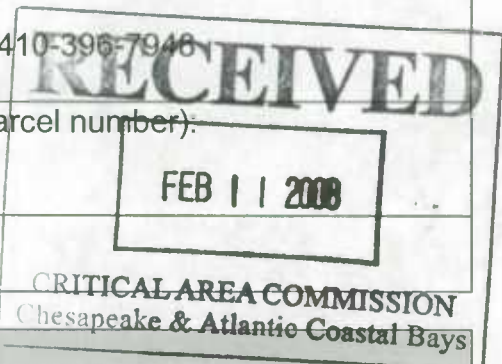
Lisa A. Hoerger
Regional Program Chief

cc: BA 94-08

Consistency Report for Local Government Projects

94-08

Project Name: Swan Park Renovation	Jurisdiction: Baltimore City
Project Description: Environmental remediation of the existing park, covering it with a 2 foot soil cap and rebuilding ballfields for recreation.	
Local Agency proposing project: City Department of Recreation and Parks	
Contact Name and Phone Number: Gennady Schwartz 410-396-7948	
Project Location (include street address, tax map and parcel number): 201 West McComas Street Block 1049 Lot 1	
Critical Area acreage and designation: 10.86 acres IDA	



Project Data	
Existing forest/woodland/trees:	13,200 s.f. % of site: .027%
Proposed clearing:	13,200 s.f. % of existing forest: 100%
Mitigation to be provided: 21, 200	
Planting location & species (also show on site plan): Mitigation of 21,200 s.f. + 49, 774 s.f. (afforestation)= 70,974 s.f. will be at an off-site location due to limitations under the arsenic remediation required by MDE. The planting plan is forthcoming.	
Existing impervious surface:	.10 acres % of site: .009%
Proposed new impervious:	1.01 acres
Total impervious surface:	1.11 acres % of site: 10.2%
If the % of impervious cover exceeds the permitted amount in the LDA or RCA, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
Total Area Disturbed: 10.86 acres	
Stormwater Management: (If site is in the IDA, the 10% worksheets must be attached. Otherwise, local stormwater requirements must be addressed.)	
See attached Worksheet A and project explanation	
Has project received local approval of SWM and sediment and erosion control plans? No	
Buffer impacts? Forest clearing and ballfield construction water dependent? No	Is project
If there are Buffer impacts proposed and the project is not water dependent, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
<u>Other Habitat Protection Areas:</u>	
Colonial Nesting Waterbird site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X	Waterfowl Staging Area? Yes <input checked="" type="checkbox"/> No
Endangered / threatened species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X	Forest Interior Dwelling Bird Habitat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X
Anadromous Fish Propagation Waters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X	
Non-tidal Wetland Impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X If yes, MDE permit #:	
Tidal Wetland Impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X If yes, MDE permit #:	

Ask Duncan when Rec. & Parks accepts to develop/prepare ball fields

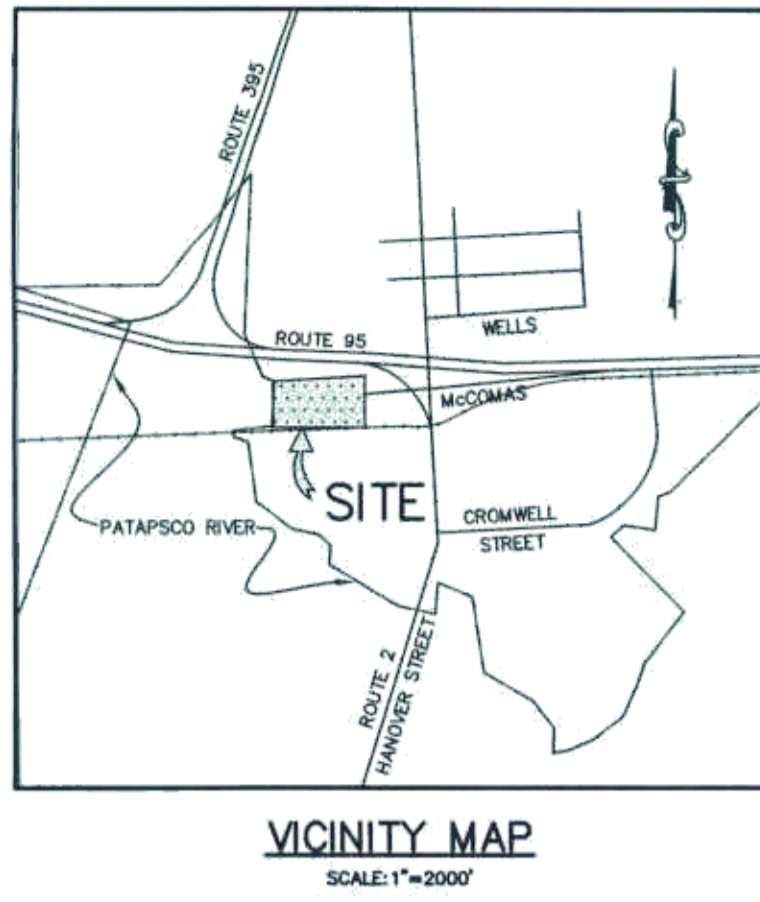
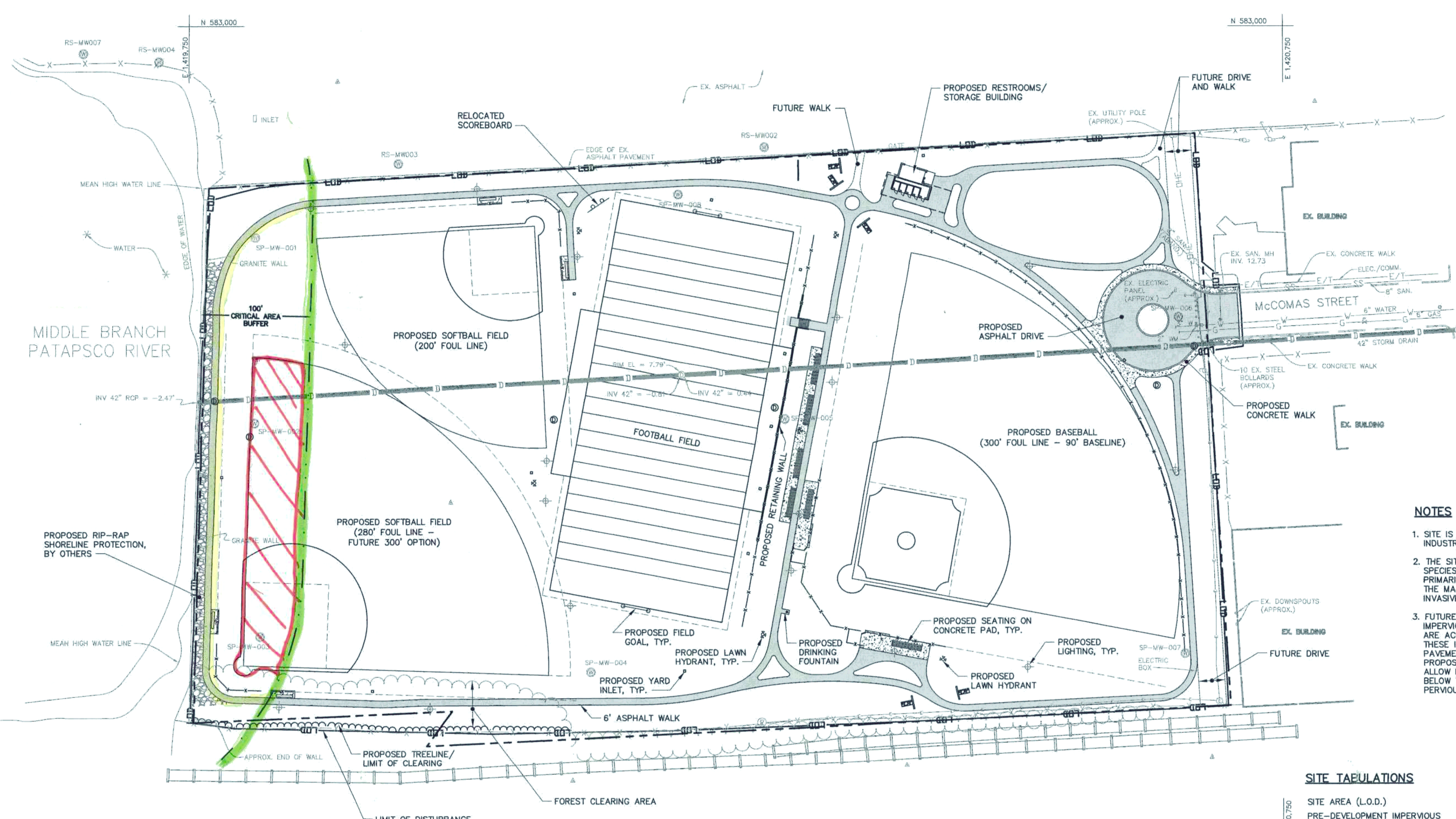
In accordance with COMAR 27.02.02, we hereby certify that this local agency project is consistent with the requirements of the local Critical Area Program.

(Signature)

RECEIVED

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ATLANTIC AREA COMMISSION
for the Atlantic Coastal States



- NOTES**
1. SITE IS LOCATED IN THE BALTIMORE CITY WATERFRONT INDUSTRIAL AREA.
 2. THE SITE IS NOT HEAVILY VEGETATED. EXISTING TREE SPECIES WITHIN THE SMALL FORESTED AREA ARE PRIMARILY HONEYLOCUST, MULBERRY AND RED MAPLE. THE MAJORITY OF THE TREE SPECIES ARE CONSIDERED INVASIVE.
 3. FUTURE AND CURRENTLY PROPOSED DEVELOPMENT OF IMPERVIOUS SURFACES ARE SHOWN ON THE PLAN AND ARE ACCOUNTED FOR IN THE SITE TABULATIONS. THESE IMPERVIOUS SURFACES INCLUDE CONCRETE PAVEMENT, ASPHALT PAVEMENT AND A BUILDING. THE PROPOSED RIP-RAP SHORELINE PROTECTION AREA WILL ALLOW PRECIPITATION TO INFILTRATE INTO THE GROUND BELOW THE STONES AND THEREFORE IS CONSIDERED PERVIOUS AREA.

SITE TABULATIONS

SITE AREA (L.O.D.)	10.86 AC.
PRE-DEVELOPMENT IMPERVIOUS	0.10 AC. (1%)
POST-DEVELOPMENT IMPERVIOUS	0.86 AC. (7.9%)
FUTURE IMPERVIOUS	0.25 AC. (2.3%)

BUFFER OFFSET FEE CALCULATION

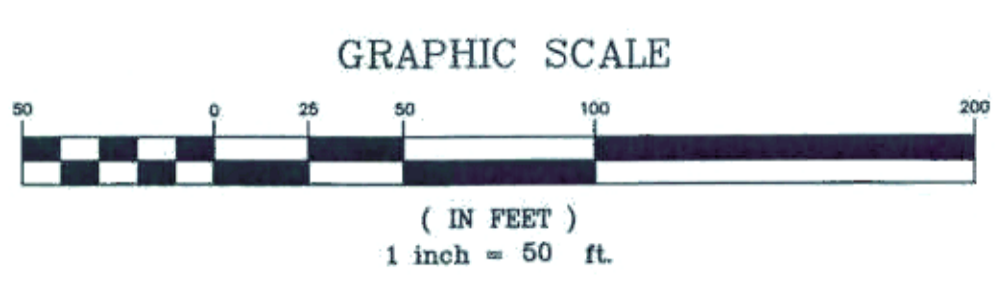
TOTAL BUFFER AREA	1.03 AC. (44,812 SF)
PROPOSED BUFFER UNVEGETATED	0.18 AC. (7,659 SF)
PROPOSED BUFFER LAWN COVER	0.85 AC. (37,153 SF)
BUFFER OFFSET FEE RATE	\$2.50/SF OF NON-VEGETATED COVER
BUFFER OFFSET FEE	\$19,148

FOREST CLEARING MITIGATION

EXISTING FOREST	13,200 SF
FOREST CLEARING WITHIN BUFFER	4,000 SF
FOREST CLEARING OUTSIDE BUFFER	9,200 SF
3:1 INSIDE BUFFER MITIGATION	12,000 SF
1:1 OUTSIDE BUFFER MITIGATION	9,200 SF
TOTAL FOREST CLEARING MITIGATION REQUIRED	21,200 SF

AFFORESTATION PLANTING

SITE AREA	473,158 SF (10.86 AC.)
15% AFFORESTATION REQUIREMENT	70,974 SF
MINUS FOREST CLEARING MITIGATION	-21,200 SF
TOTAL AFFORESTATION REQUIRED	49,774 SF



NO.	DATE	REVISION	BY

Rummel, Klepper & Kahl, LLP
Consulting Engineers Since 1923
81 Mosher Street
Baltimore, Md. 21217
www.rkk.com
Ph: 410.728.2900
Frx: 410.728.3160

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License #2003
Expiration Date: XX/XX/XX

CRITICAL AREA PLAN

SWANN PARK
201 West McComas Street, Baltimore, Maryland, 21230
Ward 23, Section 10, Block 1049, Lot 1, Zoning M-3
BALTIMORE CITY DEPARTMENT OF RECREATION AND PARKS

PROJECT:	07-076-01
DESIGNED:	rof
DRAWN:	tjs
CHECKED:	X.X.X.
DATE:	JAN. 23, 2008
SCALE:	AS SHOWN
DRAWING:	

CA-1