



Montgomery Parks



Carroll Knolls Local Park Renovation Project

Community Meeting #2 - June 5, 2018
Capitol-View Homewood Park Activity Building
7:00-9:00 PM



Welcome / Team Introductions

□ M-NCPPC (Montgomery Parks)

- Park Development Division
- Park Planning & Stewardship Division
- Park Management Staff - Southern Region
- Park Police



Tonight's Meeting

PART 1:

- ❖ Review of community meeting #1: site analysis and results of discussion, community comments.
- ❖ Review potential amenities for the park.
- ❖ Present three (3) park renovation concept plans.



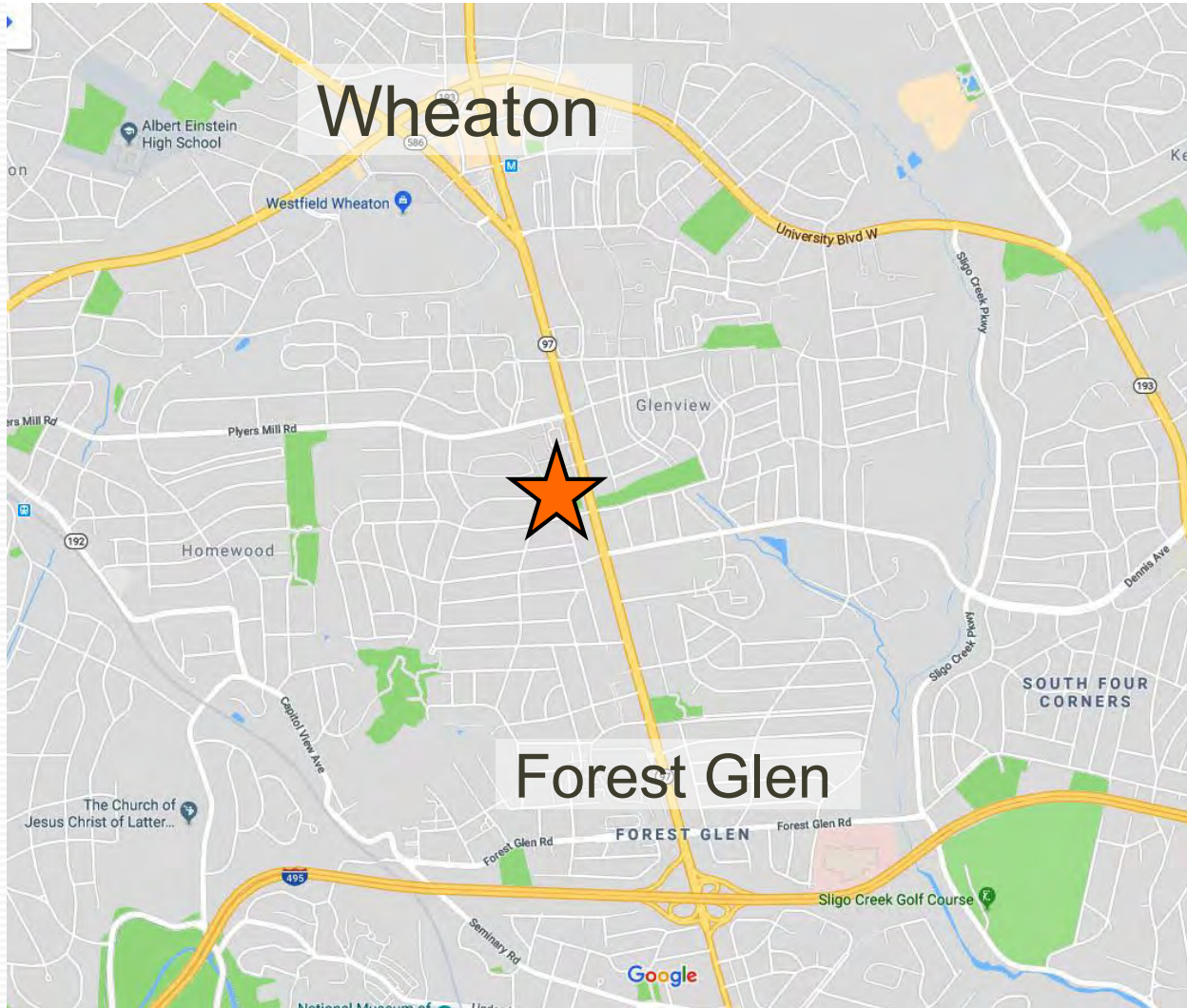
Tonight's Meeting

PART 2:

- ❖ Gather community input on the three concepts:
 - Discussion of concept plan pros & cons, for use in identifying a preferred concept.
 - Red Dot / Green Dot Exercise



Carroll Knolls Local Park Location





Park History



- ❖ 3.85 acre property
- ❖ Former site of the Montgomery College of Art and Design (MCAD).





Park History



- ❖ M-NCPPC acquired the property through the Legacy Open Space (LOS) program in 2012.
- ❖ The \$1.14 million acquisition provided a significant opportunity to increase access to public open space.



Park History



- ❖ Parks maintenance staff performed basic park improvements prior to officially opening the park in April 2014.





Project Purpose / Goals

- ❖ To develop a concept design for the renovation of Carroll Knolls Local Park, including a detailed cost estimate and preliminary permits.
- ❖ To create a memorable and unique open space that provides a flexible framework to support passive and active recreation and cultural activity needs.



Project Schedule

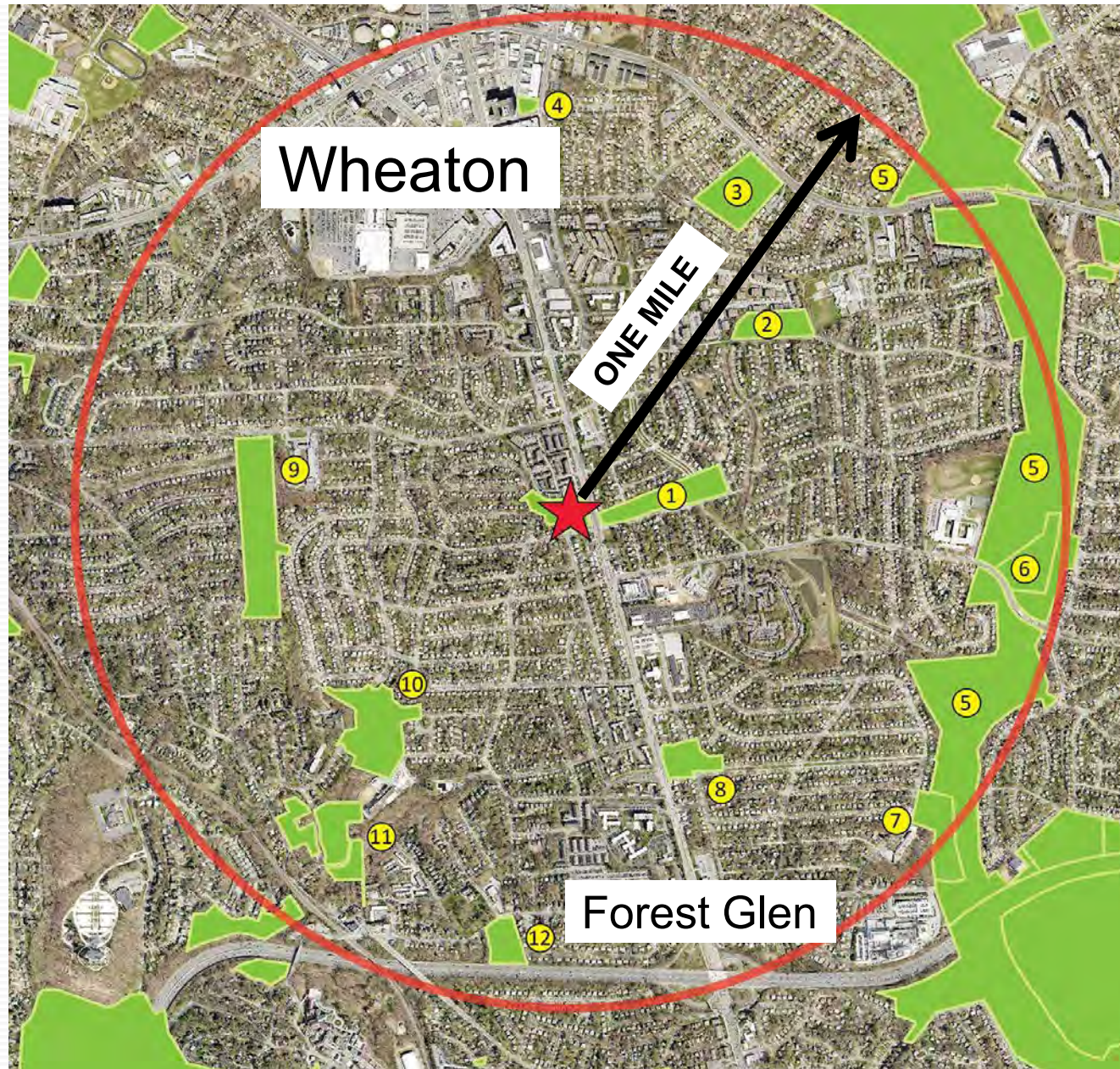
- ❖ **Fall 2017** – Project Kick-off: Assess existing site conditions, opportunities, and preliminary park program.
- ❖ **December 5, 2017** – Community Meeting #1 to gather input and preferences for the park.
- ❖ **Winter/Spring 2018** – Develop park renovation concept design alternatives based on input from the Community and Park Staff.



Project Schedule

- ❖ **June 5, 2018** – Community Meeting #2, review concept design alternatives and obtain input from the community.
- ❖ **Summer/Fall 2018** – Develop preferred park renovation concept based on community input, and develop cost estimate.
- ❖ **Spring 2019** – Planning Board Meeting

M-NCPPC Parks facilities within one-mile radius of park



1 - EVANS PARKWAY
NEIGHBORHOOD
PARK

2 - GLEN HAVEN
NEIGHBORHOOD
PARK

3 - WHEATON FOREST
LOCAL PARK

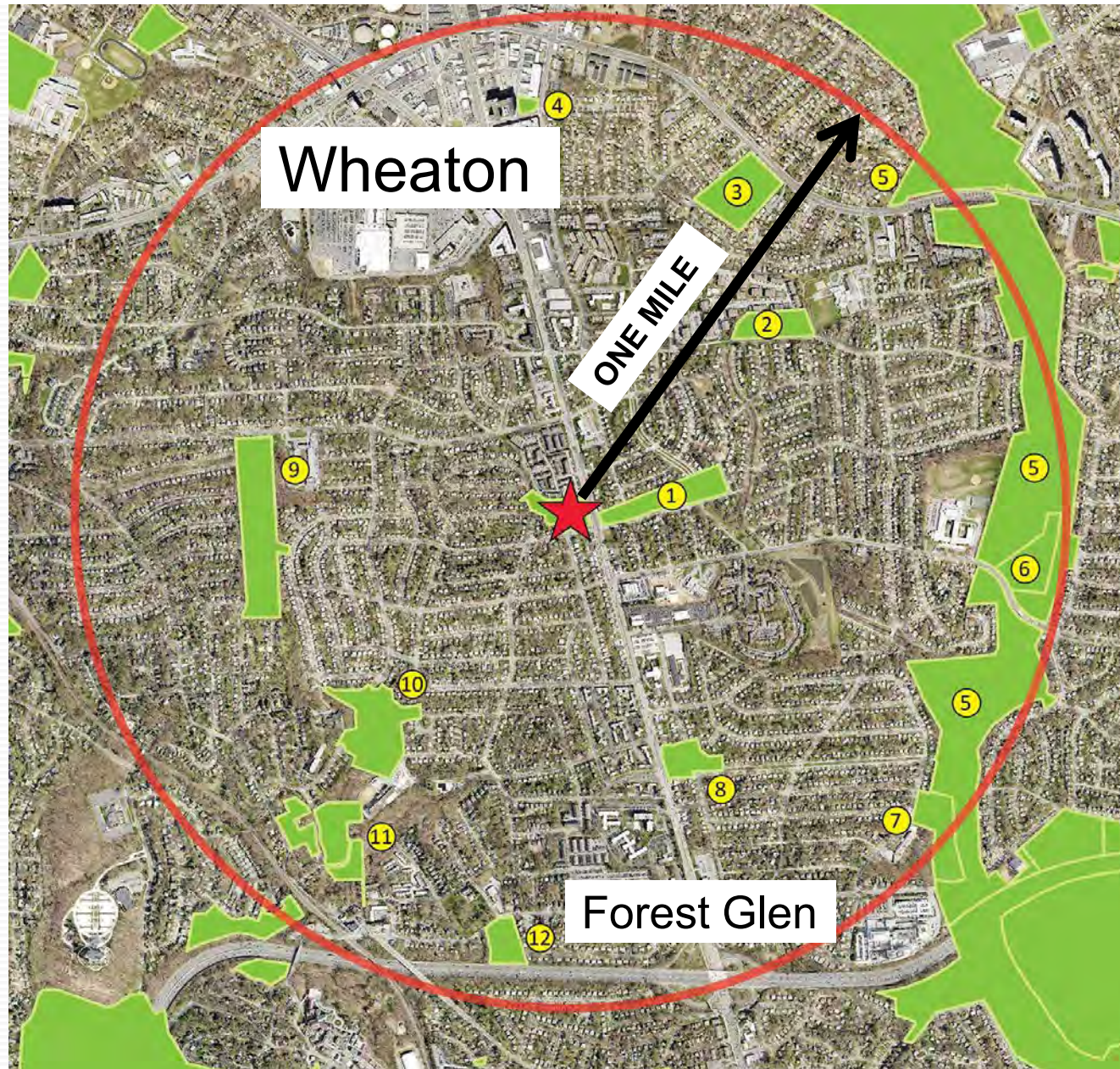
4 - WHEATON
VETERAN'S URBAN
PARK

5 - SLIGO CREEK
STREAM VALLEY /
SLIGO CREEK TRAIL

6 - SLIGO-DENNIS
AVENUE LOCAL PARK

7 - FOREST GROVE
NEIGHBORHOOD
PARK

M-NCPPC Parks facilities within one-mile radius of park



8 - GENERAL GETTY NEIGHBORHOOD PARK

9 - CAPITOL VIEW-HOMEWOOD LOCAL PARK

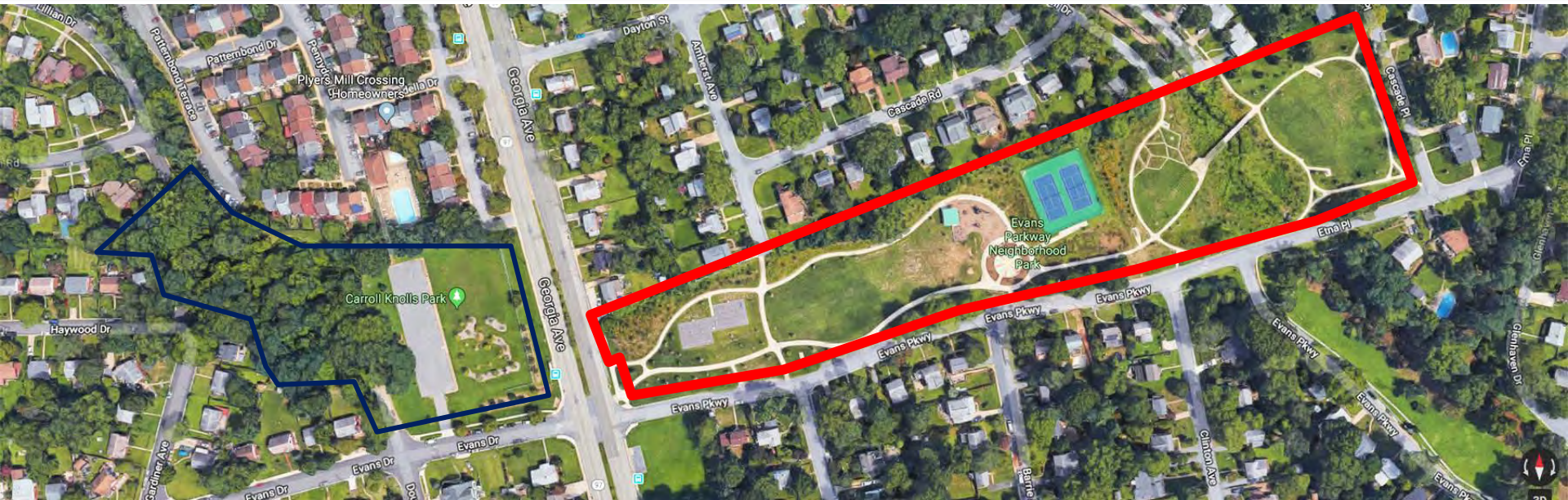
10 - MCKENNEY HILLS NEIGHBORHOOD PARK

11 - CAPITOL VIEW OPEN SPACE URBAN PARK

12 - FOREST GLEN NEIGHBORHOOD PARK



Park's Immediate Context

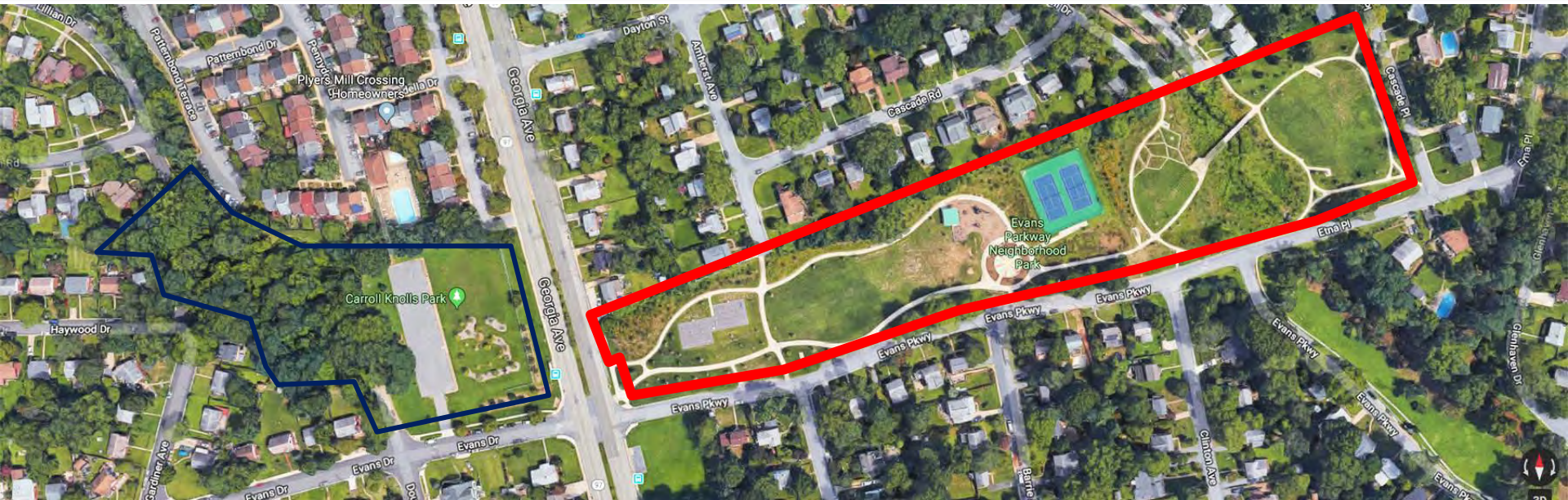


Evans Parkway Neighborhood Park

- Renovation was completed in 2014. Originally a 5-acre park, expanded to 7.42 acres, with a budget of \$3,561,000.



Evans Parkway Neighborhood Park



Park Facilities, include:

- Playground area
- Tennis courts (2)
- Basketball Half-court (2)
- Picnic Shelter
- Pedestrian Bridge
- Stream restoration
- Open Space / Lawn Areas
- Gathering space / paved plaza
- Pathways – loop trail
- Native Plantings
- Public Artwork



Existing Park Conditions



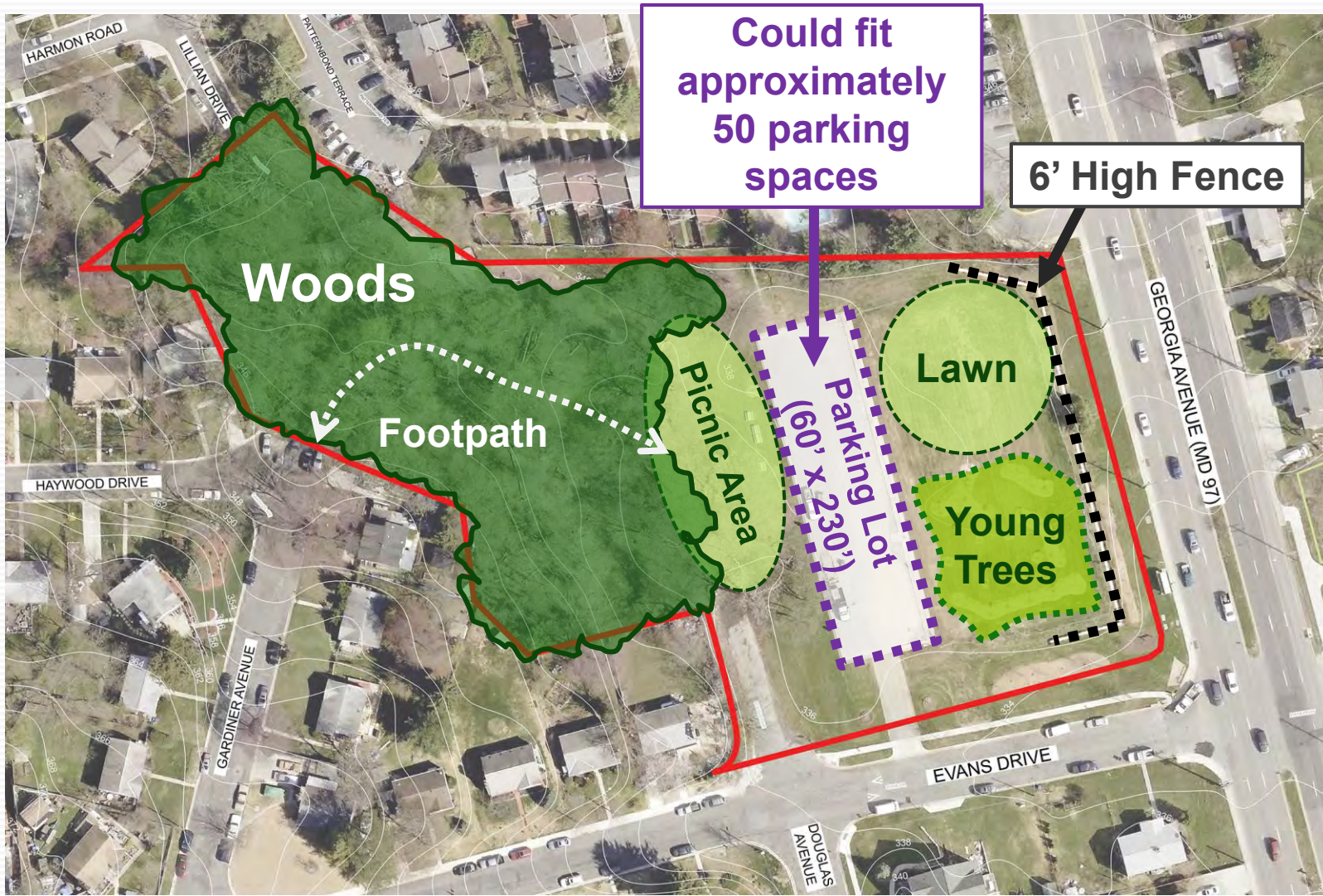
Existing Park Conditions



SITE CONTEXT



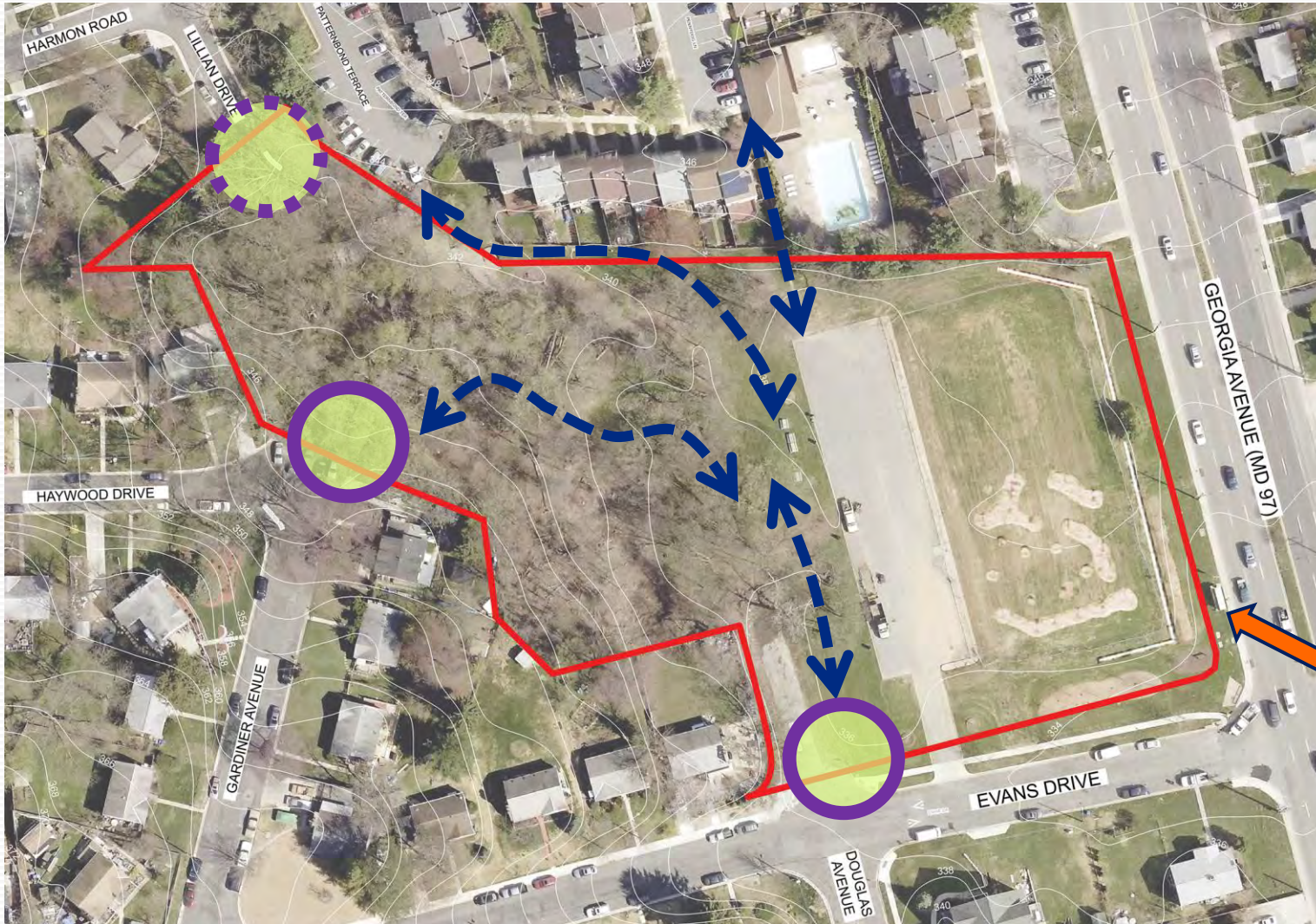
Existing Park Conditions



EXISTING PARK AMENITIES



Existing Park Conditions



Note:
There are currently no paved pathways into or within the park.

BUS STOP

CIRCULATION & ACCESS – PEDESTRIANS



Existing Park Conditions



ENVIRONMENTAL RESOURCES

- **Steep Slopes (>15%, >25%)**
- **Wooded areas**

No evidence of:

- **Erodible Soils**
- **Streams**
- **Stream Buffer**
- **100-year Floodplain**

Non-Native Invasive plant removals.





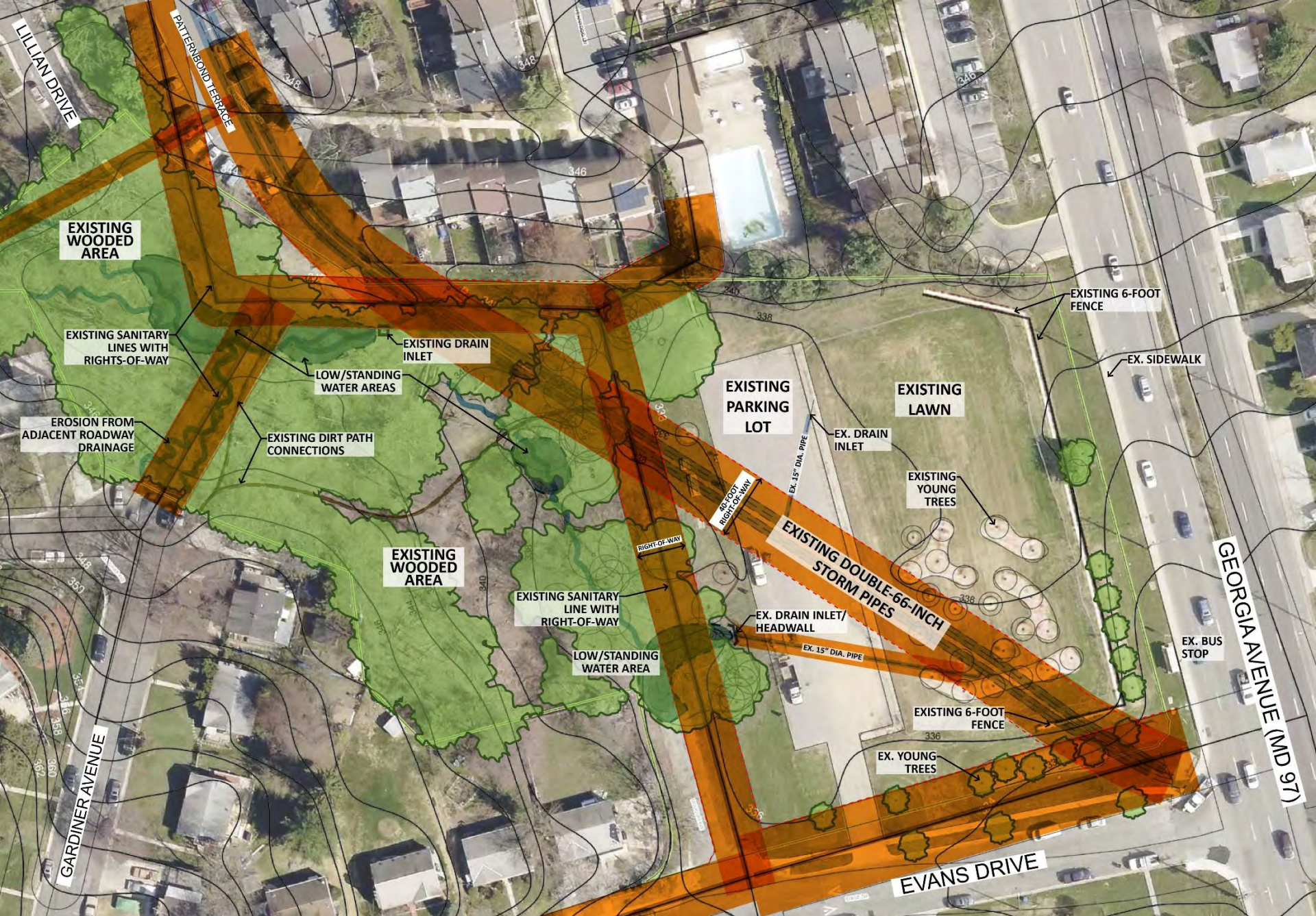
Existing Park Conditions



TOPOGRAPHY AND DRAINAGE PATTERNS



EXISTING DRAINAGE INFRASTRUCTURE AND UTILITIES



EXISTING DRAINAGE AND UTILITY RIGHTS-OF-WAY



Master Planning Guidance



Master Planning Guidance

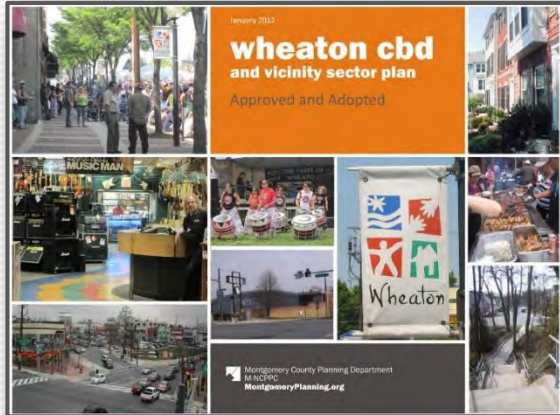


- ❖ 2012 Parks Recreation and Open Space (PROS) Plan
- ❖ Recommended amenities for this area of Montgomery County:
 - ✓ Community Open Spaces
 - ✓ Urban Wooded Areas
 - ✓ Rectangular Athletic Fields**

***Per the 2005 PROS Plan, this part of the County (Georgia Avenue Team Area) has an unmet demand for youth and adult rectangular athletic fields.*



Master Planning Guidance



❖ 2012 Wheaton Central Business District (CBD) & Vicinity Sector Plan*

✓ *Find more open space and active recreation areas near the CBD since limited open space is available within the CBD:*

**Carroll Knolls Park is located within the Kensington-Wheaton Master Plan Area, just outside the Wheaton CBD Sector Plan Boundary.*

- *Provide opportunities for urban recreation in the downtown.*
- *The Department of Parks should explore opportunities for large parks outside but near the Plan Area.*



Master Planning Guidance



MONTGOMERY COUNTY DEPARTMENT OF PARKS
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MCPB Item # 8

9/27/2012

September 20, 2012

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks
Michael F. Riley, Deputy Director of Parks
John E. Hench, Ph. D., Chief, Park Planning and Stewardship Division
Mitra Pedoeem, Chief, Park Development Division

FROM: William Gries, Park Development Division
Brenda Sandberg, Park Planning and Stewardship Division
Dominic Quattrocchi, Park Planning and Stewardship Division

SUBJECT: Land Acquisition Recommendation
Montgomery College Foundation, Inc., Property (a.k.a., Maryland College of Art and Design or MCAD)
10500 Georgia Avenue, Wheaton, MD
Carroll Knolls Local Park
2.47 acres, more or less, improved

STAFF RECOMMENDATION

Staff recommends approval of the attached Resolution #12-111 with respect to the Montgomery College Foundation, Inc., property (the former Maryland College of Art and Design, hereafter referred to as the MCAD property), that resolves the following:

1. Designation of the 2.47 acre, more or less, improved, Montgomery College Foundation, Inc., property as an Urban Open Space Resource within the Legacy Open Space Functional Master Plan.
2. Acquisition of the property for the negotiated purchase price of \$1,140,000 as Carroll Knolls Local Park, to be funded through the Legacy Open Space program.
3. Site restoration and demolition of the improvements on the property, not expected to exceed \$350,000, to be funded through the Legacy Open Space program.

PARK PLANNING & STEWARDSHIP DIVISION 9500 Brunell Avenue, Silver Spring, Maryland 20910
Office: 301-520-4370 Fax: 301-520-4779
www.ParkPlanningandStewardship.org

❖ 2012 Staff Memo for Acquisition of Property for Carroll Knolls Local Park. Staff recommended potential facilities for Carroll Knolls Local Park:

- ✓ Play Equipment
- ✓ Youth-sized Rectangular Field
- ✓ Sitting and Picnic Areas (with Shelter)
- ✓ Community Open Space
- ✓ Urban Wooded Area
- ✓ Multi-use Court
- ✓ Parking



Community Feedback Summary



Community Feedback - Summary

- ❖ A review of Community Meeting #1 – “**Questions to help generate discussion...**”
 - If you could **add one** new amenity to the park, what would it be?
 - What existing features of the park should **be preserved** as the park is renovated?
 - What existing features of the park should **change** as the park is renovated?
 - Name a park that you have visited that reflects your vision for Carroll Knolls Park?



Community Feedback - Summary

❖ General Comments:

- A “Walk-to” Park for the neighborhood is preferred.
- The future renovation of Carroll Knolls Local Park should complement and model the variety of amenities at Evans Parkway Park.
- Since Georgia Avenue limits safe pedestrian connection to Evans Parkway Park, some amenities at Carroll Knolls should be duplicated.



Community Feedback - Summary

❖ **Desired NEW Park Amenities:**

- **Playground**, including play elements that are different from what is provided at Evans Parkway NP. Specific equipment and materials were requested:
 - ✓ *Climbing net structures, slides, see saw, balance beam, spinning chair, swings, wood chip surfacing (Engineered Wood Fiber)*
- **Enclosed multi-game court** (basketball, etc.) scaled for smaller children (*Evans Parkway Park has two half basketball courts*).



Community Feedback - Summary

❖ **Desired NEW Park Amenities (continued):**

- **Other activities for older kids or teens** – permanent pump track or skateboarding elements.
- **Activities for adults** – fitness equipment, quiet gathering areas.
- **Picnic Areas with Shelter and Grills**
- **Natural play elements**



Community Feedback - Summary

❖ **Desired NEW Park Amenities (continued):**

- **Natural surface trail** loop connection and/or boardwalks through wooded area.
- **Hard surface pathway** connections through the park
- **Environmental enhancements** to the wooded areas, including invasive plant removals, rain gardens, drainage improvements, educational elements, bat and bird houses, and seating areas.



Community Feedback - Summary

❖ **Desired NEW Park Amenities (continued):**

- **Dog park**, including agility equipment. *Some voiced concerns with idea of a dog park being so close to a major roadway.*
- **Community Garden** - Montgomery Parks Community Garden Coordinator stated that there is public interest in the Wheaton vicinity for community gardens. *(Participants were open to considering the idea depending on the amount of space that would be required.)*
- **Seating** – a variety of seating, should consider different or unique types.



Community Feedback - Summary

❖ **Desired NEW Park Amenities (continued):**

- **Artwork** – community-generated or commissioned by a local artist.
- **Labyrinth** – in the lawn next to the wooded area
- **Porta-john bathroom**



Community Feedback - Summary

❖ Existing Park Features to be preserved:

- **Wooded Area** – should be retained and enhanced. Limited visibility is a good quality and provides animal habitat opportunities.
- **Fencing** should remain along Georgia Avenue. It could be made higher and include a vegetative buffer to provide additional screening and separation between the park and the road.
- **Passive open green lawn** area for unprogrammed uses.



Community Feedback - Summary

❖ Existing Park Features that should be changed:

- **Parking Lot is too large** – space could be utilized better. Number of spaces should be reduced to only what is needed, since outside users loiter in the parking lot.
- **Reduce mosquitos** by improving the drainage, mitigating and reducing areas of standing water.



Preliminary Program



Preliminary Program (Meeting #1)



*Identified during the 2012 property acquisition process.

POTENTIAL NEW PARK AMENITIES*

- ✓ Playground
- ✓ Youth-size rectangular athletic field
- ✓ Sitting & Picnic Areas
- ✓ Community open space
- ✓ Courts
- ✓ Wooded areas
- ✓ Natural surface trails



Potential Park Amenities

- ✓ Playground
- ✓ Picnic Shelter (with seating, grills)
- ✓ Rectangular Field (Active Open Space)
- ✓ Community Open Space (Passive)
- ✓ Community Garden
- ✓ Parking Lot – reduced to 30 spaces
- ✓ Pathways (natural and hard-surface connections)



Potential Park Amenities (Cont.)

- ✓ Fitness Equipment
- ✓ Teenage-oriented Amenities
- ✓ Multi-use paved play area
- ✓ Site furnishings (seating, bike racks, drinking fountain, etc.)
- ✓ Porta-john Bathroom
- ✓ Urban Wooded Areas
- ✓ Environmental Enhancements



Potential Park Amenities (Cont.)

- ✓ Tree Preservation and New Plantings
- ✓ Non-Native Invasive Plant Removals
- ✓ Public art



Proposed Concept Plans





CONCEPT 1



CONCEPT 1:

- ❖ Permitted Rectangular Field (Active Open Space)
- ❖ Playground
- ❖ Picnic Shelter
- ❖ Fitness Area
- ❖ Passive Open Space
- ❖ Parking Lot
- ❖ Pathways
- ❖ Stormwater Management

1



CONCEPT 2



CONCEPT 2:

- ❖ Active Teen Area
- ❖ Fitness-Game Area
- ❖ Playground
- ❖ Picnic Shelter
- ❖ Active Open Space
- ❖ Passive Open Space
- ❖ Parking Lot
- ❖ Pathways
- ❖ Stormwater Management



CONCEPT 3



CONCEPT 3:

- ❖ Community Garden
- ❖ Playground
- ❖ Picnic Shelter
- ❖ Paved Play Area (with fence)
- ❖ Active Open Space
- ❖ Passive Open Space
- ❖ Parking Lot
- ❖ Pathways
- ❖ Stormwater Management



COMMUNITY GARDEN (Concept 3):

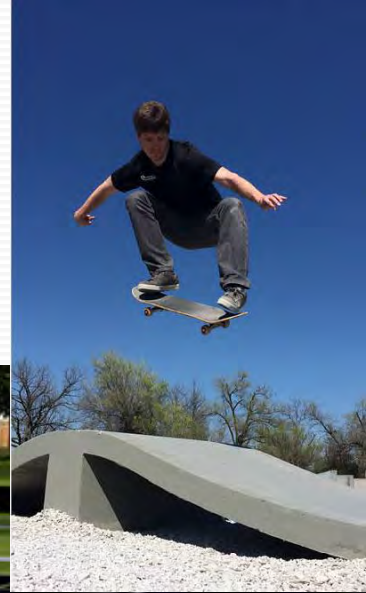
- ❖ 23 Garden Plots (200 square feet each).
- ❖ 4 Accessible Raised Beds with paved access.
- ❖ Compost Bins
- ❖ Storage Area
- ❖ Gathering Area
- ❖ Screen
- ❖ Double Gate for Delivery/Access
- ❖ 6' Perimeter Chain Link Fence



Park Amenity Examples



Fitness equipment station



Active Teenage-oriented Amenities:
Pumptrack



Active Teenage-oriented Amenities:
Skateboarding Elements



Yalp
A NEW WAY
TO PLAY

Paved Play Area:
Interactive 'Sutu' Soccer Wall



Yalp
A NEW WAY
TO PLAY

Paved Play Area:
Interactive Games – ‘Memo’



Checkers



Outdoor Table Tennis



Chess



“Blacktop” games
(hopscotch)

Paved Play Area:

Traditional Interactive Games



Passive Recreation Area



Movable Chairs



Hammock (in lawn/shade)



Chaise Lounge (movable)

Passive Recreation Area:
Unique Seating



Labyrinth



Cornhole

Passive Recreation Area:
Lawn Activities



Project Budget



Project Budget

- ❖ \$1,500,000 is available to construct the project.
- ❖ We may not be able to afford all of the amenities presented here tonight.
- ❖ Therefore, it is critical that we get your feedback tonight on the **PREFERRED** amenities and features so that we may include your priorities in the recommended plan.



Discussion / Feedback



Discussion / Feedback

- ❖ Which Concept Plan is preferred?
- ❖ Are there specific aspects of a plan that work better than others?
- ❖ What are some of the advantages and disadvantages of how the amenities are arranged?





Discussion / Feedback

❖ Red Dot-Green Dot Exercise

- ❖ Each person has five (5) Red Dot stickers and five (5) Green Dot stickers.

 = “Prefer”

 = “Do Not Prefer”

- Place a red or green dot on the PLANS or IMAGES or SPECIFIC AMENITIES displayed.
- Feel free to write comments or notes on the plans.



Contact Information & Reminders

❖ THANK YOU ALL FOR COMING!

- ✓ Fill out the comments sheets and leave them on the table.
- ✓ Fill out contact information so that we can send you future project status updates.

Project Manager Contact:

Lucas Bonney

Lucas.Bonney@montgomeryparks.org

301-495-2572