



MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB 9/06/07

Item: _____

September 6, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary R. Bradford, Director of Parks *M*
Doug Alexander, Acting Chief, Park Development Division *DA*
Patricia McManus, Design Section Supervisor *PM*

FROM: Heidi Sussmann, Landscape Architect, Park Development Division, (301-495-2547) *HS*

SUBJECT: Facility Plan for Darnestown Square Urban Park

I. STAFF RECOMMENDATION

- 1) Approve the Facility Plan for Darnestown Square Urban Park, including cost estimate.
- 2) Change the park name to 'Darnestown Heritage Park'.
- 3) Determine the schedule for design and construction during review of the FY09-14 Capital Improvements Program (CIP).

II. PROJECT DESCRIPTION

A. Introduction

The purpose of this project is to design a Facility Plan for a new urban park, located within the center of Darnestown in western Montgomery County. This park will be a unique community landmark for Darnestown residents with seating areas and space for community gatherings, and will showcase local heritage. Darnestown Square Urban Park is a 0.6-acre tract of currently undeveloped parkland, located in the Northern Area - Region 1 of the Maryland-National Capital Park and Planning Commission (M-NCPPC) park system and within the Darnestown Planning Area (P.A. 24) of the Potomac Sub-region. The triangular-shaped park is situated on Route 28 near the intersection with Seneca Road. It is bounded by Route 28 to the south, the Darnestown Village Shopping Center to the west, and single-family residences to the east. The site is a relatively level and open area that includes a graveyard of historical and community importance. Refer to Attachment 1 for a Vicinity Map.

The vicinity surrounding the park includes low-density housing and the ten-acre commercial area located around the intersection of Route 28 and Seneca Road. This small commercial node includes a large grocery store, a small strip of shops, and a gas station/automotive facility. Proposed future facilities may include an elderly housing facility and a Country Inn with restaurant and tavern. Community facilities within one mile of the park include Darnestown Elementary School, Malachi Montessori School, Darnestown Presbyterian Church, and Darnestown Local Park. The local park serves a broader area than the urban park and provides recreational facilities including athletic fields, courts, a playground, paths, picnic facilities, and parking. There is public transportation along Darnestown Road that ends approximately two miles east of the park.

The park property was received in dedication from Darnestown Limited Partnership, the adjacent property owner/developer, in November of 1995. Area residents requested that the property be dedicated for community use as a park for their town center and as a condition of approval for initial development of the Darnestown Village Shopping Center (Seneca Highlands). A general agreement was also reached between Darnestown Limited Partnership and M-NCPPC to allow parking on their property to serve the park, as long as it did not result in a hardship for their facility. Several years ago representatives from the Darnestown Civic Association (DCA) further requested that the M-NCPPC develop this pocket park into a focal point for their community, with an emphasis on historical interpretation. Facility planning for the project was subsequently funded out of the Facility Planning: Local Parks PDF, with allocated funding of \$84,000. M-NCPPC staff designed the facility plan in-house during the later part of 2005 through 2007.

B. The Facility Planning Process

The facility planning process included the following sequence of work, and is detailed in the Facility Plan Report, Attachment 4.

- Meetings with DCA representatives: define the park program of requirements
- Site inventory and analysis
- Development of three preliminary design options
- Project review by community representatives and staff team
- Historic interpretation themes developed
- Public meeting #1: review site analysis, program, history themes, and preliminary options
- Project review by staff team
- Agency review – MSHA, Pepco, Public Arts Trust
- Recommended Facility Plan developed and illustrations prepared
- Public meeting #2: review proposed facility plan and related project information
- Project information posted to M-NCPPC website
- Project review by Up-County Regional Recreation Advisory Board
- CIP cost estimate and OBI cost estimate prepared and finalized
- Facility Plan report and final project information prepared

III. PLANNING DOCUMENT RECOMMENDATIONS

The *2002 Potomac Sub-region Master Plan* provides comprehensive guidelines for use of all land within its boundaries, pertaining to zoning, roads, trails, utilities, and general character of the area. General guidance for the development of this park is derived from pages 98-103 of this plan as follows:

- Create an attractive, cohesive, pedestrian-friendly environment.
- Create a rural village center for the Darnestown community, compatible with adjacent areas.
- Draw upon the open green character of the surrounding area, emphasizing this character through streetscape design.
- Provide a green frontage with extensive planting and street scaping, and green buffers between commercial and residential development.
- Provide open spaces throughout the village.

The *2005 Land Preservation, Parks, and Recreation Plan (LPPRP)* includes general recommendations pertaining to this park; to identify, preserve, and interpret historic and cultural resources and to offer educational programs that focus on Maryland heritage. It emphasizes the significance of historical education and awareness to an increased sense of community and local identity and recommends the promotion of art and culture at appropriate public and private locations. The LPPRP also defines urban parks as places that provide community gathering places, serve business areas, provide green space, provide a buffer between residential and business areas, contain landscaped sitting areas and walkways, and provide outdoor spaces for area employees during their lunch time.

The *Montgomery County Master Plan for Historic Preservation* lists the Thomas Magruder Farm and Darnestown Presbyterian Church as historical sites in close proximity to the park. The *2006 Strategic Plan for Cultural Resources in Parks* does not give the on-site graveyard an historic designation, however, it has been registered with the Maryland Historical Trust as an archaeological site. The Strategic Plan identifies the DuFief Mill site, Jones House, and Blockhouse Point as the park-owned historic sites located within the Shady Grove maintenance region that includes this park. Blockhouse Point will have direct interpretive connections with this park site related to Civil War activities, and the State of Maryland has already erected signage in the park vicinity, including one at nearby Darnestown Local Park.

IV. PROGRAM OF REQUIREMENTS

The Darnestown Civic Association (DCA) submitted their ideas for the park to staff over a period of several years prior to the initiation of the facility plan. Additional ideas were received from the community during several meetings with DCA representatives and two public meetings. The following program of requirements was developed for the park based on input received from the community, the M-NCPPC staff team, and relevant reviewing agencies:

- *Establish an attractive focal point park* that helps to define the community entrance within the Darnestown village 10-acre area, as viewed from Route 28.
- *Provide visible place-making elements that create a unique landmark and community attraction*, such as garden structures, artwork, street scaping, landscaping, and a holiday tree.
- *Provide an accessible and welcoming meeting space for community groups and local events*, such as an annual holiday tree lighting ceremony.
- *Provide contemplative areas with seating* that are located in relatively visible spaces within the site, and also buffered from traffic, adjacent homes, and the adjacent parking lot.
- *Convey local heritage by providing educational features* for current residents to learn about the past. The interpretive component is a high priority and could include acknowledgement of nearby champion trees, former on-site structures, the on-site cemetery, town history, and Civil War history in the area.
- *Preserve existing features with historical and environmental value* on or near the site. Do not disturb the nearby champion trees and on-site graveyard, and, define the graveyard perimeter in some way.
- *Provide pedestrian accessibility, walking paths, and good circulation* throughout the park.
- *Provide park access, amenities, and a destination for bicyclists* traveling along Route 28.
- *Provide parking opportunities and maintenance access from the adjacent parking lot.*
- *Provide ornamental plantings throughout the park* that offer seasonal interest, are drought tolerant, and deer resistant. Do not block interior visibility and remove poor quality vegetation on the site.
- *Select details and materials for hard scaping and structures that have an historical appeal and are aesthetic and durable*, as they may define the style of future renovations within the town area.
- *Incorporate Crime Prevention Through Environmental Design (CPTED) principles in design of the park.* Visibility into the site, primarily from Route 28, will need to be maintained, and the park should not be lighted for night use. Community ownership should be promoted with the creation of the town park.

V. THE FACILITY PLAN STUDY

A. Existing Site Conditions

The site is fairly level with a ten-foot elevation drop from the front southeast corner to the low point at the back of the park. It includes an historic graveyard, open lawn areas, a few planted beds, picnic tables and benches, and a small cluster of trees that are in poor condition and some of which are invasive. There are no wetlands, buffers, slopes, poor soils, healthy significant trees, or forest cover present on the site.

Pleasing views extend into the site from Route 28, which has a 60-foot right-of-way within the park vicinity and paved width for two travel lanes. Improvements to Route 28 were recently completed including a repaved roadway with deceleration lane to the adjacent shopping area, signed bikeway lanes along both sides of Rte. 28, and a curb-separated sidewalk on the north side. The sidewalk extends from the town center, where there is a signaled crosswalk, across the front of the park, and ends just prior to two nearby champion trees. The Maryland State Highway Administration (MSHA) has no further plans for any roadway modifications or improvements within the right-of-way.

The park is immediately adjacent to two County champion trees located within the MSHA right-of-way, to the east of the park. The critical root zone areas are mostly off site from the park. A row of Leyland Cypress is located along most of the eastern border of the park as a buffer for residences. Evergreen trees are also located off-site along the western border of the park, providing an intermittent buffer from the directly adjacent grocery store parking lot.

The site is open and very accessible, making it suitable for park development. The primary constraints for development of the park are protection of the graveyard and critical root zones of the nearby champion trees.

B. Historical and Archaeological Context

Archaeological studies and reports about local history provided valuable information for determining educational themes to interpret at the park site, and for preparing a park design that compliments on-site or nearby features of interest. Staff and members of the community knowledgeable about history agreed on three basic themes for education at the park: the on-site graveyard; the town of Darnestown; and local Civil War history. Highlights are detailed further in the Facility Plan Report, Attachment 4.

The most recent archaeological study of the on-site graveyard, 'A Very Grave Affair', was completed in 1999 by staff archaeologist, Jim Sorensen, and was a continuation of prior studies in 1994 by Edward Otter. The 1994 studies were conducted for Landow and Company, the previous landowner of the park acreage and developer of the adjacent shopping center. Excavations from both efforts documented boundaries of the area, approximate number of graves, timeline for its use, and likelihood of who was buried there. The recent study provides information necessary for protection of the graveyard as well as interpretation of its history. The park site graveyard is one of three local burial areas, the other two being the main cemeteries of the Presbyterian Church (1855) and Pleasant Hill (prior to 1850). The park site graveyard contains over 14 graves uncovered during recent study, and it is believed that the site contains over 20-30 graves. It is thought that Civil War soldiers, transients, and William Darne and his family are buried at the graveyard, and that the last grave was during WWI.

The Darnestown Historical Society and M-NCPPC staff completed research providing important background information about the town during the 1700's and 1800's. The area was settled by Ninian Beall and passed down through his female descendants who married men of prominent families. Charles Gassaway and his wife, Ruth Beall Gassaway, built Pleasant Hill (c1765) on 1700 acres. Their daughter, Elizabeth, married William Darne and inherited land that later became Darnestown. Darne was a State Representative, Levy Court Judge, and director of the C & O Canal. In the early 1800's the first stores and a post office were built, and the town was named after its principal landowner, Darne, when the post office was opened. Originally it may have been named Mount Pleasant after the name of the original land tract. The first churches were built between the late 1700's and mid-1800's. The Presbyterian Church built Andrew Small Academy (1867), one of the few schools in the country prior to the public school system.

All of the nearby structures of historic value have been demolished. The Best-Ricketts-Athey House was built close to the park and may have been built on the foundation of the Beall House, dating from early 1800. The two champion trees were possibly planted c1800-40 and the Darne family cemetery was also located nearby. The park site included the Griffith-Esworthy House, a log and frame structure built on Darnestown Road in 1820 by a town wheelwright. Later, the Athey-Esworthy Garage, a concrete block structure, was built on the park site in the 1930's.

There is significant Civil War history related to the Darnestown area, as it was a natural point of defense from Confederate troops crossing the Potomac River to the north of the Nation's capital. More than 18,000 Union troops occupied the area establishing a main line of defense, a Division Headquarters, and training camp. Responsibilities were to guard all fords across the Potomac River, protect the C&O Canal, and search all boats, wagons, and travelers passing through the area. Small raiding groups occasionally penetrated the line. Union corps passed through the town on route to the battles of Antietam and Gettysburg and Confederate troops passed through while retreating from an attempted attack on Washington. A Signal Corps School was established 1.5 miles southwest of Darnestown, where a very large Chestnut tree was fitted with platforms for the signalers. Using signal flags and telescopes, information was relayed in a chain from Harper's Ferry to Georgetown. The area sustained heavy damage to crops, livestock, buildings, and fences, as the result of occupation by so many troops. Darnestown citizens were divided in their loyalties and fought on both sides of the conflict, resulting in some broken families.

C. Alternative Plans Considered

Three preliminary concept plans titled Concept A, Concept B, and Concept C were developed for the park. All of the alternatives included the same fundamental features and layout as the recommended facility plan, and would be comparable in cost. In each concept, however, the features were designed in a unique way and elements and materials were combined differently. Refer to Attachment 2 – Options Considered. Illustrative concepts were also developed for historical themes to be interpreted at the park. Refer to Attachment 4 – the Facility Plan Report, for more detail.

D. Public Meetings

Valuable questions and comments were received for the planning and design of the park during two public meetings and subsequent conversations and correspondence. An initial public meeting was held on December 14, 2006, to present the site inventory and analysis, the preliminary program of requirements, themes for historical interpretation, and the three preliminary design alternatives for the park. The meeting was held in conjunction with the Darnestown Civic Association (DCA) Town Hall meeting and was widely publicized with over 1,300 notices sent to residents within 1.25 miles of the park.

Approximately 23-30 residents attended and expressed general support and enthusiasm for all three of the park proposals, but with some preference for Concept A and Concept B. The ghost structure idea in Concept C was questioned as well as the size or shape of the gathering area. Discussion was focused on a few general topics: provision of safe comfortable access into the park and accessibility within the park; creation of an attractive park frontage along Rte. 28 while maintaining interior visibility; including large enough gathering spaces and amenities of adequate size and quantity; making the graveyard area a focal point of the park; requesting details and materials in the park to have an historical quality and to obtain red Seneca Sandstone; general maintenance and policing aspects of the future park; and the consensus to not light the park for night use, except for lighting of the focal tree during special events.

A revised plan was prepared based on comments from the initial public meeting and further reviewed by staff and appropriate reviewing agencies. This proposed facility plan was presented at a second widely publicized meeting held on March 28, 2007, with 16-20 attending residents. Residents were very enthusiastic about the final park plan and all proposed details, materials, and amenities. They hoped the park would become the first step toward an improved village center, and would influence the style of future improvements. The Darne Bloomers, a large active garden club since 1985, expressed their interest in contributing toward the landscaping and maintenance of some focal point areas, and to work with region staff toward this end. Residents were also very interested in the 3 historical themes that will be portrayed in the park. A knowledgeable resident spoke in great detail about local Civil War history and the great number of soldiers that died from disease. The recommended plan was also reviewed and discussed during a separate DCA Town Hall Meeting held on March 15, 2007, with a very favorable consensus. Community representatives subsequently attended a March 29 Public CIP Forum in support of the park facility plan and related funding.

Refer to Attachment 3 for the recommended Facility Plan. Refer to Appendix E of the Facility Plan Report for Community Correspondence.

E. Agency Reviews and Approvals

Reviews by regulatory agencies and by the staff team occurred at several junctures during the project process. Review comments are summarized below and detailed further in Attachment 4 – The Facility Plan Report. Refer to Appendix F of the Facility Plan Report for Agency Correspondence.

- ***M-NCPPC Development Review Division*** - The recent renovation to the adjacent grocery store site went through the Development Review process and obtained a September 2005 site plan amendment agreement (#8-05027). Prior to this, a 1998 letter from the adjacent owner's attorney to William Gries, M-NCPPC Land Acquisition Specialist, stated an arrangement to allow parking for the park and park access from their parking lot as long as it did not pose a difficulty for the owner's property. Site Plan #8-05027-Condition Number 2 is as follows:
Continue to permit the use of the parking facilities at the Darnestown Village Center subject to the terms, conditions, and limitations set forth in the letter addressed to William E. Gries dated September 1, 1998. Applicant shall provide permission to M-NCPPC to install a curb cut at the subject property parking lot in order to facilitate access by the public and M-NCPPC Staff and equipment to the adjacent Darnestown Square Urban Park at such time as M-NCPPC requests such permission. Such a curb cut shall not result in the loss of any parking spaces.
- ***M-NCPPC Environmental Planning/Countywide Planning Division*** - A Simplified Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD) was prepared by staff and submitted in November of 2006 to the Environmental Planning Division as part of a request for a Preliminary Forest Conservation Plan exemption. The Environmental Planning reviewer determined that this project is not applicable to the Forest Conservation Law because: the size of the park is less than 40,000 square feet, the proposed activities do not affect the adjacent champion trees, and because there are no specimen trees or forest cover present on the site as identified by the NRI/FSD submittal.
- ***Maryland Historical Trust*** - In connection with the archaeological studies, the graveyard has been registered as archaeological site number 18MO650. Further submittals are not required to the Maryland Historical Trust as long as the graveyard is left totally intact. The recommended park design leaves the graveyard undisturbed and treats it as a focal point for the park by including features to interpret the graveyard and define its boundary. Existing invasive trees within the graveyard boundary are to be removed at ground level and new plantings will include only grasses and bulbs. Provisions are also included to protect the area during construction.
- ***Historic Preservation Commission*** - Review by the Historic Preservation Commission will not be required for the project because there are no designated historic structures or features remaining on-site or in close proximity to the park.
- ***Maryland State Highway Administration (MSHA)*** - Proposals within the MSHA right-of-way were reviewed with MSHA representative, Montee Benjamin, at an on-site meeting on January 9, 2007. The plan was also forwarded to MSHA District 3 Utility Engineer, Mr. Augie Rebish, for review. Minor comments were provided and included in the final plan as follows: shift the entry piers back a few feet from the Rte. 28 sidewalk, relocate the park sign to the left of the Verizon pole and a few feet back from the sidewalk, decorative pavement modifications to the sidewalk are acceptable, and minor groundcover plantings are acceptable if maintained by M-NCPPC and clarified in an MOU statement to be included with the permit. Obtaining a simple Municipal Permit would be required as part of the construction documents process, and, a traffic control plan would need to be included within the construction documents. The MSHA recommends construction access from Route 28.

- **PEPCO** - PEPCO representative, Guy Scafidi, also attended the on-site meeting on January 9, 2007, to review the park proposals. The closest PEPCO pole was determined to be off-site and nearby within the MSHA Route 28, right-of-way. The representative stated that it would be very simple to drop power from the pole and extend an underground line to a holiday tree, to provide an electrical outlet.
- **Up-county Regional Recreation Advisory Board (URRAB)** - Staff presented the plan to the URRAB on April 18, 2007, along with comprehensive project information. The URRAB was very supportive of the proposed park and positive affect it would have on Darnestown.
- **Public Arts Trust (PAT)** - The project was reviewed with the Montgomery County Arts and Humanities Council Public Arts Trust manager, Susie Leong, as a candidate for public artwork. The P.A.T. supported this project because of the interesting opportunities within the design, and because the park is located in a geographically underserved area for public art within the County. Detail development of artwork, which may be incorporated within the historical interpretive elements, is planned to occur later during the construction documents phase, and in cooperation with the P.A.T.
- **Department of Permitting Services (DPS)** - This project creates a very small limit of disturbance (LOD) of approximately 15,000 to 16,000 square feet, with minimal grading, and a significantly smaller impervious area of about 6,100 square feet. Storm water management is not required for the project because the LOD is less than 20,000 square feet and cut/fill is less than 1,000 cubic yards. Under these conditions, engineered sediment control measures are waived, requiring only a small land disturbance permit. Information was prepared for small land disturbance permit submittal to DPS, to occur during the future construction documents phase.
- **M-NCPPC Staff Reviews** - The project was reviewed during the process at several key progress points and for final review. There were eight review meetings overall, three of which were an all-team reviews. The recommended Facility Plan for Darnestown Square Urban Park was presented during a staff team review session held on April 3, 2007, and the plan was signed and approved by attending representatives from Park Police, the Northern Region, Central Maintenance, and Park Development. Staff from the Horticulture and Arboriculture Division and the Park Planning and Stewardship Division also reviewed and supported the plan.

F. The Recommended Facility Plan

The Recommended Facility Plan, shown in Attachment 3, incorporates final design refinements made in response to community, staff, and agency comments. It proposes a park that will compliment its surroundings and create an inviting accessible place to visit that offers insight about area history. Park visitors are anticipated to include community groups, school groups, Scouts, cyclists, pedestrians, individual visitors, attendees of private events, and nearby employees during their lunchtime. To serve these users, the plan includes the following features:

- **Historical interpretation** will be featured in the park depicting three subjects: town history, the site graveyard, and Civil War history. Interpretive elements are included within two areas of the park plan: the larger central seating/gathering area and the path loop/seating area toward the north corner of the site. Staff prefers use of colorful laminated panels for interpretation because they are vandal resistant and can allow replication of interesting maps and old photographs. Artwork may also be integrated with the interpretive features. Materials to be used for pavement, walls, pergola columns, and borders, will reflect an historical quality and include stone and exposed aggregate with the coloration of red Seneca Sandstone and gray Black-rocks, both used in the region during the 1800's and early 1900's. Black-rocks recovered from an historic train culvert bridge, and currently stored at Black Hill Regional Park, are integrated throughout the plan. The graveyard border is defined with these boulder-rocks, determined by the Cultural Resources Stewardship Section to be ideal for use in the project.

- ❑ **Inviting and useable spaces** are created within the small triangular shaped pocket park. Views into the site are maintained, and ornamental landscaping with year-round interest is integrated throughout the park, adding to visitor enjoyment of the space. Interior visibility for day use of the park is maintained by using low maintenance groundcovers, grasses with bulbs, turf with bulbs, select shrubs, and vase-shaped or upright trees that together provide seasonal interest and shade. Existing poor quality vegetation is to be removed. The plan also incorporates attractive materials, details, and features that are accessible and comfortable, including ample gathering space and pathways with benches, seating walls, planters, and a pergola. The hard scape, structure and details are traditional, and the landscaping is somewhat informal, in keeping with the ambience of the area.
- ❑ **An attractive and noticeable landmark along Route 28** is created that provides part of the composite vision for the Darnestown Center. Features toward the front of the park include street trees and plantings, the pergola and plaza with seating and focal point planter, and decoratively paved entrance area. These elements are combined with a green view into the park that includes the central graveyard and that is framed by the adjacent champion trees. Over 75% of the site is in open green space or plantings. The site frontage, details, landscaping, and selection of materials are compatible with the surrounding town area and traditional character for the new park.
- ❑ **Several opportunities for Art** and/or place making elements are integrated into the park plan. The artwork should compliment local heritage as well as anticipated uses of the park and may be included as either part of the hard scaping elements, part of the pergola structure, part of the historical interpretive elements, or as a stand alone focal feature. Two focal point areas are proposed: one in the middle of the central gathering area and another in the planted island within the path loop toward the back of the site.
- ❑ **Safe pedestrian and bicycle visitor access** is provided by connecting to the existing sidewalk and bike lanes along Rte. 28. The recently completed sidewalk connects via ADA ramps to the signaled crosswalk at the center of town. It is anticipated that most visitors will bicycle or walk to the park and the proposal incorporates accessibility to and within the park.
- ❑ **Parking needs** are accommodated on the adjacent parking lot through an agreement with the adjacent commercial property owner, as stated in Site Plan #8-05027 Condition Number 2.
- ❑ **Maintenance** access is provided from the adjacent parking area and side access path that includes a curb cut, removable bollard, and trash receptacle. Landscaping is sustainable, deer resistant, and in locations provides a rain-garden element for paved areas. The north corner of the park includes a small massing of bio-retention shrubs. The paving, amenities, and structures are made from natural and durable materials with a long life cycle.

VI. COST ESTIMATES

The total Capital Improvements Program (CIP) project budget for implementation of Darnestown Square Urban Park is \$829,600, which includes costs for: final design and staff charges (\$141,500); construction management (\$32,800); construction (\$595,700); and construction contingency (\$59,600). Refer to Attachment 4 - The Facility Plan Report - Appendix A, for a detailed cost estimate.

M-NCPPC staff prepared an estimate of annual operating budget costs (OBI) that would become effective in order to maintain the new park. The estimate includes activities that will be accomplished by staff from the Northern Region (\$16,900/year), Horticultural Services (\$633/year), and Park Police (\$173/year). Estimates address costs for labor and time, additional staff work years, equipment and materials, and any contract work. The total estimated increase in annual operating budget for this park is \$17,706/year. The estimate

will be further reviewed by staff for incorporation into the CIP. Detailed OBI estimates are included in Appendix A of the Facility Plan Report.

VII. CONCLUSION

The recommended facility plan creates a park in harmony with the site and its surroundings. It is in keeping with the project goal for a community focal point and place that will foster an appreciation for area history. The new park will provide a significant heritage-education resource for surrounding residents, as well as an inviting space and gathering area for community events and visitation. It will complete a piece of the future vision for Darnestown as a pedestrian and bicycle friendly rural village and offer a tranquil place containing interpretation of the area's rich past.

The facility will offer both historic education and enjoyment of an attractive garden-like space within one small public park, and create a recognizable landmark in the town that will influence the style for future improvements in the area. The park has been designed with consideration for: comfort, circulation, spatial needs, safety, accessibility for visitors, as well as maintenance access, operating abilities, lifecycle of materials, and general surveillance visibility.

Darnestown Square Urban Park will provide residents with a much different facility than the nearby local park, which offers active recreation facilities that serve a broader area. Local residents have requested that the name of the urban park be changed to 'Darnestown Heritage Park', to better reflect its character and purpose. The park category as an urban park would remain unchanged. The park name change will also distinguish it from the nearby 'Darnestown Local Park'.

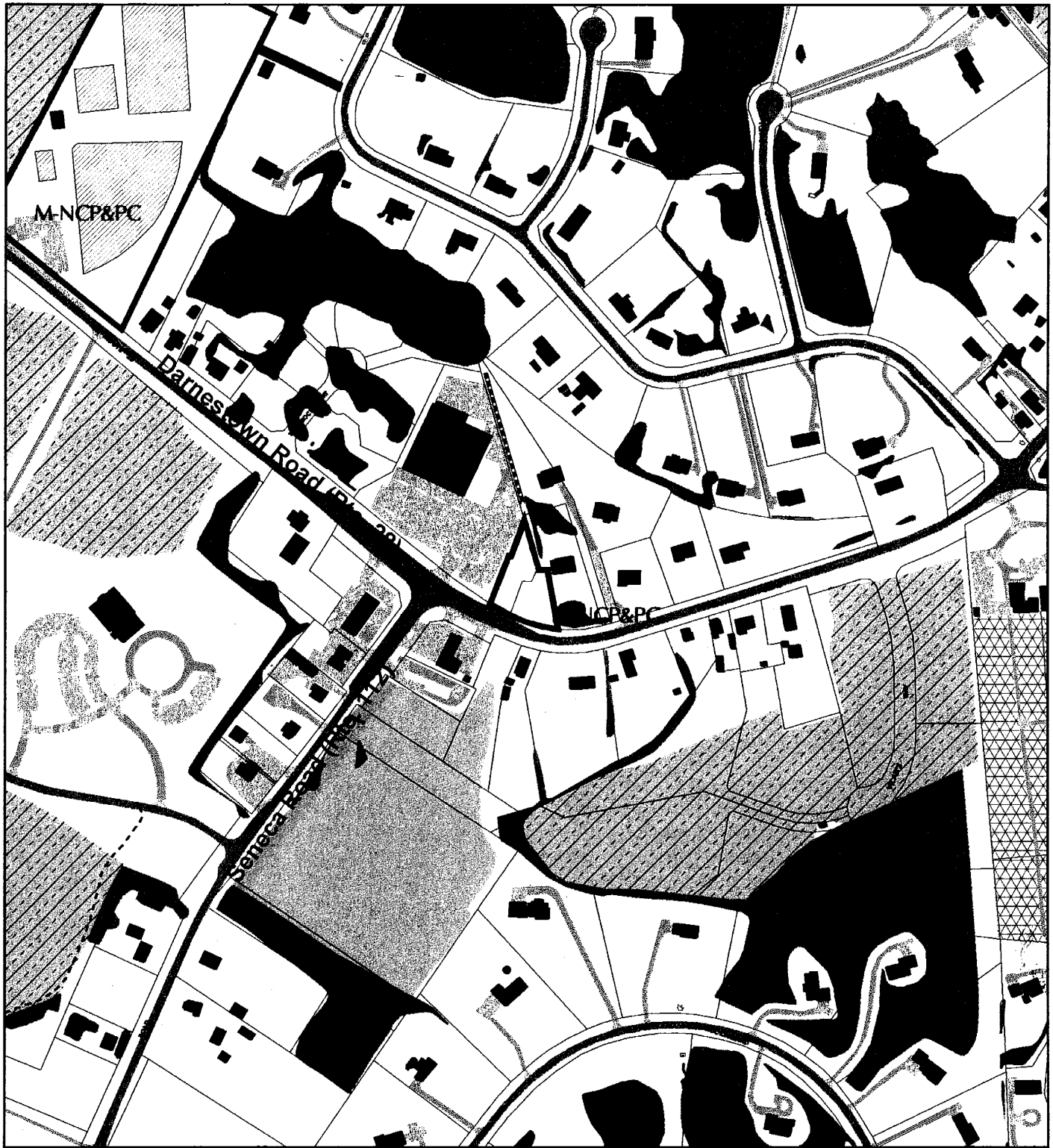
In summary, staff recommends approval of the facility plan for Darnestown Square Urban Park and the associated cost estimate. This is an opportunity to create a unique and inviting place that will be an asset to the M-NCPPC park system, for future generations to enjoy.

VIII. ATTACHMENTS:

- Attachment 1: Vicinity Map
- Attachment 2: Options Considered: Concept A, Concept B, Concept C
- Attachment 3: The Facility Plan for Darnestown Square Urban Park: Plan, Sections, Perspectives
- Attachment 4: The Facility Plan Report

VICINITY MAP FOR

DARNESTOWN SQUARE URBAN PARK



Map compiled on November 12, 2002 at 1:57 PM | Site located on base sheet no - 220NW14

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

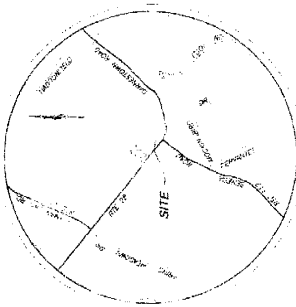
Key Map



Research & Technology Center



1:4800



VICINITY MAP
SCALE: 1"=200'

STORM DRAINAGE TABULATION

U	100	10	100
V	100	10	100
W	100	10	100
X	100	10	100
Y	100	10	100
Z	100	10	100

TRAVERSE CONTROL TABLE

STATION	DATE	BY	REMARKS
10	10/10/03	JL	SET UP
11	10/10/03	JL	SET UP
12	10/10/03	JL	SET UP
13	10/10/03	JL	SET UP
14	10/10/03	JL	SET UP
15	10/10/03	JL	SET UP
16	10/10/03	JL	SET UP
17	10/10/03	JL	SET UP
18	10/10/03	JL	SET UP
19	10/10/03	JL	SET UP
20	10/10/03	JL	SET UP

BENCH MARK TABULATION

MARK	DATE	BY	REMARKS
BM 1	10/10/03	JL	SET UP
BM 2	10/10/03	JL	SET UP
BM 3	10/10/03	JL	SET UP
BM 4	10/10/03	JL	SET UP
BM 5	10/10/03	JL	SET UP
BM 6	10/10/03	JL	SET UP
BM 7	10/10/03	JL	SET UP
BM 8	10/10/03	JL	SET UP
BM 9	10/10/03	JL	SET UP
BM 10	10/10/03	JL	SET UP

CURVE TABLE

STATION	DATE	BY	REMARKS
10	10/10/03	JL	SET UP
11	10/10/03	JL	SET UP
12	10/10/03	JL	SET UP
13	10/10/03	JL	SET UP
14	10/10/03	JL	SET UP
15	10/10/03	JL	SET UP
16	10/10/03	JL	SET UP
17	10/10/03	JL	SET UP
18	10/10/03	JL	SET UP
19	10/10/03	JL	SET UP
20	10/10/03	JL	SET UP

NOTES

- 1. INDICATING STATION MARKING WITH PLUMB LINE IS 100'
- 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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LEGEND

- 1. 1" = 100'
- 2. 1" = 200'
- 3. 1" = 400'
- 4. 1" = 800'
- 5. 1" = 1600'
- 6. 1" = 3200'
- 7. 1" = 6400'
- 8. 1" = 12800'
- 9. 1" = 25600'
- 10. 1" = 51200'
- 11. 1" = 102400'
- 12. 1" = 204800'
- 13. 1" = 409600'
- 14. 1" = 819200'
- 15. 1" = 1638400'
- 16. 1" = 3276800'
- 17. 1" = 6553600'
- 18. 1" = 13107200'
- 19. 1" = 26214400'
- 20. 1" = 52428800'
- 21. 1" = 104857600'
- 22. 1" = 209715200'
- 23. 1" = 419430400'
- 24. 1" = 838860800'
- 25. 1" = 1677721600'
- 26. 1" = 3355443200'
- 27. 1" = 6710886400'
- 28. 1" = 13421772800'
- 29. 1" = 26843545600'
- 30. 1" = 53687091200'
- 31. 1" = 107374182400'
- 32. 1" = 214748364800'
- 33. 1" = 429496729600'
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- 100. 1" = 63382530011411470127611718400204800'

SURVEYOR'S CERTIFICATE

I, JAMES W. WOOD, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey map and plat for the project described herein, and that the same was prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Surveyor in the State of Maryland, and that I am the author of the same.

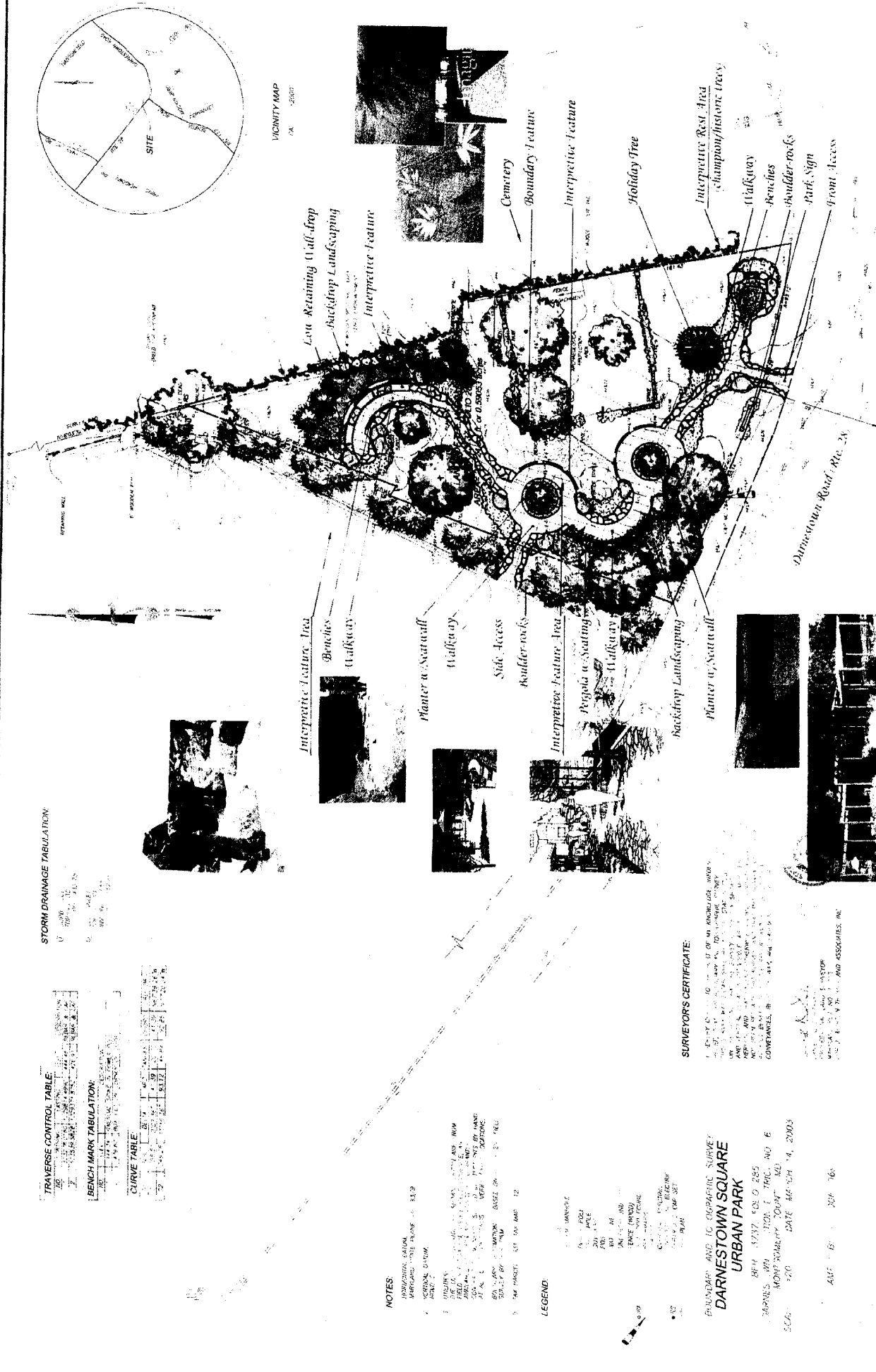
W. Wood
 JAMES W. WOOD
 PROFESSIONAL SURVEYOR
 1000 W. W. W. AND ASSOCIATES, INC.

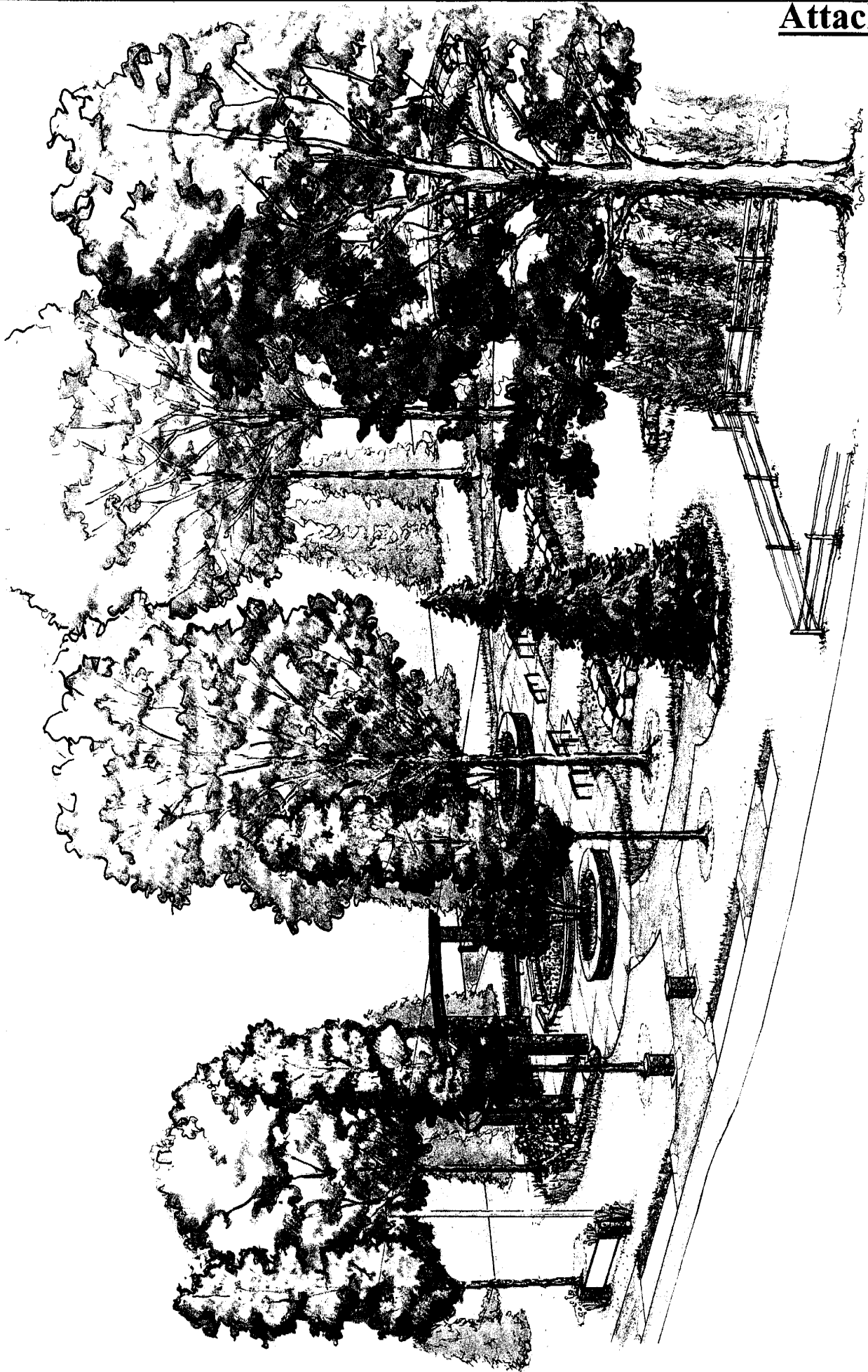
BOUNDARY AND IC SURVEY
 DARNESTOWN SQUARE
 URBAN PARK

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 MONTGOMERY COUNTY, MD
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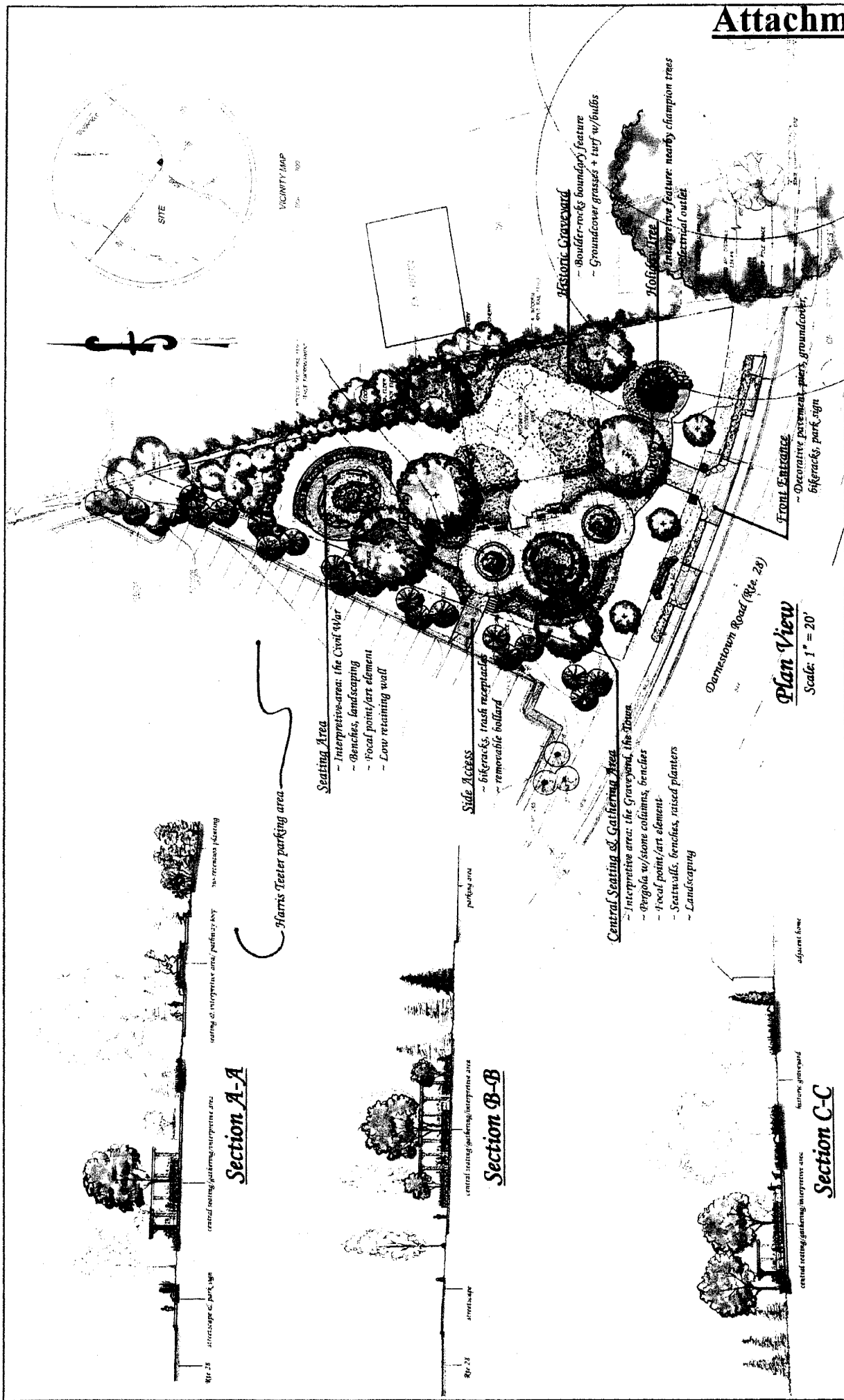
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DARNESTOWN SQUARE
 URBAN PARK
 Facility Plan - Concept B





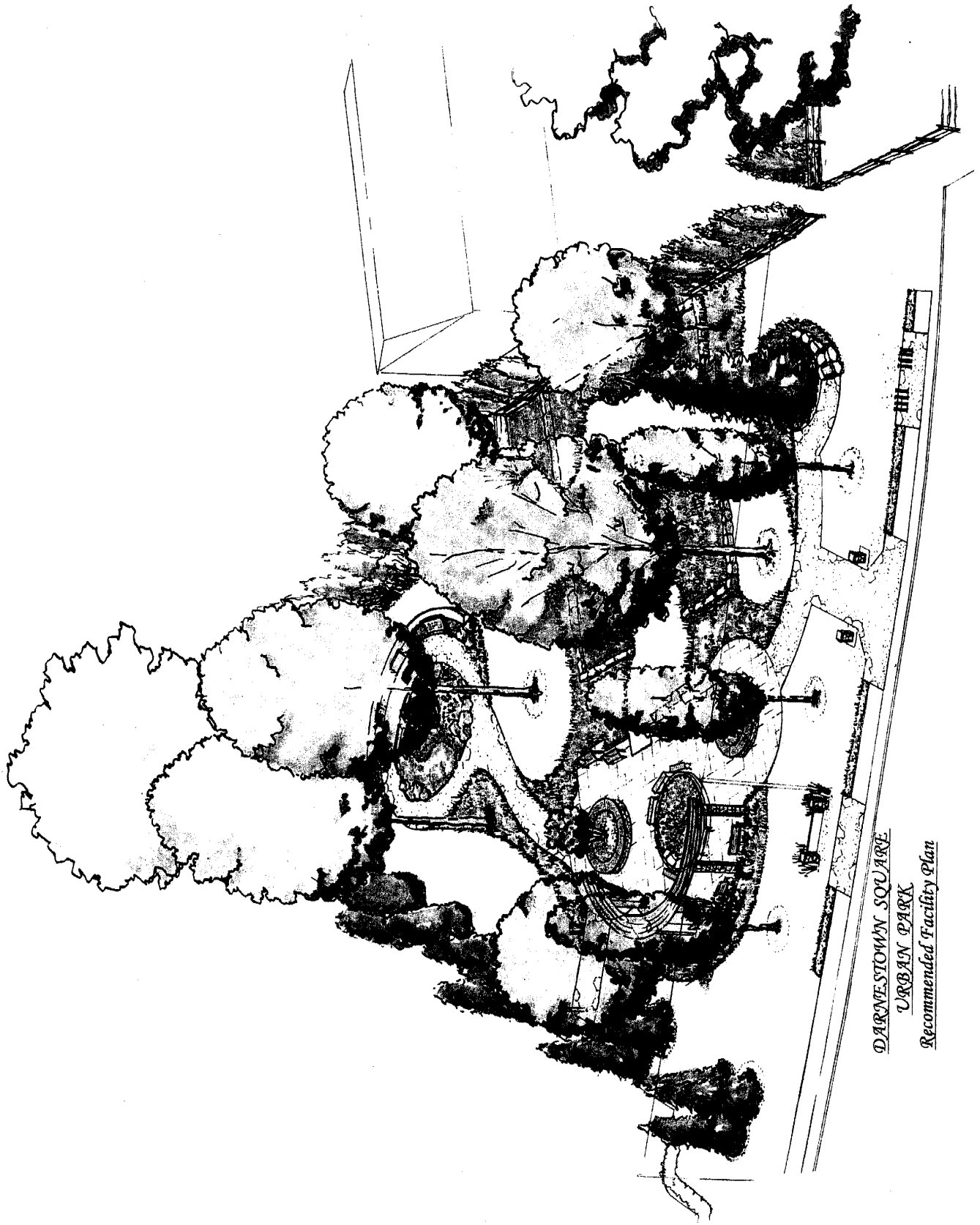
DARNESTOWN SQUARE URBAN PARK
Recommended Facility Plan



The Maryland-National Capital Park and Planning Commission
3100 ...
MD 20740, 20255



REVIEW AND APPROVAL	REVIEW AND DATE	DATE



*DARKESTOWN SQUARE
URBAN PARK
Recommended Facility Plan*

DARNESTOWN SQUARE URBAN PARK



FACILITY PLAN REPORT



Prepared by
The Maryland-National Capital Park and Planning Commission
September 2007

DARNESTOWN SQUARE URBAN PARK



FACILITY PLAN REPORT



Prepared by
The Maryland-National Capital Park and Planning Commission
September 2007

TABLE OF CONTENTS

❖ *Executive Summary*

I.	PROJECT PURPOSE & STAFF RECOMMENDATION.....	1-1
II.	PROJECT DESCRIPTION.....	1-6
	A. Introduction	
	B. Project Funding	
	C. Facility Plan Process	
III.	NEEDS ASSESSMENT.....	6-21
	A. Community Outreach	
	B. Staff Team and Agency Reviews	
	C. Planning Documents	
	D. Area Facilities and Services	
IV.	PROGRAM OF REQUIREMENTS.....	21-23
	A. Issues	
	B. POR	
V.	EXISTING CONDITIONS & IMPACTS ON THE PARK PLAN.....	24-25
	A. Summary of NRI/FSD	
	B. Opportunities and Constraints of the Property	
VI.	THE FACILITY PLAN.....	26-41
	A. Features of the Recommended Plan	
	B. Education of Local Area History	
	C. Facility Plan Attributes	
	D. Conclusion & Facility Plan Illustrations.....	38-41
VII.	APPENDICES	
	<u>Technical Plans and Information:</u> (Note – see project file for full scale drawings)	
	Appendix A - Detailed Cost Estimate: CIP, OBI	
	Appendix B - Environmental Planning Review: Simplified NRI/FSD, Pre-FCP	
	Appendix C - DPS: Information for Small Land Disturbance Permit	
	Appendix D - Archaeological Studies; History reports	
	<u>Project Plan Reviews and Correspondence:</u>	
	Appendix E - Community Correspondence	
	Appendix F - Agency Correspondence: MSHA, Development Review	
	Appendix G - Project Chronology	
	Appendix H - Options Considered: Concept A, Concept B, Concept C	
	Appendix I - Facility Plan: Landscape & Hard-scape Palettes	

EXECUTIVE SUMMARY

Project Purpose: The purpose of this project is to provide a Facility Plan and detailed cost estimate for a new urban park located in Darnestown. The Facility Planning project represents a 30% level of completion toward final design and construction documents and provides a summary of all important project information and technical studies necessary during the implementation phase. The goals for the park are to provide a town focal point along Route 28, an inviting gathering space for community events and visitation, and a heritage-education resource for the area. The completed Park will be an important piece of the vision for Darnestown as a pedestrian friendly rural village.

Location: The proposal for Darnestown Square Urban Park is on a 0.6-acre site located in western Montgomery County. The park frontage is along Route 28 near the intersection with Seneca Road. It is adjacent to the Darnestown Village Shopping Center on the west side, with a grocery store, and adjacent to residences on the east side. Improvements to Route 28 were recently completed including a repaved roadway with a deceleration lane to the shopping area, bikeway lanes along both sides of Rte. 28, and a separated sidewalk extending from the town center across the front of the park.

Park Users: Very few people currently use the park, as it is primarily lawn. The proposed park is expected to receive visitation from school groups, Scout troops, community events attendees, casual pedestrian users, lunchtime visitors, and passing cyclists looking for an interesting rest stop.

Site Conditions: The site is fairly level and currently includes a very old graveyard, open lawn areas, a small cluster of poor quality trees and a few planted beds, picnic tables, and benches. There are minimal site constraints except for the cemetery that must remain undisturbed. There are no environmental limitations or healthy significant trees present on the parkland. The park is adjacent to two County champion trees, located off-site within the MSHA right-of-way to the east of the park that will not be impacted by proposed improvements. The site is very accessible and suitable for park development, with ample opportunity to develop desired facilities in the open areas outside of the graveyard.

Project Background: The park property was received in dedication from the adjacent property owner/developer in 1995. Area residents requested that the property be dedicated for community use as a park for their town center and as a condition of approval for initial development of the shopping center. Several years ago representatives from the Darnestown Civic Association (DCA) further requested that the M-NCPPC develop the property into a community park with contemplative seating areas, space for gatherings, and to showcase local heritage. Facility planning for the project was subsequently funded and initiated.

Planning Guidance: The Darnestown Square site was specifically dedicated to M-NCPPC for use as an urban park, to serve the surrounding community. The 2005 Land Preservation, Parks, and Recreation Plan (LPPRP) defines urban parks as typically including seating/gathering areas, street-scaping, focal point features, and quality landscaping and amenities. The LPPRP also underscores the importance of preserving and interpreting features of historic interest within public spaces, as well as including art elements.

Additional general guidance for development, from the 2002 Potomac Sub-region Master Plan, is as follows:

- Create an attractive, cohesive, pedestrian-friendly environment.
- Create a rural village center for the Darnestown community, compatible with adjacent areas.
- Draw upon the open green character of the surrounding area, emphasizing this character through streetscape design.
- Provide a green frontage with extensive planting and street scaping, and green buffers between commercial and residential development.
- Provide open spaces throughout the village.

Facility Plan Process: The design, engineering, and permitting aspects of the project have been completed by M-NCPPC Park Development staff with the assistance of Countywide Planning and Natural Resources, and, in collaboration with the Community.

Two public meetings were held during the facility planning process: on December 14, 2006, and, on March 28, 2007. The site inventory and analysis, themes for historic interpretation, three park design alternatives, and finally the recommended park facility plan were presented. There was demonstrated support for the project, both initially and for the recommended plan. Throughout the project, The Darnestown Civic Association and interested residents identified desired program elements (POR) to be included in the park as follows.

- Establish an attractive **focal point for Darnestown community identity**, as viewed from Rte. 28, by providing visible place-making elements that create a community landmark such as street-scaping, garden structures, artwork, a holiday tree, and attractive ornamental landscaping.
- Preserve **features of historical interest** on and near the site and **provide educational opportunities** for future generations to learn about the past.
- Provide **contemplative seating area(s)** screened from traffic on Rte. 28, from adjacent houses, and from the adjacent parking lot.
- Provide an **accessible gathering/meeting place** for community groups and local events.
- Provide for **parking in the adjacent parking lot**.
- Create a **pedestrian and bicycle-friendly** park with **amenities** such as bicycle racks, benches, plantings, and walking paths throughout.

Key Reviews: Important project reviews occurred concurrently with the public process. Staff team members reviewed the Facility Plan, collectively and individually, at eight key progress points and the project received collective support. The project proposal also underwent regulatory agency reviews including: Environmental Planning determination that the project is not applicable to the Forest Conservation Law (October/2006); MSHA review of proposals within the Route 28 right-of-way (Jan/2007); and Public Arts Trust review of the project as a candidate for artwork (March/2007). Project information was also prepared for future submittal to DPS for a Small Land Disturbance Permit, to occur with the construction documents.

Facility Plan Proposal: The recommended park facility plan has benefited from general support by the surrounding community. The plan is designed to compliment the site and surroundings and is in keeping with the established goals for the park. The plan provides the following.

- **Historical interpretation** of the town, the on-site graveyard, and local Civil War events is included within two areas of the park plan: the larger central seating/gathering area, and the path loop/seating area toward the back of the site.
- **Inviting and useable spaces** are created within the small pocket-park. Good interior visibility for day use of the park is maintained by using low maintenance groundcovers, grasses with bulbs, turf with bulbs, select shrubs, and vase-shaped or upright trees that offer seasonal interest and shade. The plan incorporates attractive details, materials, and features that are accessible and comfortable including ample gathering spaces and pathways with benches, seat-walls, planters, and a pergola.
- **An attractive and noticeable landmark along Rte. 28** is created that provides part of the composite vision for the Darnestown Center. Features toward the front of the park include street trees and plantings, the pergola and plaza with seating and focal point area for artwork, and decorative paved entrance area. The site frontage, details, landscaping, and selection of materials are compatible with the surrounding town center area and traditional character for the new park. Materials to be used for pavement, walls, pergola columns, and borders, include stone and exposed aggregate with coloration of Seneca Red Sandstone and gray Black-rocks that were used in the region during the 1800's and early 1900's.

- ❑ **Several opportunities for Art and/or place making elements** are integrated into the plan for the park. The artwork will compliment local heritage and anticipated uses of the park and may be included as part of the hard scaping elements, part of the pergola structure, integrated with the historic interpretive elements, or as a stand-alone feature. Two focal point areas are proposed: one in the central gathering area toward the front of the park and another planted island within the path loop toward the back of the site.
- ❑ **Safe pedestrian and bicycle visitor access** is provided by connecting internal pathways to the existing sidewalk and bike lanes along Rte. 28. Any potential parking needs can be accommodated on the adjacent lot. It is anticipated that most visitors will walk or bicycle to the park and the proposal incorporates accessibility throughout the park.
- ❑ **Maintenance** access is provided from the adjacent lot and trash receptacles are located near this access. Landscaping is sustainable and deer resistant. Rain-garden elements are incorporated for paved areas and the back corner of the park includes a small massing of bio-retention shrubs. Materials for hard scaping, amenities, and structures are all very durable.

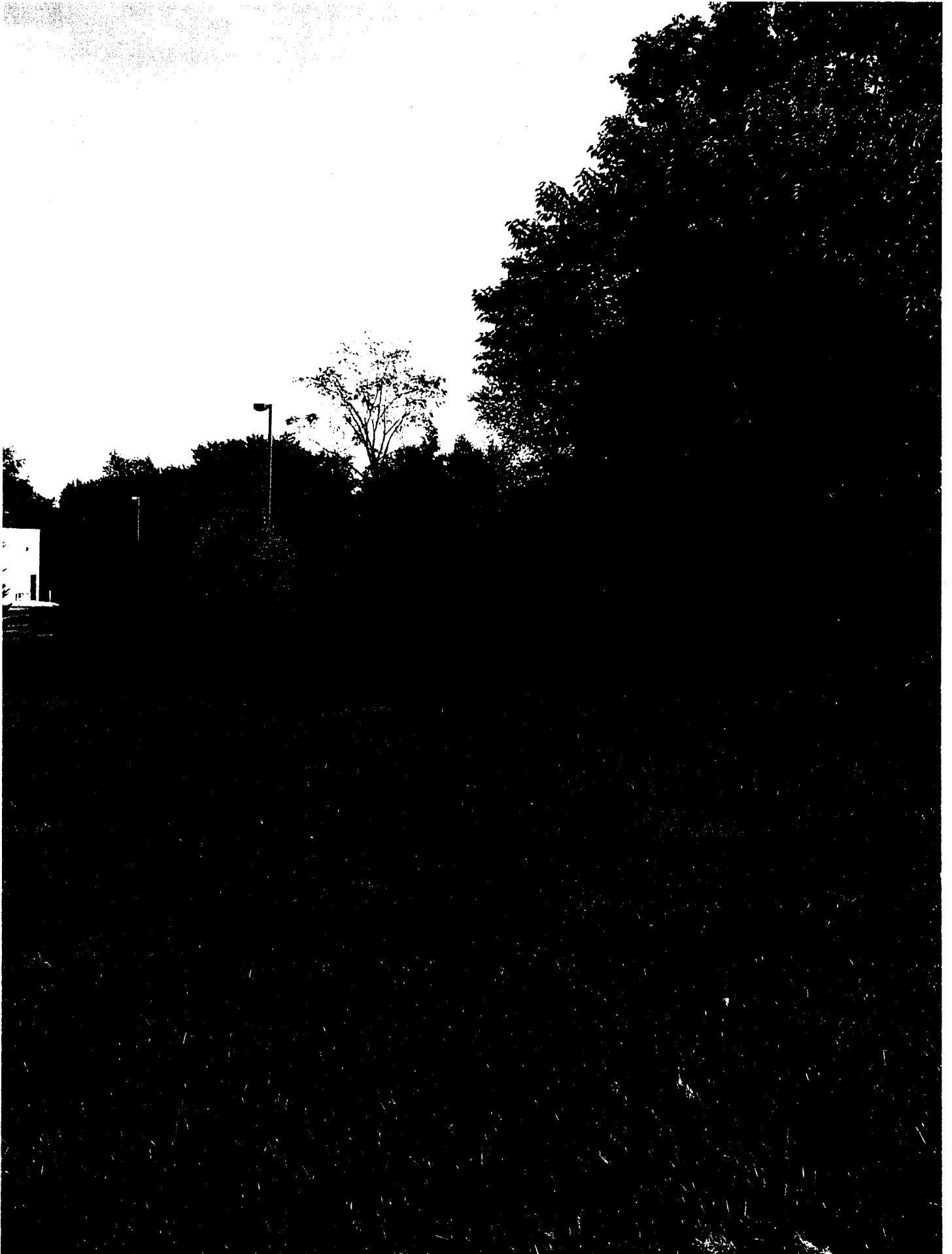
Funding and Implementation: Implementation of the Darnestown Square Urban Park facility plan will be scheduled for funding in the next FY09-14 Capital Improvements Program (CIP) cycle, once approved by the Montgomery County Planning Board during September of 2007. The estimated cost for final design, construction management, and construction implementation of the new park facilities, including contingency, is **\$ 829,600**. The estimated increase in annual operating budget impact is **\$17,706/year**. The following table summarizes estimated total project costs requiring CIP funding approval.

Estimated Total Project Costs Requiring CIP Funding Approval

Park Construction:

1) Site Preparation; Utilities	\$ 61,755
2) Sediment Control & Site Protection	\$ 24,653
3) Access	\$ 2,050
4) Decorative Pavement (Paths, Plaza)	\$101,212
5) Structures (Pergola, walls)	\$127,740
6) Site Amenities & Furnishings	\$ 65,200
7) Artwork/place-making Elements	\$ 50,000
8) Historic Interpretation Elements	\$ 45,000
9) Landscaping	\$118,120
*Park construction sub-total	\$595,730
*10% Construction Contingency:	\$ 59,573
Subtotal Construction & Contingency	
*Design Contract w/Contingency (18% x construction)	\$ 117,954
*PD Staff Charge-backs (20% x Design w/contingency)	\$ 23,590
*Construction Management & Inspection (5% x Construction total)	\$ 32,765
Estimated Total Project Costs Requiring CIP Funding Approval	

Conclusion: 'Darnestown Heritage Park' will be a tranquil place that fosters an appreciation for local history, and provides a new community landmark with gathering space for community events and visitation. The park will be created in harmony with its surroundings as an attractive town focal point, drawing visitors of all ages. It will complete an important part of the vision for Darnestown as a pedestrian and bicycle-friendly rural village and influence the style of future improvements in the area. This new urban park offers an opportunity to create a unique and inviting place that will be an asset to the M-NCPPC park system.



DARNESTOWN SQUARE URBAN PARK FACILITY PLAN REPORT

I PROJECT PURPOSE & STAFF RECOMMENDATION:

Purpose - The purpose of this project is to provide a Facility Plan and detailed cost estimate for a small but important urban park located within the center of Darnestown, in western Montgomery County. The park will provide a significant heritage-education resource for the area as well as an inviting space and gathering area for community events and visitation. It will provide an attractive accessible place where residents of all ages will want to meet and socialize with one another and to relax in a restful environment. It will complete a piece of the future vision for Darnestown as a pedestrian friendly rural village and will offer a tranquil place containing interpretation of the area's rich historical past. Historic interpretation will be featured in the park that will follow three subjects: the town history, the on-site graveyard, and local Civil War history. The park will be developed in harmony with the site and surroundings and in keeping with its purpose. Park visitors are anticipated to include community groups, school groups, Scouts, cyclists, pedestrians, individual visitors from nearby homes and businesses, and attendees of private events.

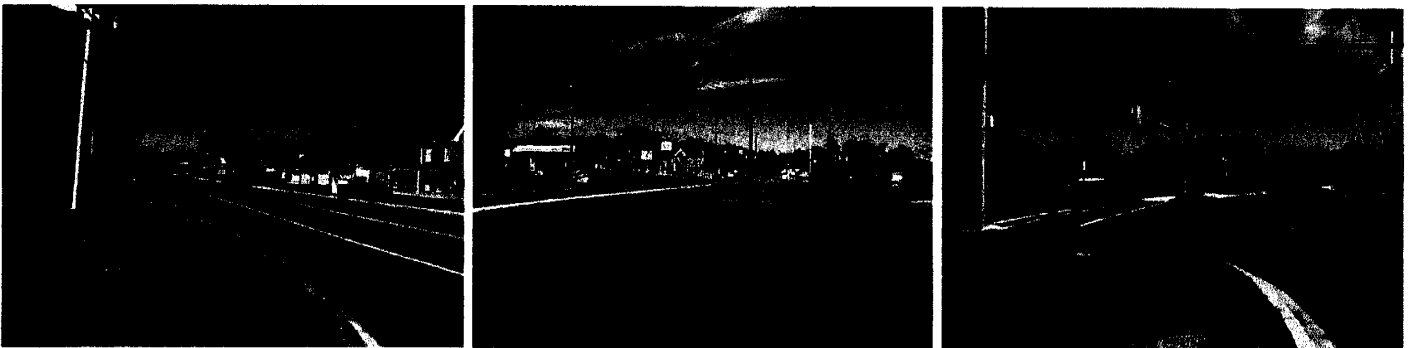
Recommendation - To achieve this purpose, staff will be recommending Montgomery County Planning Board approval of the project in September of 2007. The recommended project includes the Facility Plan for Darnestown Square Urban Park and its related Cost Estimate including: construction cost estimate of **\$655,300**; final design, construction management, and inspection estimate of **174,300**; and annual operating budget impact estimate of **\$17,800/year**. The staff recommendation proposes the project for consideration in the FY09-14 Capital Improvements Program (CIP) for scheduling and funding of final design, construction documents, permits, and implementation of park construction

Product - The Facility Planning project represents a 30% level of completion toward final design and construction documents. This Facility Plan report and appendices provides a documented summary of all the important aspects of the project as well as a compilation of technical information that will be needed during the future park construction implementation phase. Park Development staff prepared the report.

II PROJECT DESCRIPTION:

A. INTRODUCTION

Location - Darnestown Square Urban Park is a 0.6-acre tract of undeveloped parkland located in the Northern Area - Region 1, of the Maryland-National Capital Park and Planning Commission (M-NCPPC) park system and within the Darnestown Planning Area (P.A. 24) of the Potomac Sub-region. The triangular-shaped park is situated on Route 28, near the intersection with Seneca Road. It is adjacent to the Darnestown Village Center on the west side where an expanded upscale grocery store, Harris Teeter, recently opened and is adjacent to residences on the east side. Zoning surrounding the park includes low-density housing and a ten-acre commercial area located around the intersection of Rte. 28 and Seneca Road.





2006 PHOTO

The Park Site - The site is fairly level and includes an historic graveyard, open lawn areas, a small cluster of poor quality trees, planted beds, and a few picnic tables and benches. There are very minimal site constraints except for the graveyard that must remain undisturbed. Pleasing views extend into the site from Darnestown Road. The site is open and very accessible, making it suitable for park development.



Adjacent Surroundings - Darnestown Road, within the area of the park, has a 60-foot right-of-way with a paved width for two travel lanes. The Park is relatively quiet except when traffic generates some intermittent noise. Improvements to Route 28 were recently completed including: a widened and repaved roadway with deceleration lane to the entrance of the adjacent shopping area, signed bikeway lanes in front of the park and continuous along both sides of Rte. 28, and a five foot wide accessible concrete sidewalk with curb separation from the bikeway lane. The sidewalk extends from the town center, where there is a signaled crosswalk, across the front of the park and ends just prior to the location of the two champion trees. The MSHA has no further plans for any roadway modifications.



The park is adjacent to two County champion trees (Northern Catalpa and Kentucky Coffeetree) located off-site within the MSHA right-of-way, to the east of the park. The critical root zone areas are primarily off site from the park and will not be affected by proposed park improvements. A row of Leyland Cypress is located along most of the eastern border of the park as a buffer for residences. Evergreen trees are also located off-site along the western border of the park, providing an intermittent buffer from the grocery parking lot.



B. PROJECT FUNDING

Parkland Acquisition - The park property was received in dedication from Darnestown Limited Partnership, the adjacent property owner/developer, in November of 1995. Area residents requested that the property be dedicated for community use as a park for their town center and as a condition of approval for initial development of the Darnestown Shopping Center (Seneca Highlands). Several years ago representatives from the Darnestown Civic Association further requested that M-NCPPC develop this pocket-park into a focal point for their community, to provide contemplative seating areas and space for community gatherings and also to showcase aspects of local heritage.

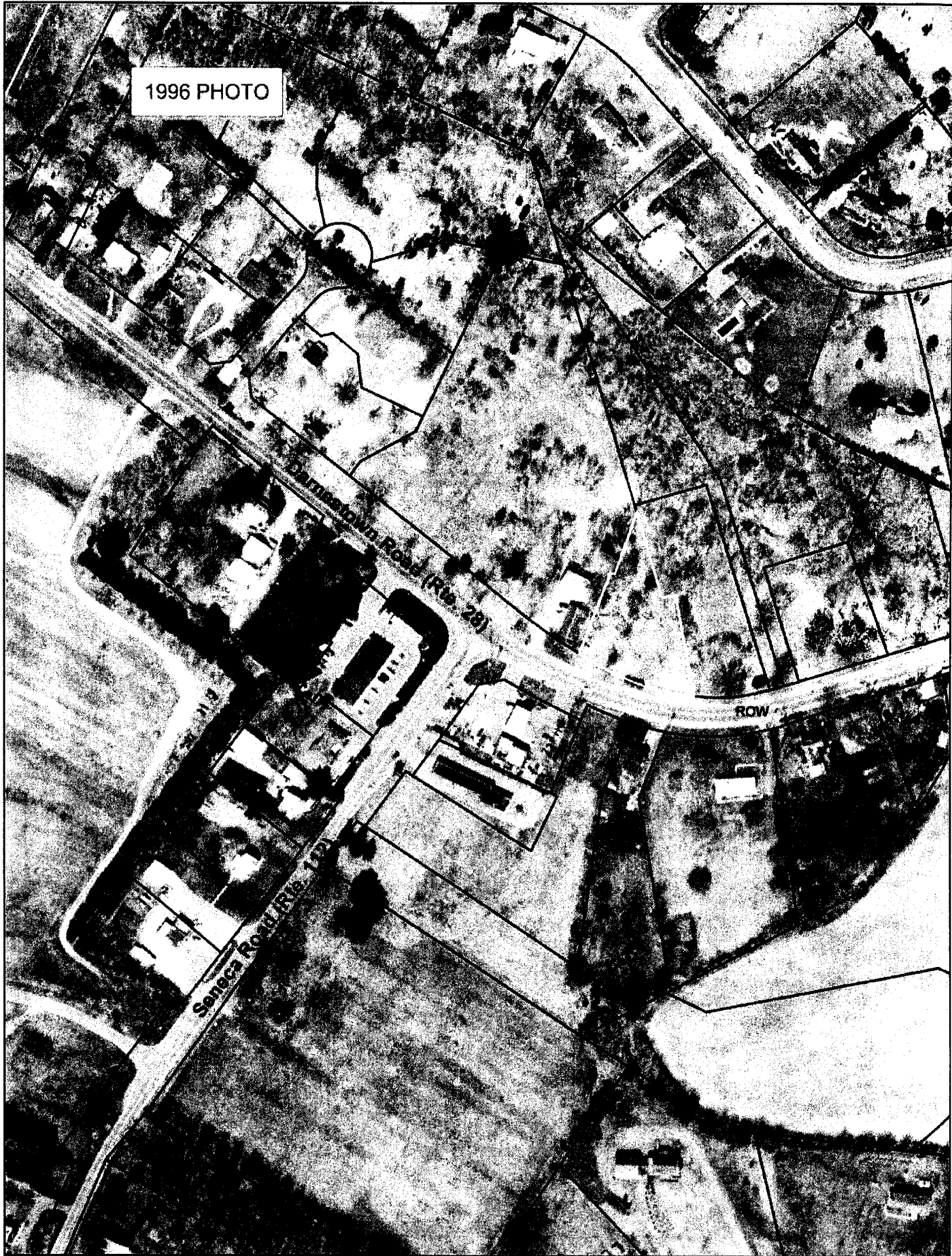
Facility Plan Study - Facility planning for the project was subsequently funded out of the Facility Planning: Local Parks PDF in FY05 and FY06 for \$84,000 and completed in FY06 and FY07 by M-NCPPC staff. Staff completed the facility plan project entirely in-house including: three preliminary park design options, the recommended facility plan for the park, engineering and permitting aspects of the project, all graphics, and the final report. Design and construction will be funded from the future Capital Improvements Program (CIP) at an estimated cost of \$ 918,000.

C. FACILITY PLAN PROCESS

Initial meetings with representatives from the Darnestown Civic Association (DCA) were held in spring and summer of 2005 to define the overall goals for project. The renovations to Route 28 were under construction and the adjacent commercial property also began its renovation during the timeframe in later 2005. The project staff team initiated the design process with an on-site evaluation meeting in winter of 2006. Follow up meetings with DCA leaders were held to further develop the program of requirements (POR) during the summer of 2006. Topographic survey, Natural Resource Inventory/Forest Stand Delineation, and a Summary of Opportunities & Constraints of the site were completed. Three alternative designs for park layout were prepared and reviewed by members of the staff team, DCA, and community during 2006.

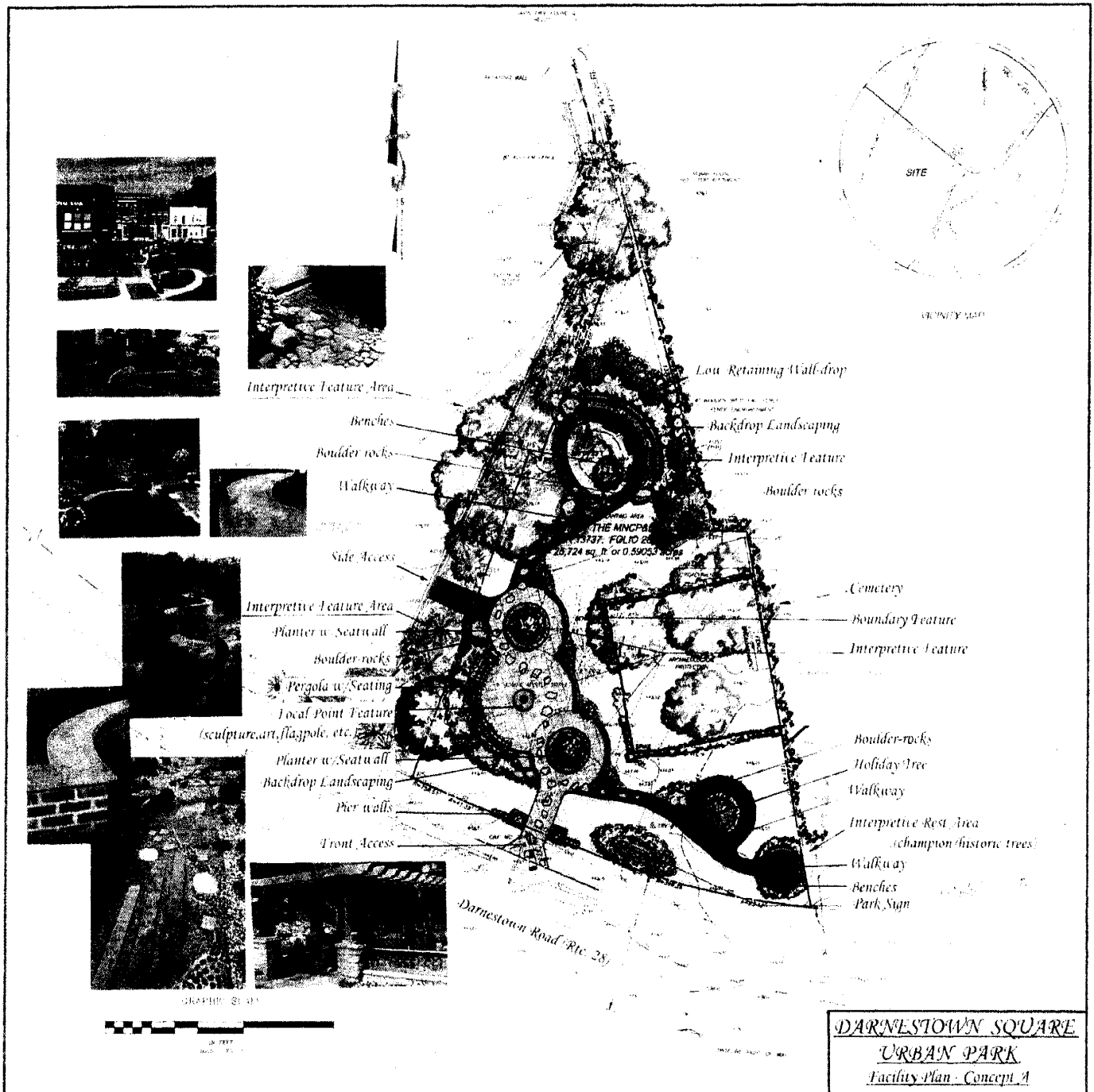
An initial widely publicized public meeting was held on December 14, 2006, in conjunction with the Darnestown Civic Association Town Hall meeting. The meeting was held to provide general project information concerning site inventory and analysis, the preliminary program of requirements, different themes for historical interpretation, and to review three preliminary park design options. Potential features, details, and materials included in the three designs were presented in order to receive feedback and answer questions about the options presented. Another widely publicized public meeting was held on March 28, 2007, to present the recommended facility plan, with illustrations, and to receive community input. Notification of both meetings was sent to over 1,300 residents within 1.2 miles of the park. Project information regarding the recommended plan was subsequently posted onto the Commission website during April of 2007.

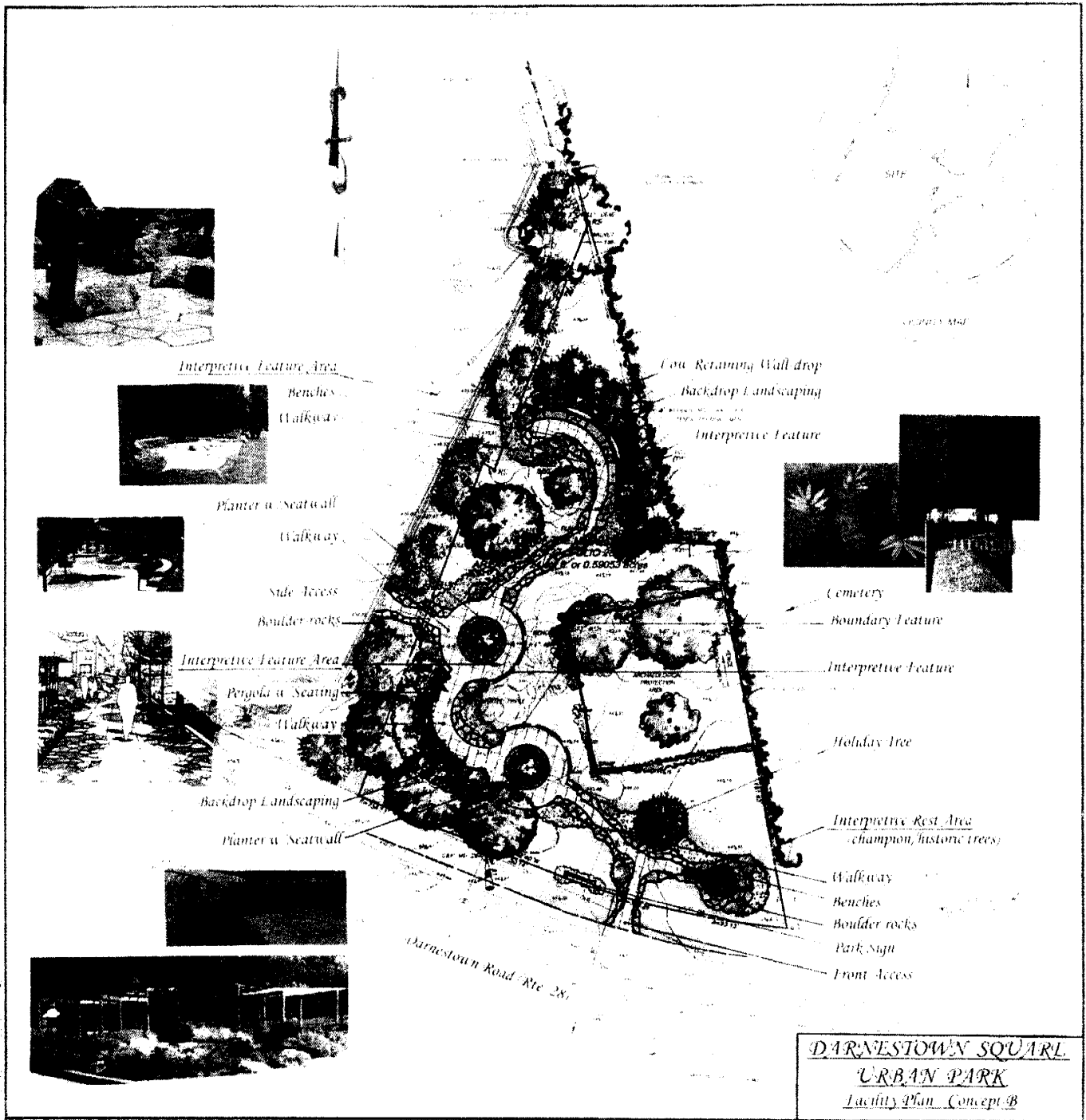
1996 PHOTO



Agency reviews occurred in order to address any foreseeable permitting issues that could impact the park design, and were done concurrently with the public process. At the beginning of the project it was necessary for staff to submit a Simplified Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) to Environmental Planning for review in order to determine if the project was applicable to the Forest Conservation Law. During development of the preferred plan, additional input from the Maryland State Highway Administration (MSHA) was necessary for review of proposed improvements within the Route 28 right-of-way. Information was prepared for the recommended plan, in order to submit to the Department of Permitting Services (DPS) for a small land disturbance permit during the construction documents phase.

The final facility plan design approval by the Planning Board is scheduled for September, 2007. A project chronology is included in Appendix G.

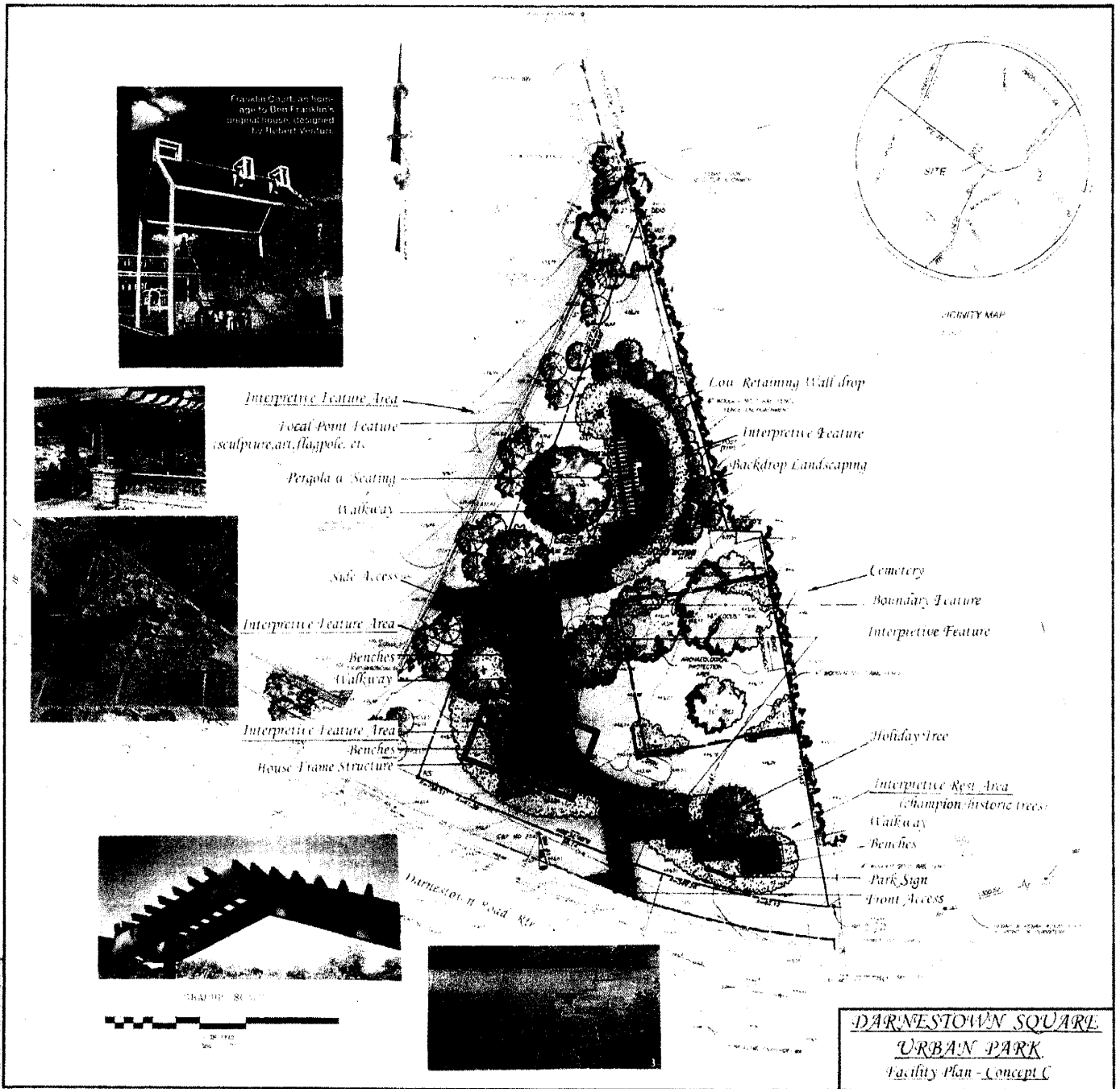




III. NEEDS ASSESSMENT:

A. COMMUNITY OUTREACH

1. Public Meeting, December 14, 2006: The first public meeting was held to present general information and three preliminary design options for the park: **Concept A, Concept B, and Concept C.** Approximately 25-30 residents attended and expressed general support for the park proposals. The following information summarizes community questions, comments, and staff responses.



1) What is the ghost structure in Plan C?

- It is a framework that portrays the volume of a previous structure with historic value. It may not be suited to this project due to scale, and, the previous structure was not really historically significant.

2) Is the existing sidewalk along Rte. 28 accessible?

- Yes and it will provide pedestrian access into the front of the park.

3) Will the pathways in the park be accessible for strollers; what are they made out of; how wide are they?

- Yes, they must be accessible and will be made from exposed aggregate concrete and areas of flagstone pavers. Path widths in the 3 plans vary from 8' to 10' wide.

4) *Are there any improvements along Rte. 28?*

- Yes, and minor ideas for improvements within the ROW will be reviewed with MSHA before finalizing the plan. (Refer to agency reviews and approvals).

5) *Will there be trees at the park frontage along Rte. 28 and visibility into the park?*

- Yes, and they will be upright, vase-shaped and/or columnar for visibility and will avoid contact with the overhead Verizon communication line.

6) *Where can artwork or a sculpture be?*

- Artwork possibilities are throughout the park.



7) *What is the seating area capacity?*

- A combination of 6 to 12 benches along with two seat-walls.

8) *How do you prevent people from sleeping on the benches?*

- Using shorter benches and/or center arms. This has not been a problem here.

Have we had problems with homeless sleeping in nearby parks?

- Not in recent years. About 10-12 years ago there was a minor problem due to a nearby soup kitchen.

9) *There should be bike racks.*

- There will be. Bike racks may be made out of canon wheels.

10) *Is the graveyard area visible now?*

- It is not visible now. We will define the border in the future park and provide interpretive features for the graveyard.

11) *In terms of landscaping, Plans A and C seem more opened for visibility and police surveillance than Plan B?*

- Actually, all 3 concepts maintain good interior visibility because the trees will be upright and/or limbed up and landscaping will include mostly ground covers, low grasses, turf, and a few lower shrubs.



12) *Is there a tree that can be illuminated on holidays?*

- Yes, in all 3 concepts it is toward the right front of the site so it will be very visible. PEPCO indicated it would be easy to drop power from the nearby pole and extend an underground line to the tree.

13) *What about the existing vegetation?*

- It includes a small cluster of poor quality trees that are either in poor health, small, have bad structure, or are very invasive. They will be removed at ground level within the graveyard area so it won't be disturbed.

14) *Will there be a water spigot to water the plants?*

- No, that is rarely done because costly and hard to maintain. Parks will water the landscaping using watering trucks during the first 2 years as needed and until established; and the material will be deer and drought resistant.

15) *How will the park be maintained?*

- It is mowed every 7-10 days and park clean up and trash pick up is twice per week.

16) *Will the park be lighted? (Most residents indicated they don't want it lighted.)*

- No, not typical for a park of this type. There is some light spillage into the park from the adjacent parking area lights that will help with nighttime surveillance.

17) *One resident noted Plan C did not include quite enough paved space for community gatherings.*

- That is a good point. The final plan will include enough paved space for community gatherings.

18) *What are the materials for the walls and paths and pergolas?*

- Exposed aggregate concrete and flagstone for pathways, Seneca red sandstone (or Emmitsburg Brownstone) for walls and columns, IPE or metal for pergola top.

19) *Can we get some Seneca (red) sandstone from Seneca Mill?*

- No, it is a protected historic structure. We might use the stone pile next to it and get it milled.

20) *What are the hours opened for Harris Teeter?*

- The current 24-hour operation will change on 12/22 to closure from midnight through 5 am.

21) *What about park users being able to use the Harris Teeter parking lot? It is sometimes full on Saturday mornings.*

- A site plan agreement was established in 2005, with the renovation of the adjacent grocery store area, to allow a curb cut and access for maintenance and park visitors from the adjacent parking area. It would be completed as part of the future park construction. We also anticipate the park to be frequented mostly by pedestrians and bicyclists using the sidewalks, bike lanes, and signaled crosswalk at the center of town.



22) *This project began 8-10 years ago and Steve Ellis and Chris Collins are enthusiastic about the park ideas and ideas for history.*

- Staff is also very excited about the project and looking forward to completion of the park.

23) *It would be great to get the final plan and project information relayed to their DCA website.*

- Great idea and we will do that once the recommended plan is prepared and reviewed at the second public meeting, and prior to going to the MCPB.

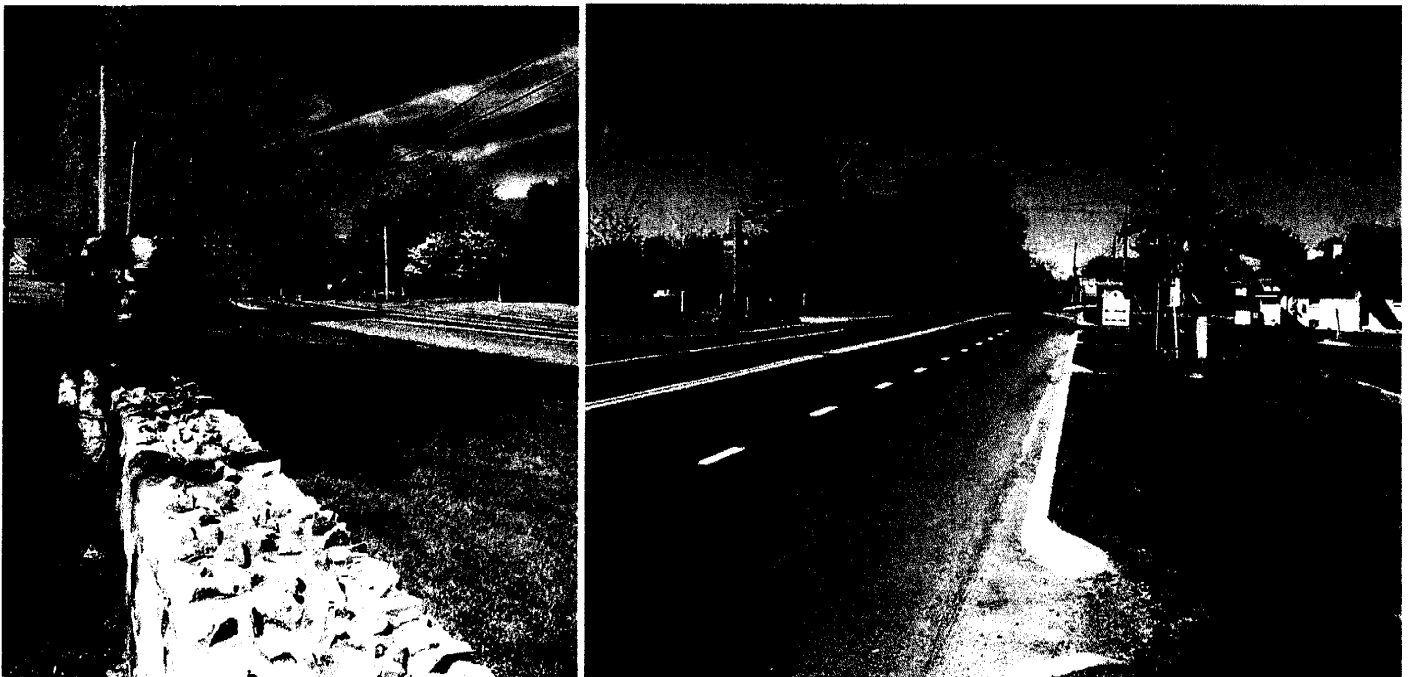
2. Public Meeting, March 28, 2007: The recommended facility plan was presented at a second meeting, with 16-20 attending residents. Valuable questions and comments regarding desires for the park were received at both meetings and from subsequent conversations and correspondence. The recommended plan was also discussed during a separate DCA Town Hall Meeting on March 15, 2007, with favorable reviews. The information below summarizes community comments and staff responses from the second public meeting. Refer to Appendix I, for the recommended Facility Plan. Refer to Appendix E, Community Correspondence.

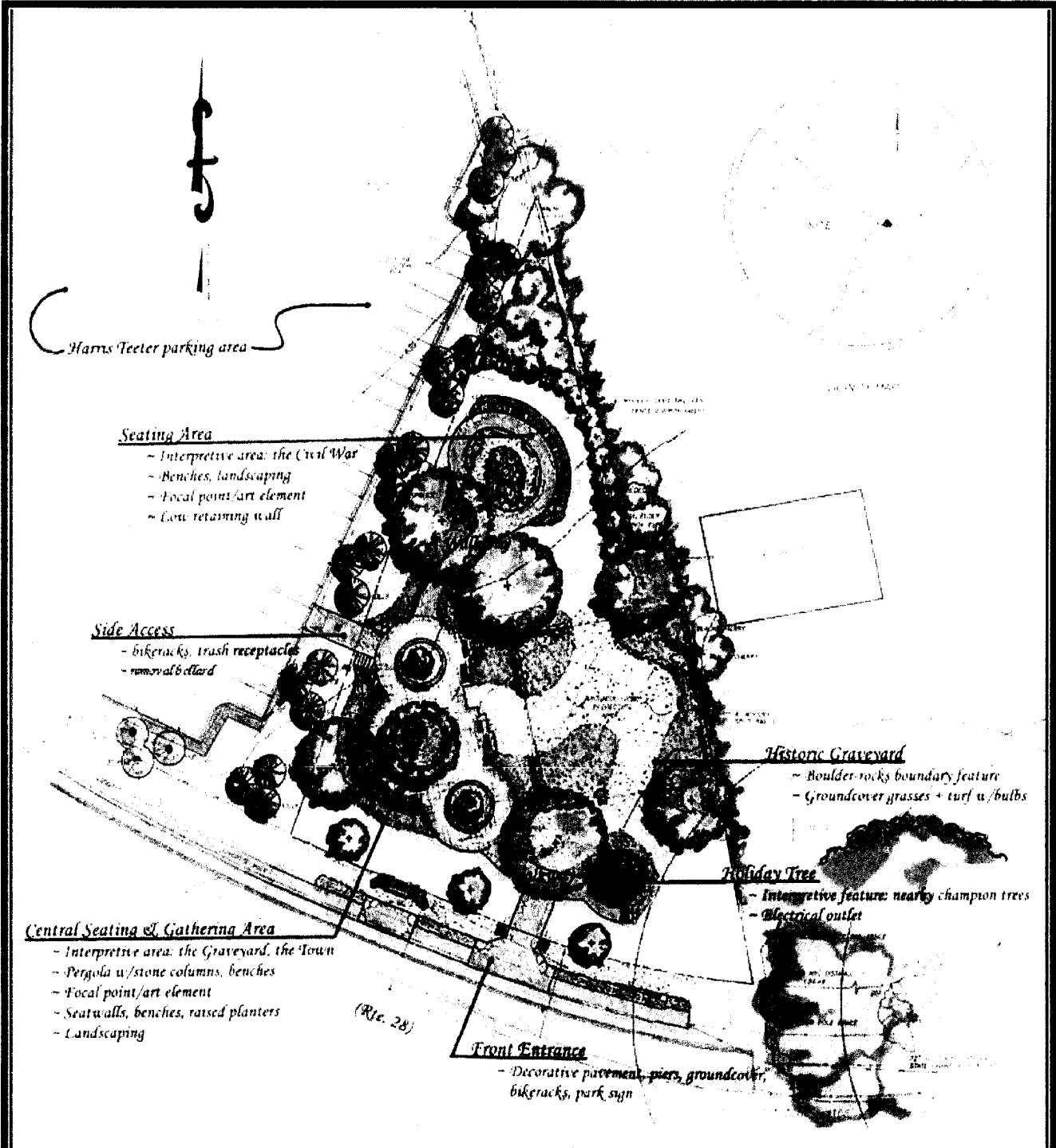
1) *Residents were excited about the park plan and ideas for details, materials, and amenities.*

- Staff agrees. The park elements were described to include: 14 benches and 2 stone seat-walls, a central gathering area with pergola, 2 focal points, and paths that are 8'-10' wide and 12' wide at the main park entrance on Rte. 28.

2) *Residents felt that the park would be the first step toward an improved village center and would set the tone for future improvements.*

- Staff agrees. Details and materials could be carried out in other future projects within the town.





DARNESTOWN SQUARE URBAN PARK

Recommended Facility Plan



The Maryland-National Capital Park and Planning Commission
 Montgomery County Parks Department
 9500 Brunett Avenue
 Silver Spring, MD 20901

3) *The Darnestown Bloomers (DB), and active area garden club since 1985, are very excited about adding to the landscaping and maintaining some focal point areas. They are interested in adding annuals and perennials and wondered again if a hose bib could be provided.*



- ❑ Staff is very supportive of the DB offer to add and maintain special areas of landscaping, in coordination with the region's work. Coordination may be possible between region crews watering during first two years and the garden club's needs.

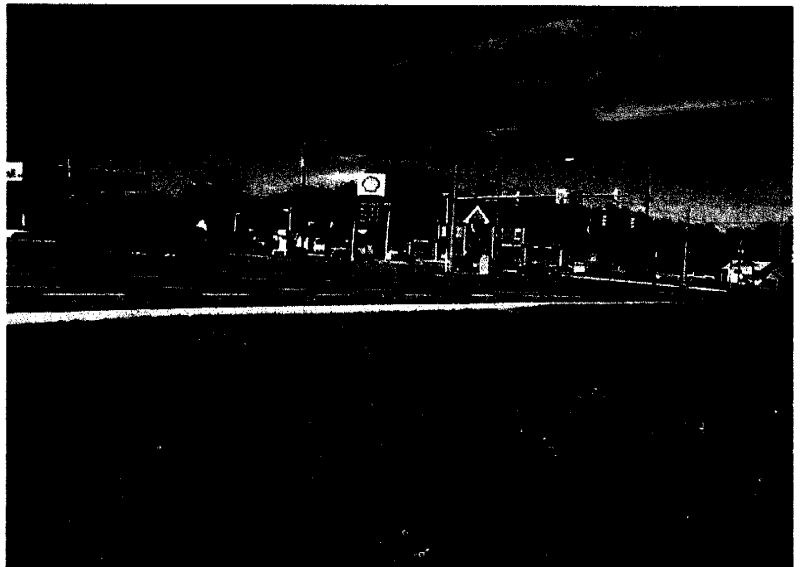
- ❑ A hose bib is not considered practical for the scope of this park. It would need to come from the 8" water line in the middle of Rte. 28. Staff estimates that actual construction, WSSC fees, permits, and road repairs would cost over \$15,000, plus design costs, plus annual maintenance costs. This cost seems too high for watering of small areas of perennials during the first 2-3 years. Plant selections should also be tough and drought resistant.

4) *Residents are very interested in the 3 history themes that will be portrayed in the park. A resident spoke in detail about the civil war history and great number of soldiers that died from disease.*

- ❑ Staff is also very enthusiastic about potential historic interpretation. The park historian clarified that a monument (depicting civil war soldiers that died from disease) would not be the art that will go in the park, and that monuments in our parks typically come from private donations.

5) *Questions asked again (from the first meeting) regarding lighting in the park, parking at the adjacent lot, area sidewalks, pedestrian safety, CPTED.*

- ❑ See answers #2, #12, #17, and #22 from Meeting #1 regarding: lighting, pedestrian access and safety, CPTED, and landscaping, and agreement(s) with the adjacent owner of the parking lot.



6) *Residents mentioned they might be able to get a large amount of Seneca Sandstone donated from a nearby farm.*

- ❑ Staff is also very enthusiastic about this possibility and will forward illustrations of the recommended plan to DCA leader(s), to help obtain donation of the stone. M-NCPPC could also store the stone at one of its facilities until the time of construction.

B. STAFF TEAM AND AGENCY REVIEWS

1. M-NCPPC Staff PDCO Team Reviews – The project was reviewed during the process at several key progress points and for final review. There were eight review meetings overall, three of which were an all-team review. The recommended Facility Plan for Darnestown Square Urban Park was presented during a PDCO team review session held on April 3, 2007, following the second public meeting. The plan was signed-approved by attending representatives from Park Police, the Region, Central Maintenance, and Park Development. See Appendix F, for PDCO team staff signatures on the recommended plan.

2. The Up-county Regional Recreation Advisory Board (URRAB) – Staff presented the Darnestown Square Urban Park facility plan to the URRAB on April 18th, 2007 along with comprehensive background information. Site photos, plan sections and perspectives, and images of proposed park amenities were shown to explain and illustrate the park proposal. The project background, program of requirements, and public process were also reviewed. The URRAB was very favorable toward the park proposal. They also noted a useful potential pedestrian connection for the town center area would be to extend the 5' sidewalk further northwest along Route 28, from its current terminus over to the Darnestown Local Park.

3. The Public Arts Trust - The project was provided to The Public Arts Trust in March/April of 2006 as a candidate for receiving artwork. A representative was briefed on the recommended Facility Plan and proposed ideas and locations for including art. The project received support as a candidate because the design incorporated interesting opportunities for artwork, and, the Park is located in an underserved geographical area within the County. Detail development of art is planned to occur later during the construction documents phase, and in conjunction with The Public Arts Trust.

4. M-NCPPC Environmental Planning/Countywide Planning Division - The Simplified Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD) was prepared by staff and submitted November of 2006, to Environmental Planning for review as part of a request for a Preliminary Forest Conservation Plan (Pre-FCP) exemption. Environmental Planning determined that the project was not applicable to the Forest Conservation law, in December of 2006, because: there are no specimen trees or forest present on the site as identified by the NRI/FSD submittal, there are no environmental constraints, and the site and LOD are very small. Environmental Planning correspondence is included in Appendix B.

5. M-NCPPC Development Review Division - The recent renovation to the adjacent grocery store site went through the Development Review process and obtained a September 2005 site plan amendment agreement (#8-05027). Condition Number 2 is as follows:

Continue to permit the use of the parking facilities at the Darnestown Village Center subject to the terms, conditions, and limitations set forth in the letter addressed to William E. Gries dated September 1, 1998. Applicant shall provide permission to M-NCPPC to install a curb cut at the subject property parking lot in order to facilitate access by the public and M-NCPPC Staff and equipment to the adjacent Darnestown Square Urban Park at such time as M-NCPPC requests such permission. Such a curb cut shall not result in the loss of any parking spaces.

The agreement confirmed that M-NCPPC maintenance and park visitors would be able to use the adjacent parking lot for parking and/or access via a curb cut to be installed with construction of the park project, and, would have use of available parking spaces as needed. Prior to this site plan amendment agreement, the earlier letter from the adjacent owner's attorney to William Gries stated an informal agreement to allow parking and park access from their parking lot as long as it did not pose a difficulty for the owner's property. See Appendix F, for copy of the September 1, 1998 letter to William Gries, referenced in the 2005 site plan agreement.

6. The Maryland State Highway Administration (MSHA) -

The recommended proposals were reviewed with MSHA representative, Montee Benjamin, at an on-site meeting on January 9, 2007. The plan was subsequently forwarded to MSHA, for review by District 3 Utility Engineer, Mr. Augie Rebish.

Minor comments were provided regarding the park proposals within the right-of-way as follows: shift the entry piers back a few feet from the Rte. 28 sidewalk, relocate the park sign to the left of the Verizon pole and a few feet back from the sidewalk, and minor groundcover plantings are acceptable if maintained by M-NCPPC and clarified in an MOU statement within the permit. Design modifications to the existing sidewalk were supported. Obtaining a simple Municipal Permit would be required as part of the construction documents process, and, a traffic control plan indicating construction access off of Route 28 would need to be included in the construction documents.



7. PEPCO – A PEPCO representative, Guy Scafidi, also attended the on-site meeting on January 9, 2007, to review the park proposals. The closest PEPCO pole was determined to be off-site and nearby within the MSHA Route 28 right-of-way. The representative stated that it would be very simple to drop power from the pole and extend an underground line to the holiday tree, for an electrical outlet.

8. Department of Permitting Services (DPS) - This project creates a very small limit of disturbance (LOD) of approximately 15,000 to 16,000 square feet and a significantly smaller impervious area of approximately 6,100 square feet. Minimal cut and fill grading will be required in order to implement the plan. Because the LOD is less than 20,000 square feet and total cut and fill is less than 1,000 cubic yards, storm water management is not required for the project. Under these conditions, engineered sediment control requirements are waived, requiring only a small land disturbance permit. A Sediment Control Concept Plan was prepared for future use, during the construction documents phase, in order to submit to the Water Resources – Stormwater Management section of DPS, for the Small Land Disturbance Permit. The information for the Small Land Disturbance Permit is included in Appendix C.

Proposed landscaping includes rain-garden elements in the facility plan, as a proactive effort to provide sediment control on a more residential scale. Planted beds include swathes of ornamental grasses with bulbs, located on the low side and adjacent to some of the proposed paved areas. Landscaping will also include a small area of bio-retention shrubs planted in the lowest portion of the park, which is fairly level overall.

9. Maryland Historical Trust - The graveyard has been registered as archaeological site number 18MO650. Further submittals are not required as long as the graveyard remains undisturbed and the park design complies with this criteria. Review by the **Historic Preservation Commission** will not be required because there are no designated historic features remaining on or near the park site.

C. PLANNING DOCUMENTS

The Potomac Sub-region Master Plan (2002) - The Potomac Sub-region Master Plan provides comprehensive guidelines for use of all land within its boundaries, pertaining to zoning, roads, trails, utilities, and general character of the area. General guidance for development from this plan (p.98-103) is as follows.

Darnestown Village Concept

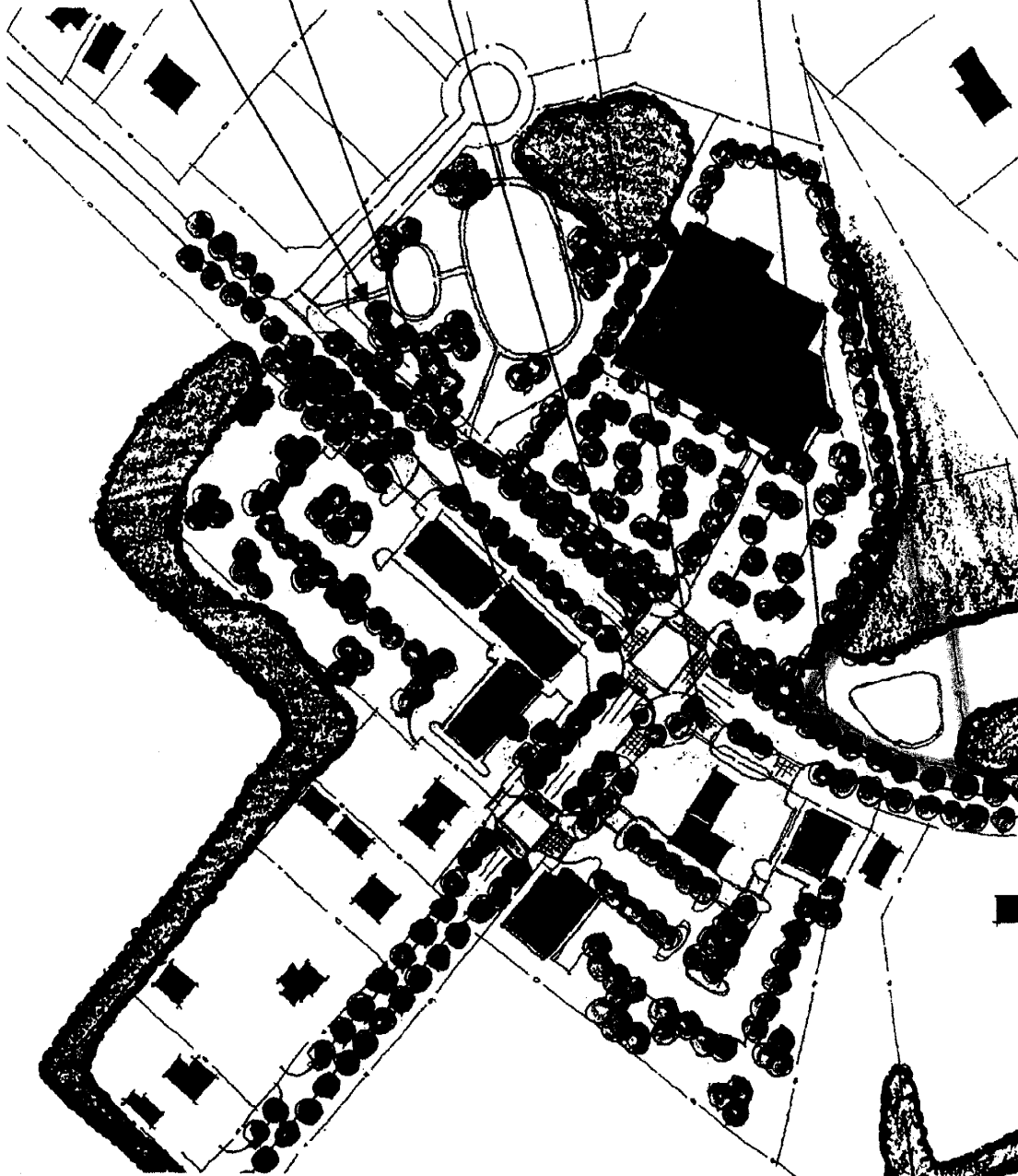
Open space

Buildings along street

Specially paved crosswalks

Continuous sidewalk

Streetscape



- Create an attractive, cohesive, pedestrian-friendly environment.
- Create a rural village center for the Darnestown community, compatible with adjacent areas.
- Draw upon the open green character of the surrounding area, emphasizing this character through streetscape design.
- Provide a green frontage with extensive planting and streetscaping, and green buffers between commercial and residential development.
- Provide open spaces throughout the village. Sites should include 35% open space.



Countywide Bikeway Functional Master Plan (2005) -

This functional master plan provides recommendations for a comprehensive network of bikeways throughout Montgomery County, and identifies the following in relation to this project.

- Provide a signed off road bikeway lane and shared use path along Rte. 28, east of Md. 112, if feasible.
- Provide signed shared roadway bike lanes along MD Rte. 112.
- Provide signed shared roadway bike lanes along Rte. 28, west of MD 112.

2005 Land Preservation, Parks, and Recreation Plan (LPPRP) - The LPPRP provides general recommendations for historic and cultural resources, specifically to identify, preserve, and interpret them. It encourages municipalities and communities to offer educational programs that focus on Maryland heritage and recommends the promotion of art and culture at appropriate public and private locations. The LPPRP emphasizes the significance of historical education and awareness to community life and to an increased sense of local identity. The plan also defines urban parks as places that provide community gathering places, serve business areas, provide green space, provide a buffer between residential and business areas, contain landscaped sitting areas and walkways, and provide outdoor spaces for area employees during their lunch time.

Park User Satisfaction Survey (2003) -

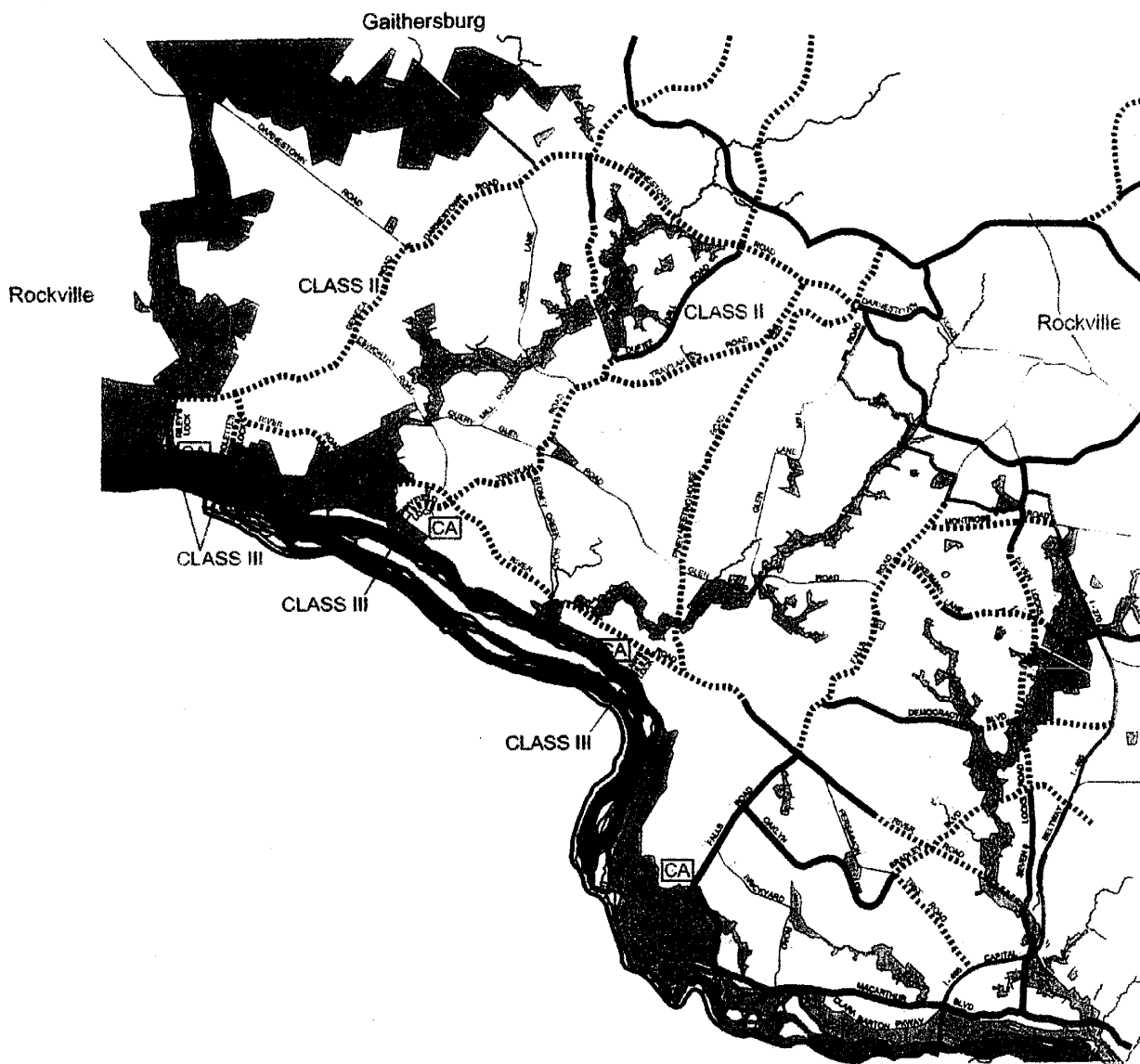
The Commission recently completed a county-wide 'Park User Satisfaction Survey 2003' in response to significant changes in the Montgomery County population, with the goal of examining how well the Parks System met residents' needs and desires for the future as well as determining their satisfaction level with the quality and maintenance of current facilities. The survey underscores the high level of interest in historic sites and related programs. It also indicates that some of the most popular non-recreational features, countywide, include garden-like areas.



The 2000 U.S. Census - Demographic projections for the Darnestown planning area indicate the population is expected to grow slowly. The greatest countywide growth sector will be in the age group(s) from 45 and older, making accessibility a critical element in park design.

BIKEWAYS

MAP A



———— Existing Bikeways Proposed Bikeways

All Bikeways are Class I unless otherwise noted.

Class I: A bikeway physically separated from motorized vehicular traffic by an open space or barrier either within the highway right-of-way or within an independent right-of-way. Referred to as a "bike path".

Class II: A portion of roadway which has been designed by striping, signing and pavement markings for the preferential or exclusive use of bicyclists. Referred to as a "bike lane".

Class III: This is a travel lane that both the bicyclist and motorist share. This could be either a curb lane or a lane with little or no shoulder. Referred to as a "shared use roadway".

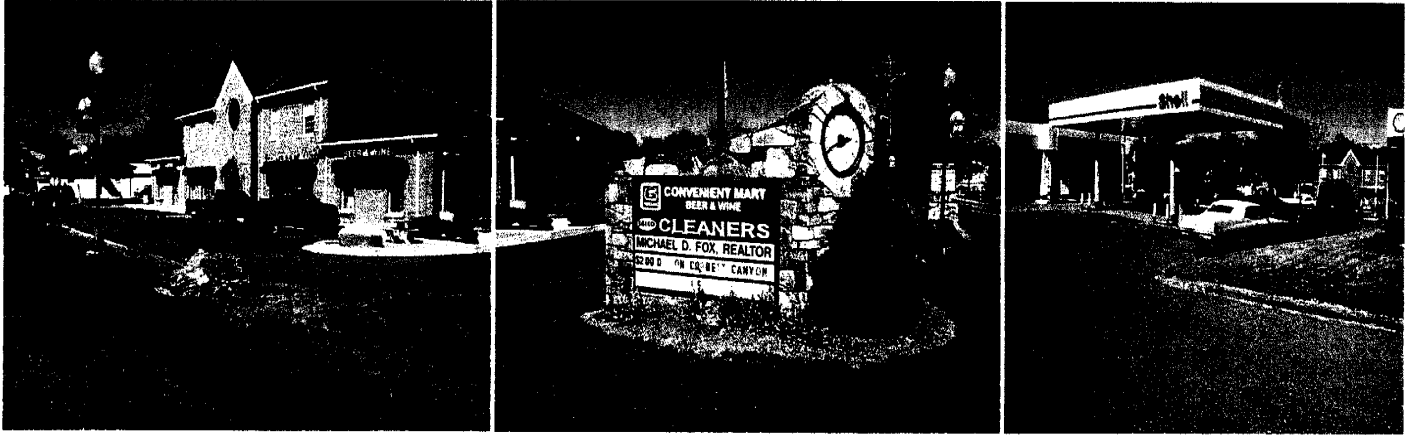
CA Canal Access



Planning Board Draft Master Plan, October 2001

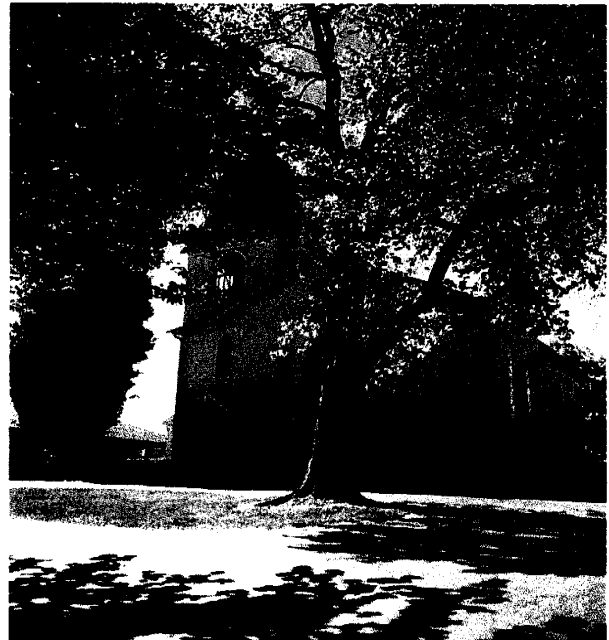
D. AREA FACILITIES AND SERVICES

Community planning areas adjacent to Darnestown include: North Potomac and Travilah to the east, Germantown and Gaithersburg City and Vicinity to the north, and Poolesville and Lower Seneca to the west. The zoning in the vicinity surrounding the park includes: low density housing of R-200, RE-2, and RC; and the ten acre commercial area of C-1 and OM, located around the intersection of Rte. 28 and Seneca Road. This small commercial node includes a large grocery store, a small strip of shops, and a gas station/automotive facility. Proposed facilities include an elderly housing facility and a Country Inn with restaurant and tavern. There is public water within the park vicinity but not public sewer.



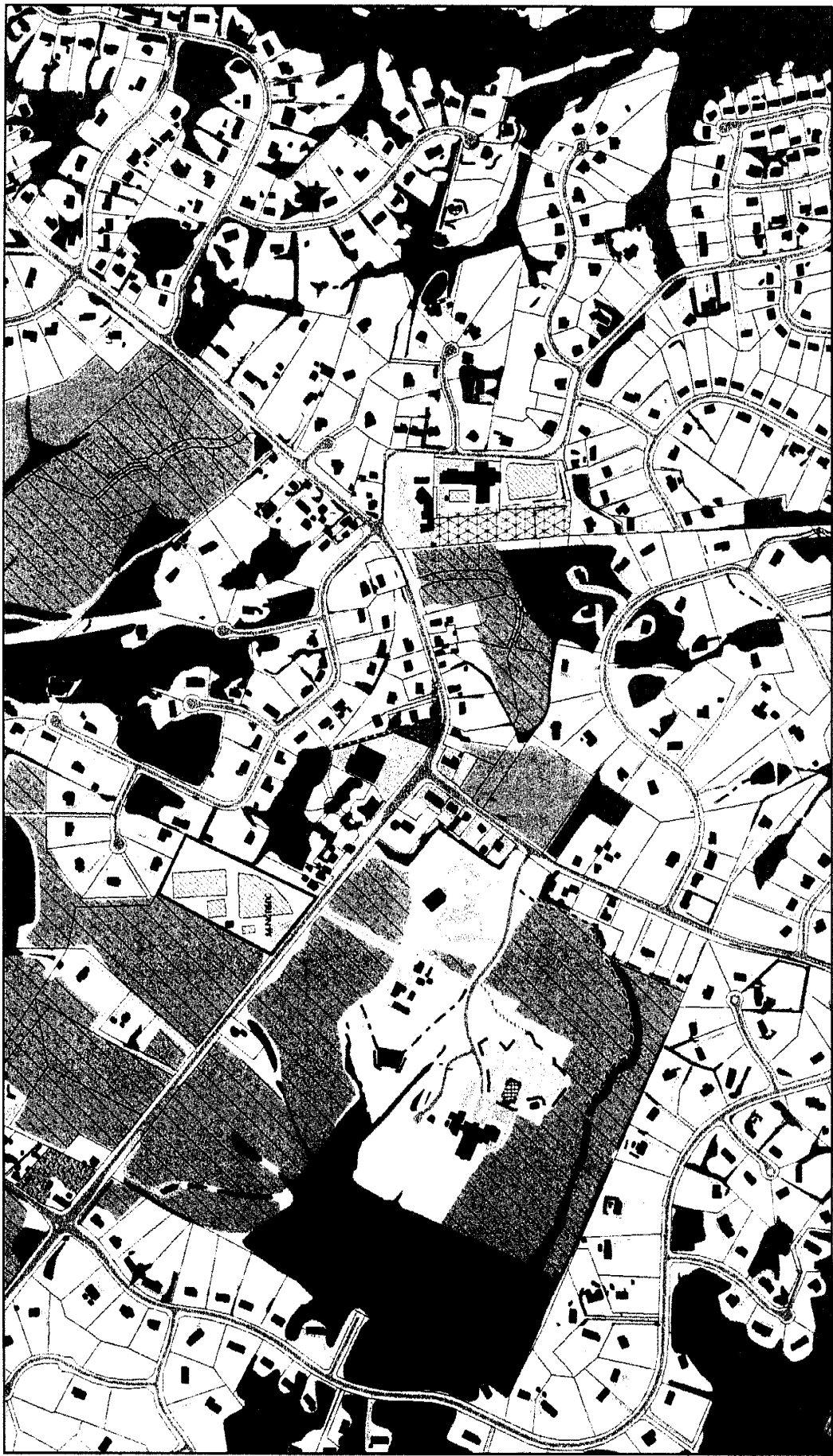
Nearby residential communities include Darnestown Knolls, Highlands of Darnestown, Spring Meadows, Seneca Highlands, Ancient Oak, and Rollinmead. The Darnestown Civic Association (DCA) is the largest blanket homeowners' organization and is currently very active in the area.

Signed bikeway lanes were recently constructed in the vicinity of the park, within the Rte. 28 roadway on both sides of the road and continuous in both directions. There is public transportation along Darnestown Road that ends approximately two miles east of the park.



Community facilities within one mile of the park include Darnestown Local Park, Darnestown Elementary School, Malachi Montessori School, and Darnestown Presbyterian Church.

VICINITY MAP FOR
DARNESTOWN SQUARE URBAN PARK



Map compiled on November 17, 2002 at 2:45 PM | Site located on base sheet no. ZONW11



Darnestown Local Park facilities include:

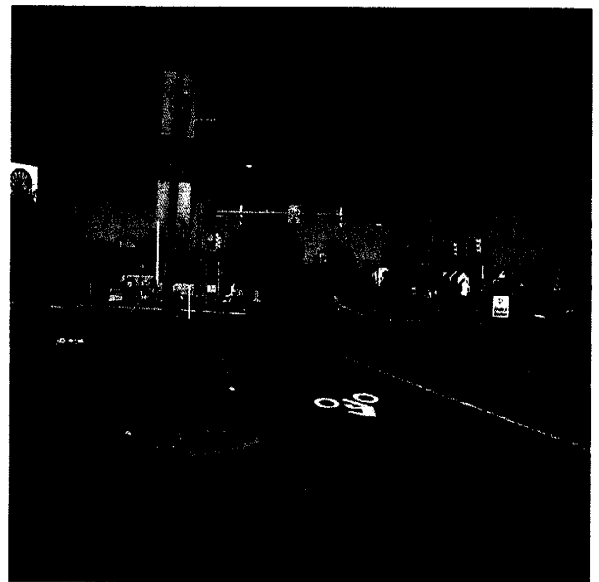
1 softball field, 1 soccer/football field, 1 playground area, 1 basketball court, 2 tennis courts, 1 picnic shelter, parking and paths.

IV. PROGRAM OF REQUIREMENTS (POR):

A. ISSUES

Access

- M-NCPPC maintenance and park visitors will be able to use the adjacent parking lot for parking and/or access via a curb cut that will be installed with this project (per a site plan amendment agreement, September of 2005). It would be beneficial to block off this access point somehow so that it doesn't fill up with grocery carts.
- Pedestrian circulation and park use by cyclists is very important. Pedestrian accessibility into the park can be achieved by using the recently built 5' sidewalk and ADA ramps built along Rte. 28 and the park frontage, and also the signaled crosswalk.
- Access by bicyclists will be important, as the area is very popular for this activity and there are bike lanes along Route 28. It will be important to include bike racks within the park, perhaps using the idea of canon wheels to give them an historic appeal.



CPTED

- Visibility into the park, primarily from Rte. 28, is good at present and will need to be maintained.
- Poor quality vegetation on the site should be removed. Proposed landscaping should be carefully planned so that interior visibility is not blocked, by using lower plantings and trees that are upright, vase-shaped, or limbed up.
- Proposed use areas, for seating and viewing of interpretive exhibits, should be located in relatively visible spaces within the site. The area to the back of the park should not be the primary seating/gathering area since it is more removed from Rte. 28. Noise levels are fairly constant throughout the site so it is not a factor in the layout of facilities.
- There is some spillage of light into the park from the light poles along the border of the adjacent parking lot, currently enhancing surveillance. The growth of evergreens along the adjacent property will reduce this effect over time. Regardless, lighting and night-use is not standard for our smaller local and urban parks and not requested or recommended for this park.

Maintenance

- Trash has been a minor problem, however, the park appears neater in recent years. Trash receptacles need to be included in the new park, preferably in proximity to a side access path from the adjacent parking lot, facilitating pick-up.
- A removable bollard should be installed in the middle of a side access path, from the adjacent parking lot, allowing only M-NCPPC vehicles to enter.
- Park hard-scaping and materials for the structure and art-elements(s) need to be very durable and have a long life cycle, for ease of maintenance.
- Park landscaping should be drought resistant and maintainable.
- Staff should work with the Darne Bloomers Garden Club and support their efforts to provide additional landscaping and maintenance for the park, however practical. The Darne Bloomers have been active for over twenty years and include over 200 members.
- M-NCPPC will need to include a MOU agreement, within the construction phase Municipal Permit application, for maintenance of anything within the right-of-way.
- A holiday tree desired by the DCA association should be under their management in terms of any lighting and decorating and not be an M-NCPPC operational obligation. Power for an outlet at the tree can be readily obtained from the adjacent PEPCO pole.
- Maintaining operation of a flagpole within the park is a maintenance concern. Flag(s) can only remain raised if they are lighted and both residents and staff are opposed to lighting the park.

Historic Interpretation and Design Elements

- Park details and materials should be carefully designed and selected, as they will define what eventual streetscape renovations might be within the Town Center. The completed park should have a unique identity that helps define the entrance into Darnestown along Rte. 28.
- Three themes could be interpreted in the park: the town history, the cemetery, and local Civil War events. Staff prefers colorful laminated panels for interpretation because they are somewhat vandal resistant and can replicate interesting maps and old photographs.
- Incorporating art will be an important element to the final park. The Public Art's Trust is very supportive of this project as a candidate for artwork and plans to become involved during the next phase of construction documents. The CIP project construction estimate should include necessary funds for artwork.

- A monument depicting aspects of the civil war should not be considered as the art element that will go into the park. Monuments are typically provided in M-NCPPC parks through private donations.
- The graveyard within the defined boundary must remain undisturbed. Trees to be removed should be cut at ground level, leaving the root system intact.
- Staff recommends defining the graveyard perimeter and proposes use of available black-rocks from an old historic railroad culvert bridge for this purpose.
- An archaeologist may need to be present during initial stages of construction to ensure protection of the graveyard area and any uncovered artifacts.
- Seating areas and landscaping should be included that are attractive and welcoming.
- Staff should work with the community to locate any donations of available Seneca red sandstone for use in construction of the seat-walls and pergola columns, in order to provide an historic element with the selected materials.

B. POR

The program of requirements (POR) was developed for the park based on input received from the community during the past ten years and through the recent facility plan process. During the public process and review of the facility plan, design refinements resulted in the following list of features, or program of requirements (POR):

Park theme #1

- Establish an attractive focal point for community identity within the Darnestown town center (10 acre area), as viewed from Rte. 28. Provide visible place-making elements that create a landmark and community attraction such as a holiday tree, garden structures, artwork, flood lighting, street-scaping, landscaping, and possibly a flagpole.
- Provide an accessible and welcoming meeting space for community groups and for local events, such as an annual holiday tree lighting ceremony.
- Provide contemplative seating area(s) screened from traffic on Rte. 28, from adjacent houses, and from the adjacent parking lot; however, do not create secluded areas that might attract illicit activities. Residents do not want the park lighted for night use.
- The park should be pedestrian and bicycle friendly.

Park theme #2

- Convey local heritage by providing educational opportunities for future generations to learn about the past.
- Preserve existing features with historical value on or near the site. The interpretive component is a high priority and could include markers/signs acknowledging nearby champion trees, former on-site structures, the on-site cemetery, town history, and Civil War history in the area.

Amenities

- Provide ample places for seating.
- Provide parking opportunities in the adjacent parking lot.
- Provide walking paths throughout the park.
- Provide ornamental plantings throughout the park.
- Provide bicycle racks and trash receptacles.
- Provide an electrical outlet near the holiday tree.

V. EXISTING CONDITIONS & IMPACTS ON THE PARK PLAN:

A. SUMMARY OF NRI/FSD

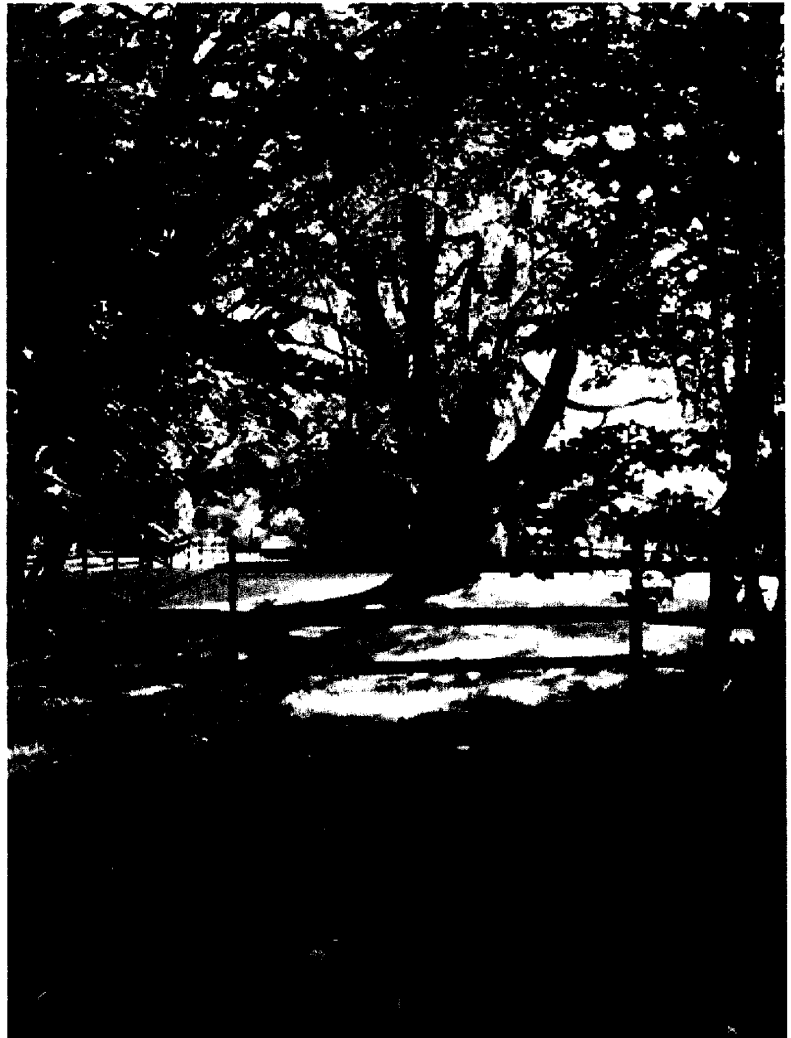
1. The Natural Resource Inventory/Forest Stand Delineation (C9835) – The Simplified NRI/FSD is attached in Appendix B. The NRI/FSD provides a composite of site information which influences choices and locations for development in our parks. The following summary provides an overview of conditions currently found at the Darnestown Square Urban Park site.

The park address is 14019 Darnestown Road, in Darnestown, Maryland. The 0.59-acre site is triangular shaped, with the widest portion fronting along Route 28. It is relatively level and drops 10' in elevation from the highpoint, at the right-front of the site, to the low-point at the very back corner of the parcel. The site is primarily opened and consists of mowed lawn with a few trees. There are no wetlands, buffers, slopes, poor soils, or healthy significant trees present on the parkland. Forest cover is non-existent at the park. There is a cluster of less than seven poor quality trees toward the middle area where the graveyard is located. The trees are either small, in poor health, or very invasive. They include: a pear, hemlock, mulberry, catalpa, and 3 Norway maples. The on-site graveyard is a 65' x 65' square area in the middle of the park that has been accurately defined through archaeological excavations and studies.

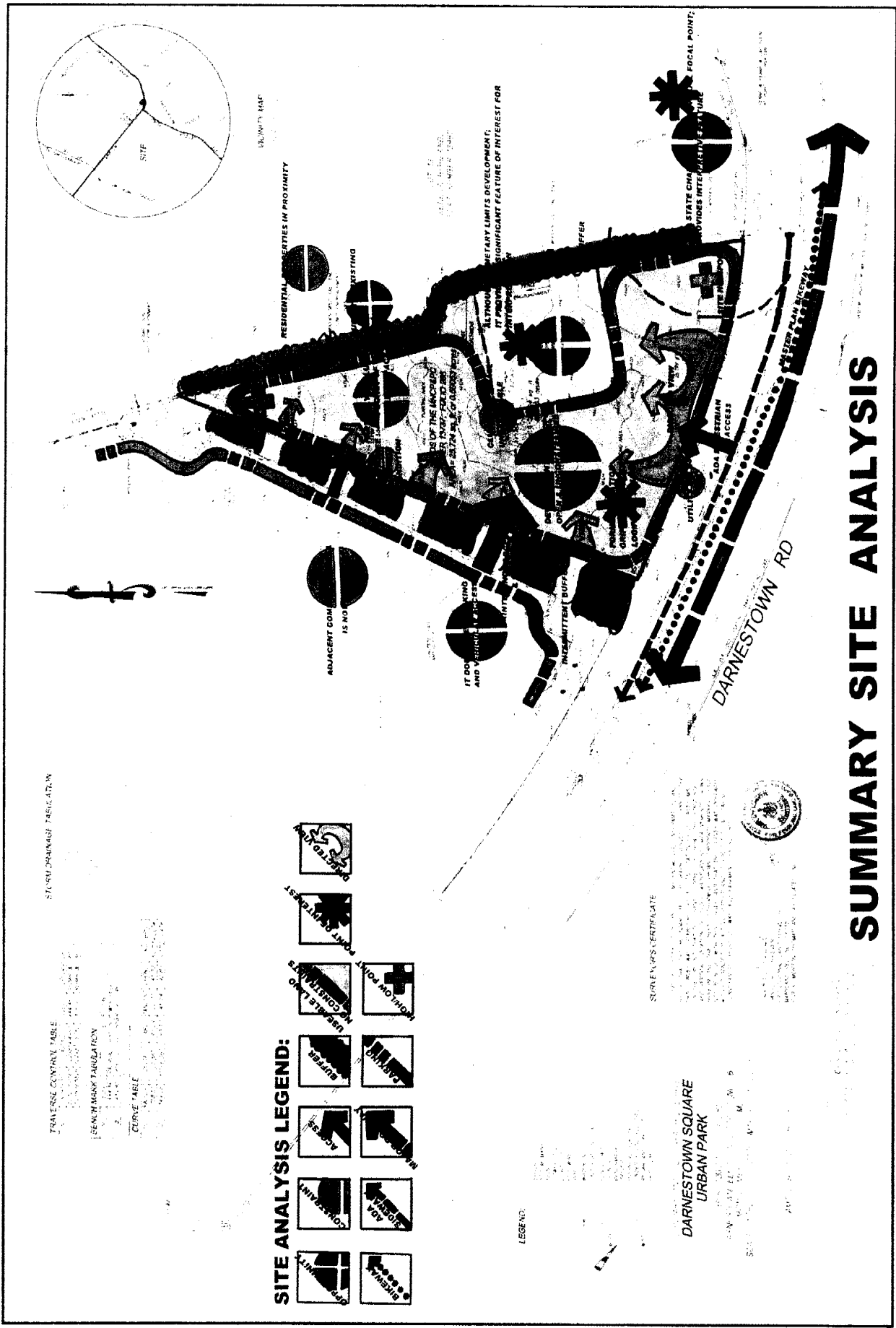
There are two county champion trees within the MSHA right-of-way to the east of the property. The 72" Northern Catalpa tree is the closest, and is located within the 100-foot border of the south-eastern-most corner of the park. The 108' critical root zone of the tree is primarily off-site, however, a portion extends up to 40' into the front corner of the park. Commercial paved property is located adjacent to the northwest border of the park and residential properties are to the north and east.

B. OPPORTUNITIES AND CONSTRAINTS OF THE PROPERTY

There are no constraints to development except that the graveyard must remain undisturbed, and, the small portion of the champion tree critical root zone must remain undisturbed.



Champion Northern Catalpa tree



TRAVERSE CONTROL TABLE
 STATUS DRAINAGE REGULATION
 SENIOR BANK TABLE FEN
 CURVE TABLE

SITE ANALYSIS LEGEND:

- BREAKAWAY
- EASEMENT
- ACCESS
- CONSTRUCTION
- SEWER
- WATER
- GAS
- ELECTRIC
- TELEPHONE
- FIRE HYDRANT
- SURVEY POINT
- UTILITY POLE
- SEWER MANHOLE
- WATER METER
- GAS METER
- ELECTRIC METER
- TELEPHONE METER
- FIRE HYDRANT

LEGEND:

DARNESTOWN SQUARE
 URBAN PARK

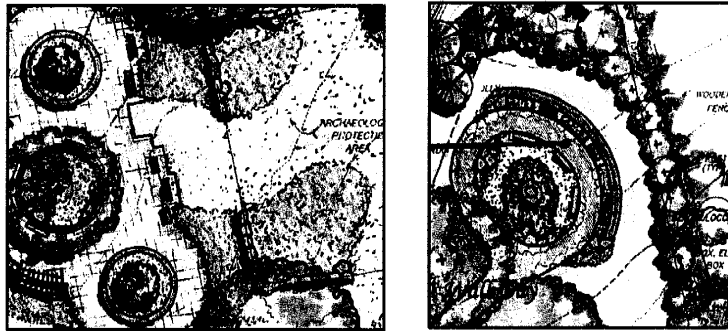
SUMMARY SITE ANALYSIS

VI. THE FACILITY PLAN:

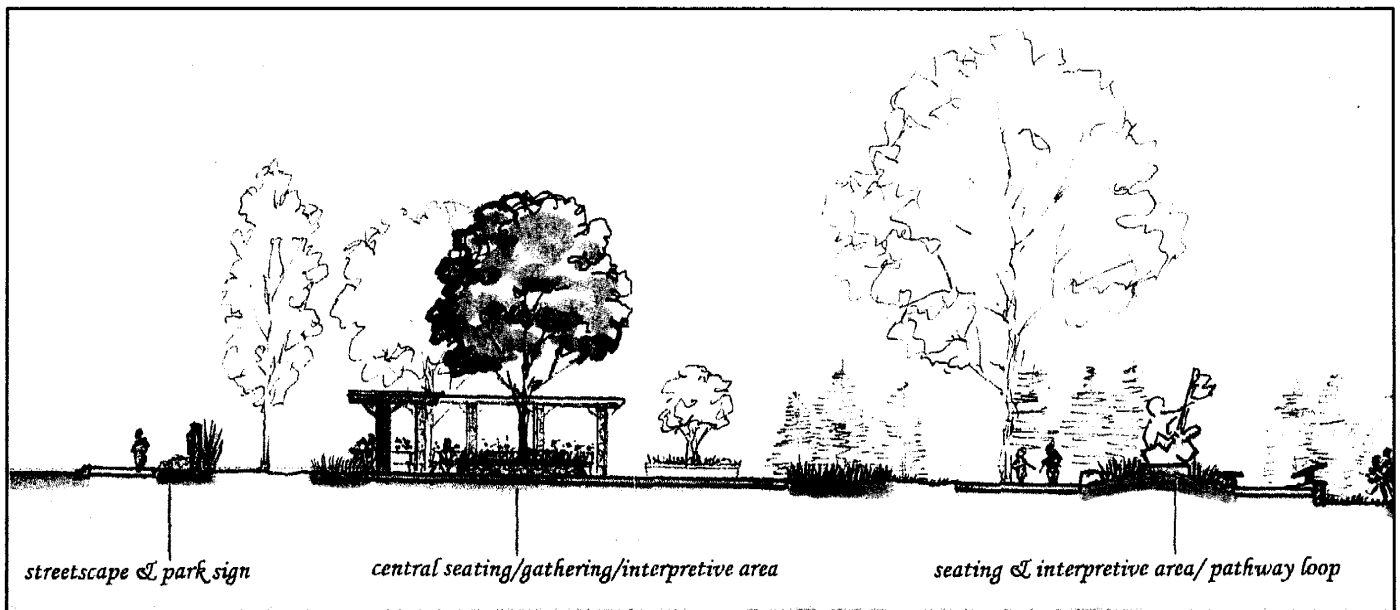
A. FEATURES OF THE RECOMMENDED PLAN

During the public process and project plan reviews, design refinements resulted in a preferred Facility Plan for Darnestown Square Urban Park and finalized program of park elements. The plan includes the following features:

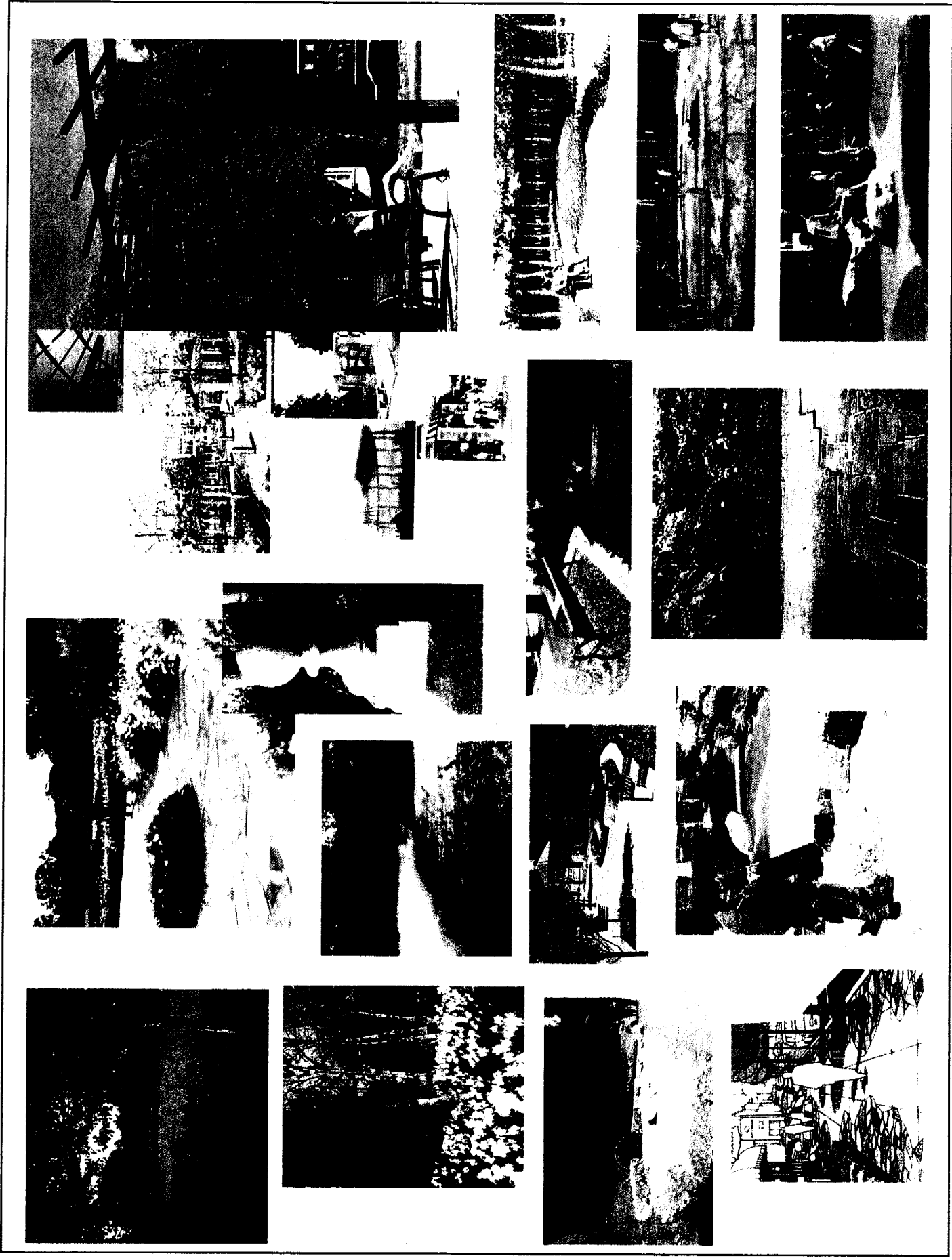
- ❑ **Historical interpretation of the town, the on-site graveyard, and local Civil War events** are included within two areas of the park plan: the larger central seating/gathering area, and the path loop and seating area toward the back of the site. Preference is for color-laminated panels. The graveyard border is defined with boulder-rocks from an old culvert bridge. Bike racks are to be made of cannon wheels.



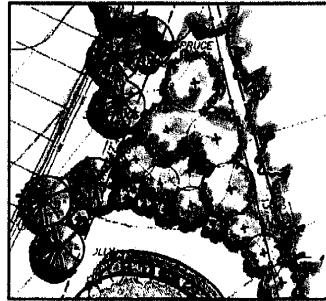
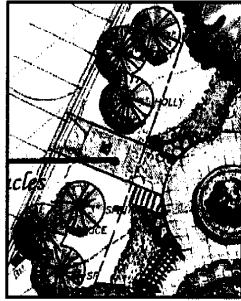
- ❑ **Inviting and useable spaces** are created within the small triangular shaped pocket park. Good interior visibility for day use of the park is maintained by using low maintenance groundcovers, grasses with bulbs, turf with bulbs, select shrubs, and vase-shaped or upright trees. Ornamental landscaping offers seasonal interest and shade. Existing poor quality vegetation is removed.



- ❑ The plan incorporates **aesthetic features, details, and materials** to enhance the park theme and enrich the visitor experience. Proposed features are accessible, comfortable, and attractive with ample gathering spaces, benches, seat-walls, planters, a pergola, and pathways.

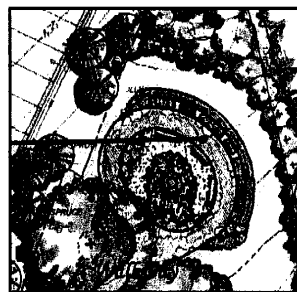
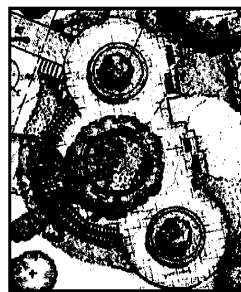


- ❑ **Maintenance access is provided** from the side access path that includes a curb cut, removable bollard, and adjacent trash receptacle(s). Landscaping is sustainable, deer resistant, and in locations provides a rain-garden element for hard-scaped areas. The back corner of the park includes a small massing of bio-retention shrubs. Materials for hard-scaping, amenities, and structures are all very durable and of high quality.

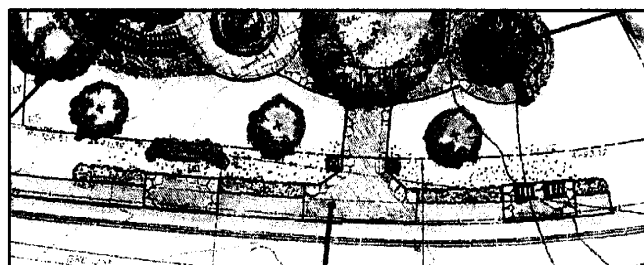


- ❑ **An attractive and noticeable landmark along Rte. 28** is created that provides part of the composite vision for the Darnestown Center. The site frontage, details, landscaping, and selection of materials are compatible with the surrounding town center area and traditional character for the new park. Materials to be used for pavement, walls, pergola columns, and borders, include stone and exposed aggregate with coloration of Seneca Red Sandstone (or Emmitsburg Brownstone) and gray Black-rocks, both of which have been used in the region during the 1800's and early 1900's. Black-rocks recovered from an old historic culvert-bridge are used throughout the plan.

- ❑ **Several opportunities for Art and/or place making elements** are integrated into the park plan. The artwork should compliment local heritage as well as anticipated uses of the park and may be included as either part of the hard-scaping elements, part of the pergola structure, as a separate vertical element, or a stand alone focal point feature. Two focal point areas are proposed: one in the central gathering area and another planted island within the path loop. Detail development of art in this park is planned to occur during the later construction documents phase, and in conjunction with The Public Arts Trust.



- ❑ **Safe pedestrian and bicycle visitor access** is provided, with any potential parking needs to be accommodated on the adjacent grocery lot. It is anticipated that most visitors will walk or bicycle to the park and the proposal incorporates accessibility. Internal paths connect to the Route 28 sidewalk along the front of the Park, and, to the adjacent parking along the left side of the Park with a curb-cut and ramp.



B. EDUCATION OF LOCAL AREA HISTORY

Archaeological studies and reports about local history provided valuable information for determining educational themes to interpret at the park site, and, for preparing a park design that compliments on-site or nearby features of interest.

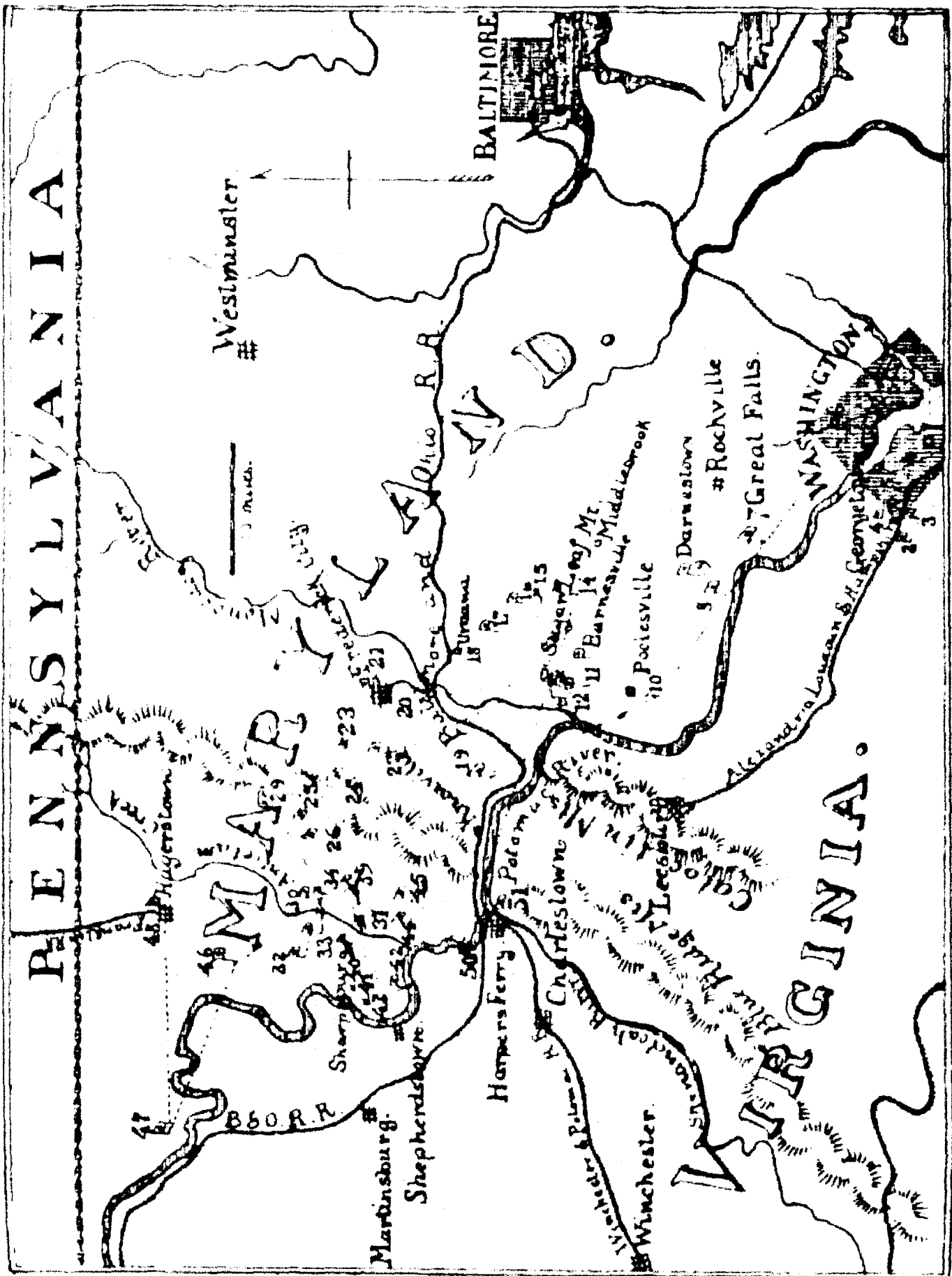
The most recent archaeological study of the on-site graveyard, 'A Very Grave Affair', was completed in 1999 by staff archaeologist Jim Sorenson and was a continuation of two prior studies in 1994 by Edward Otter. The 1994 studies were conducted for Landow and Company, the previous landowner of the park acreage and developer of the adjacent shopping center. The excavations from both studies document the approximate number of graves, timeline for its use, and likelihood of who was buried there. Between 14 and 22 graves were found and, although the occupants are unknown, it is very possible that they include members of the Darne family, Civil War soldiers, and travelers. The graveyard was abandoned by the early 1900's. The findings include a map, photographs of the site and artifacts, and general background history of the town and site. The study provides crucial information necessary for protection of the graveyard, interpretation of its history, and for design of the park.

Reports summarizing important historical information about the town area were also prepared by The Darnestown Historical Society and M-NCPPC staff, and helped to determine the educational subjects for this project. A book titled 'The Signal Corps USA in the War of the Rebellion', by J. Willard Brown, also provided interesting information about Civil War events in the area.

Staff and members of the community knowledgeable about history agreed on three basic themes for education at the park: local Civil War history; the on-site graveyard; and the old town of Darnestown. Highlighted information from the three interpretive subjects is as follows.

Local Civil War History

- Darnestown was a natural point of defense for Washington D.C. Federal leadership knew that, if Confederate troops could cross the Potomac River, they could invade the Nation's capital from the North.
- More than 18,000 Union troops occupied Darnestown in 1861, and established a main line of defense and a Division Headquarters.
- Union troops were from: New York, Connecticut, Indiana, Pennsylvania, Rhode Island, Wisconsin, and Massachusetts.
- Responsibilities of the Union army at Darnestown:
 - ~ guarded all fords across the Potomac River
 - ~ protected the C&O Canal and searched canal boats
 - ~ searched wagons and travelers passing through the area
 - ~ established a provost guard
- A Signal Corps School was established about 1.5 miles southwest of Darnestown, at Magruder Farm. An especially large Chestnut tree was fitted with platforms for the signalers. Using signal flags and telescopes, information was relayed in a chain from Harper's Ferry to Georgetown.
- It is believed that President Lincoln visited General Banks at his headquarters at the Magruder Farm in Darnestown during 1861, and, soon afterwards the troops left their tents and wagons and moved towards White's Ferry (called Conrad's Ferry).
- Two corps of Union troops moved through the tiny town on September 9, 1862, before the Battle of Antietam.
- Part of J.E.B. Stuart's Confederate Calvary, under the command of General Wade Hampton, raced through the town on June 27, 1863, on route to Rockville; and eventually to the battle at Gettysburg.



PENNSYLVANIA

VIRGINIA

BALTIMORE

WASHINGTON

Westminster

Ohio R.R.

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Rockville
Great Falls

Potterville
Darwentown
Barnesville
Middlebrook
Sagamoras Mt.

MARTINSBURG

Shepherdstown

Martinsburg

Harpers Ferry

Winchester

B&O R.R.

Urassna

Polam

Charles Town

Lebanon

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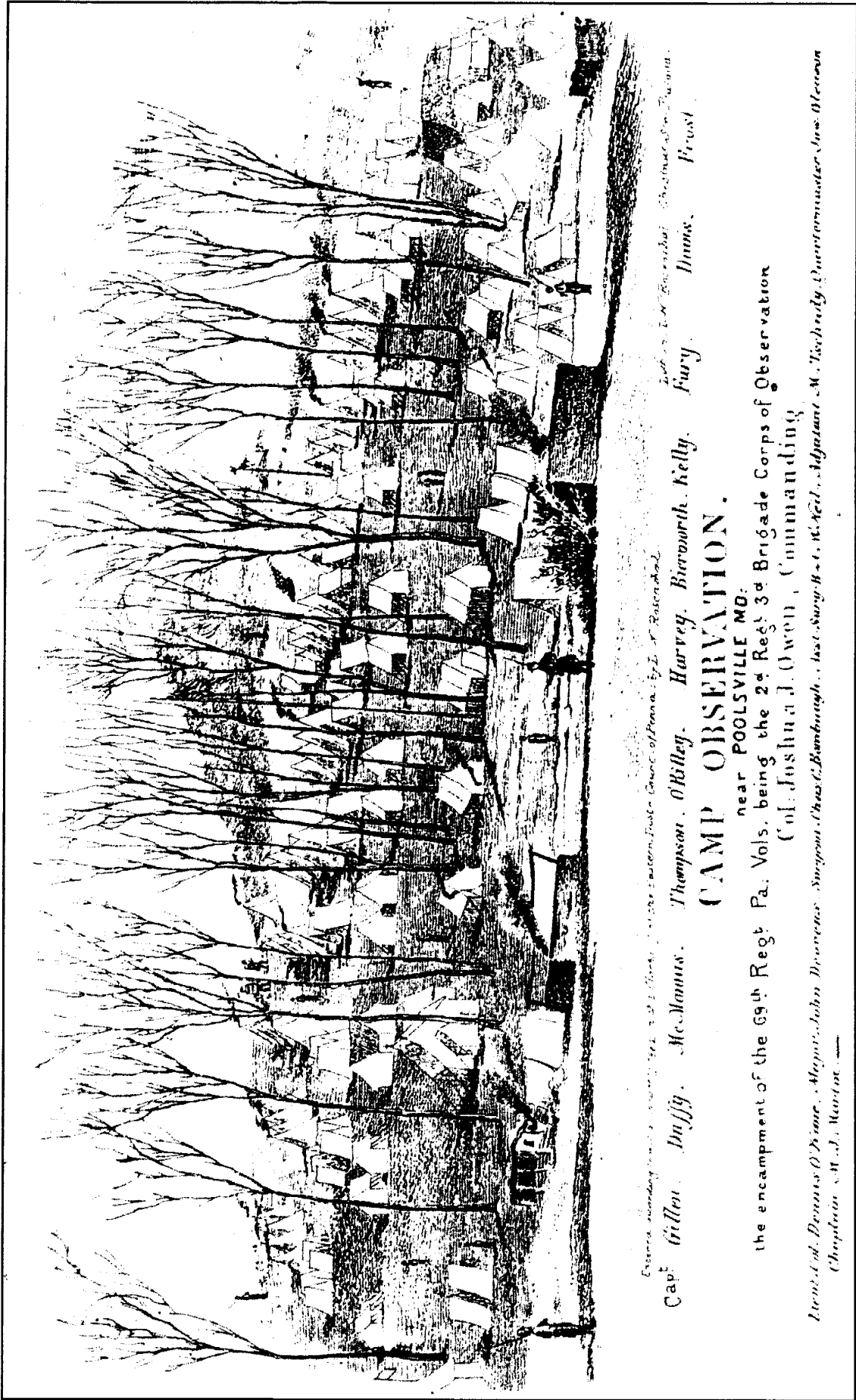
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Engraving showing the encampment of the 69th Regt Pa. Vols. near Poolsville Md. by J. F. Patterson.

CAMP OBSERVATION.

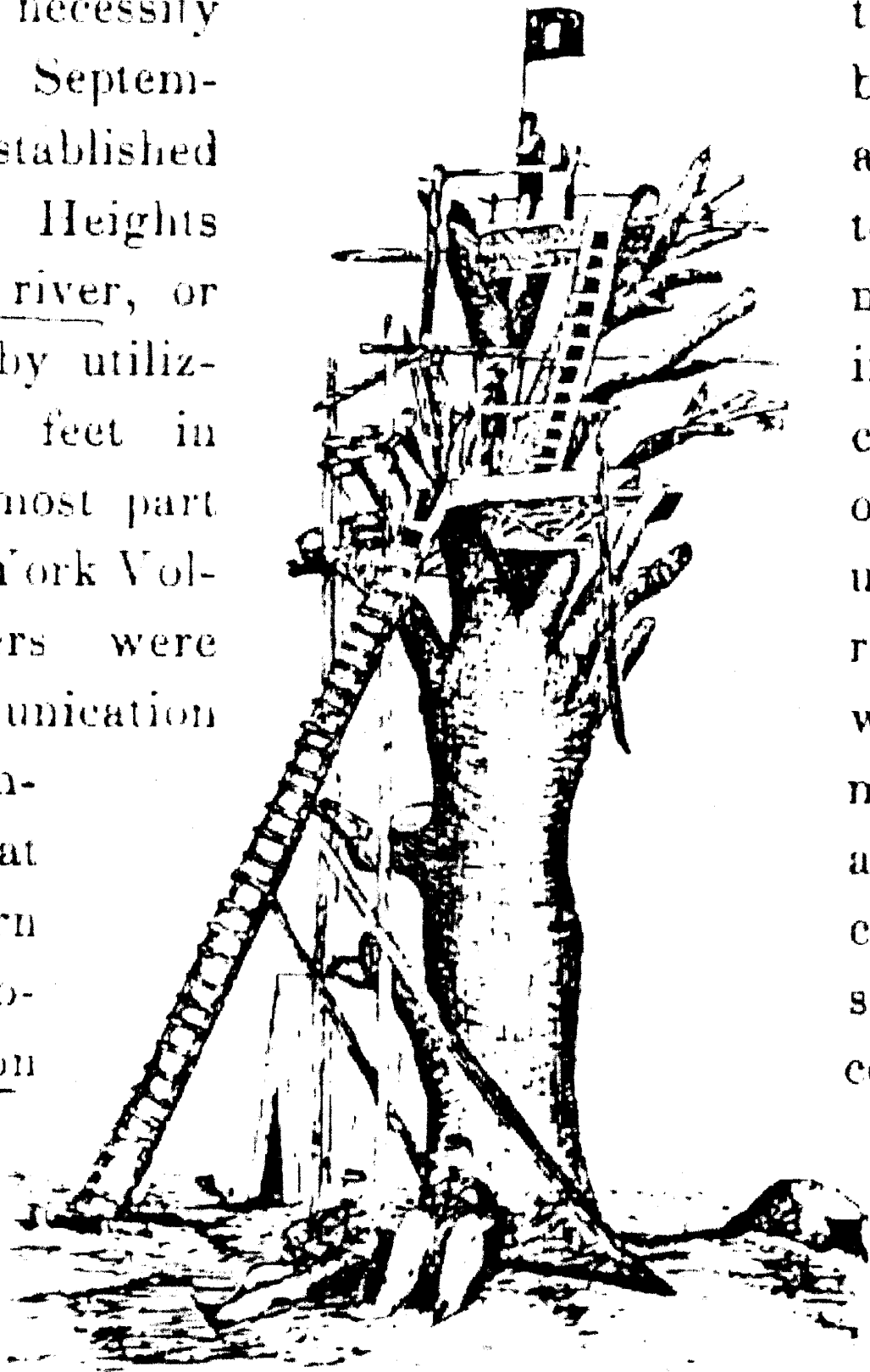
the encampment of the 69th Regt Pa. Vols. being the 2d Regt 3d Brigade Corps of Observation
 near POOLSVILLE MD.
 Col. Joshua J. Owen, Commanding.

Lieut. Col. Dennis O'Driscoll, Major John Devereux, Surgeon Chas. C. Barnburgh, 1st Surg. W. C. Keil, Adjutant M. T. Schredy, Quartermaster Jas. Blacoon, Chaplain W. J. Barrett.

Cap. G. W. Benschel, Sergeant Sam. Thomas.

Thompson, O'Hilly, Harvey, Birvorth, Kelly, Furey, Dims, Frost.

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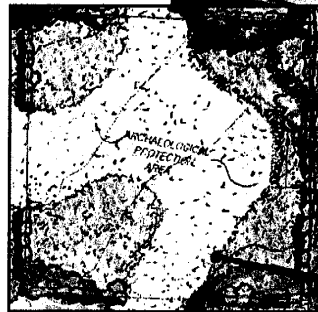
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"ALL QUIET ON THE POTOMAC."

- A final invasion of the town by Confederate forces came on June 13, 1864, as some of General Jubal Early's forces came through on their retreat back to Virginia, after threatening Washington D.C.
- Many of Bank's troops remained as the war continued, while Darnestown was visited by patrols from both the Union and Confederacy.
- Darnestown citizens were divided in their loyalties and fought on both sides of the conflict. Some families were broken, with members enlisting on both sides of the Civil War.
- The Darnestown area sustained heavy damage to crops, livestock, buildings, and fences, as the result of occupation by so many troops.

The Park Site Graveyard

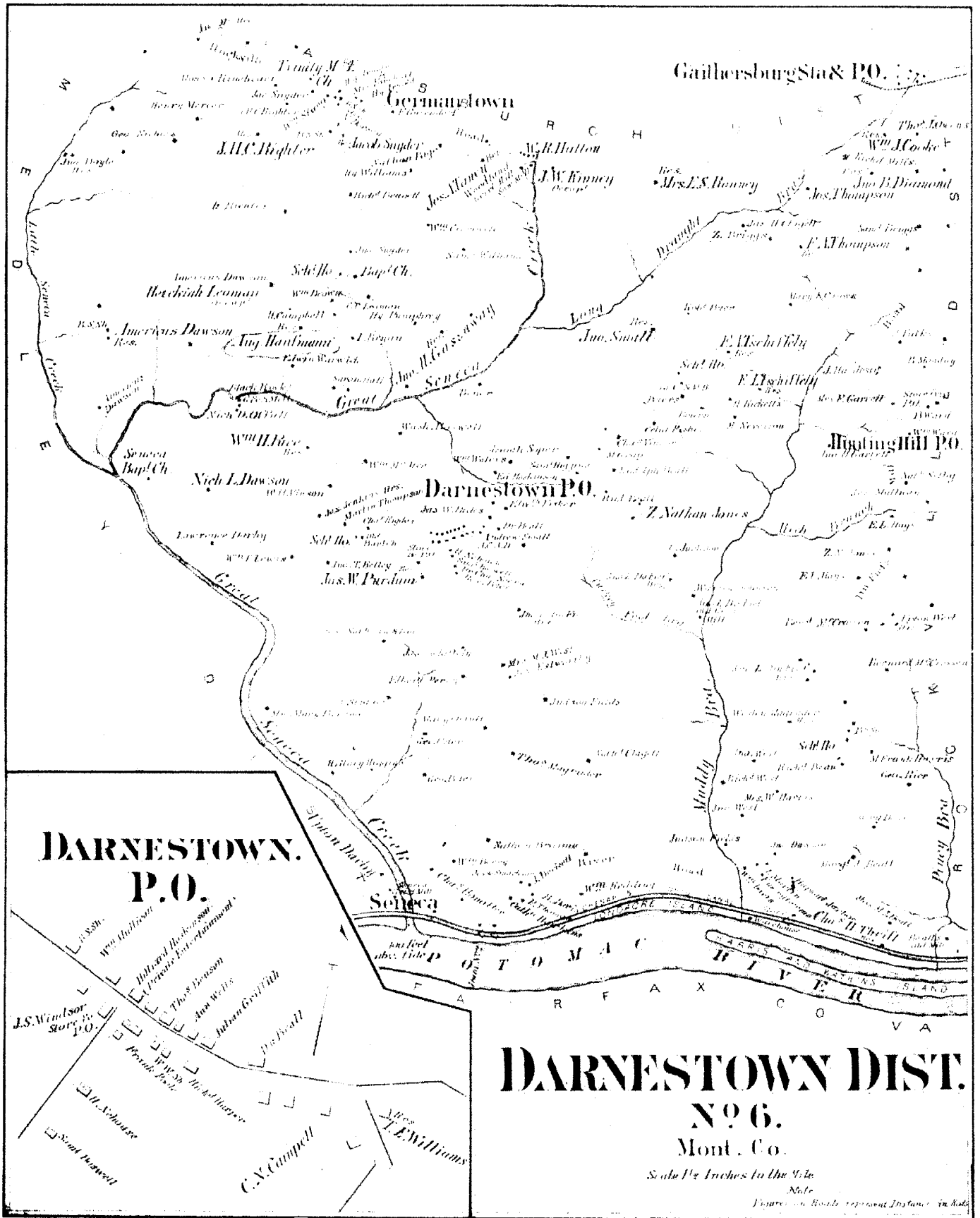
- There are three area cemeteries:
 - ~ Presbyterian Church cemetery
 - ~ Pleasant Hill cemetery
 - ~ Graveyard at the park site
- The park site graveyard:
 - ~ More than 14 graves discovered
 - ~ More than 30 graves estimated
 - ~ Last burial in WWI
- People buried at the park site:
 - ~ Civil War soldiers
 - ~ Travelers
 - ~ William Darne & family



- Over 18,000 Union troops camped in Darnestown during the Civil War, in the summer of 1861. Many troops died from disease and were "buried at Darnestown". The 27th Indiana Regiment recorded 15 deaths from disease in Darnestown, most from typhoid fever.

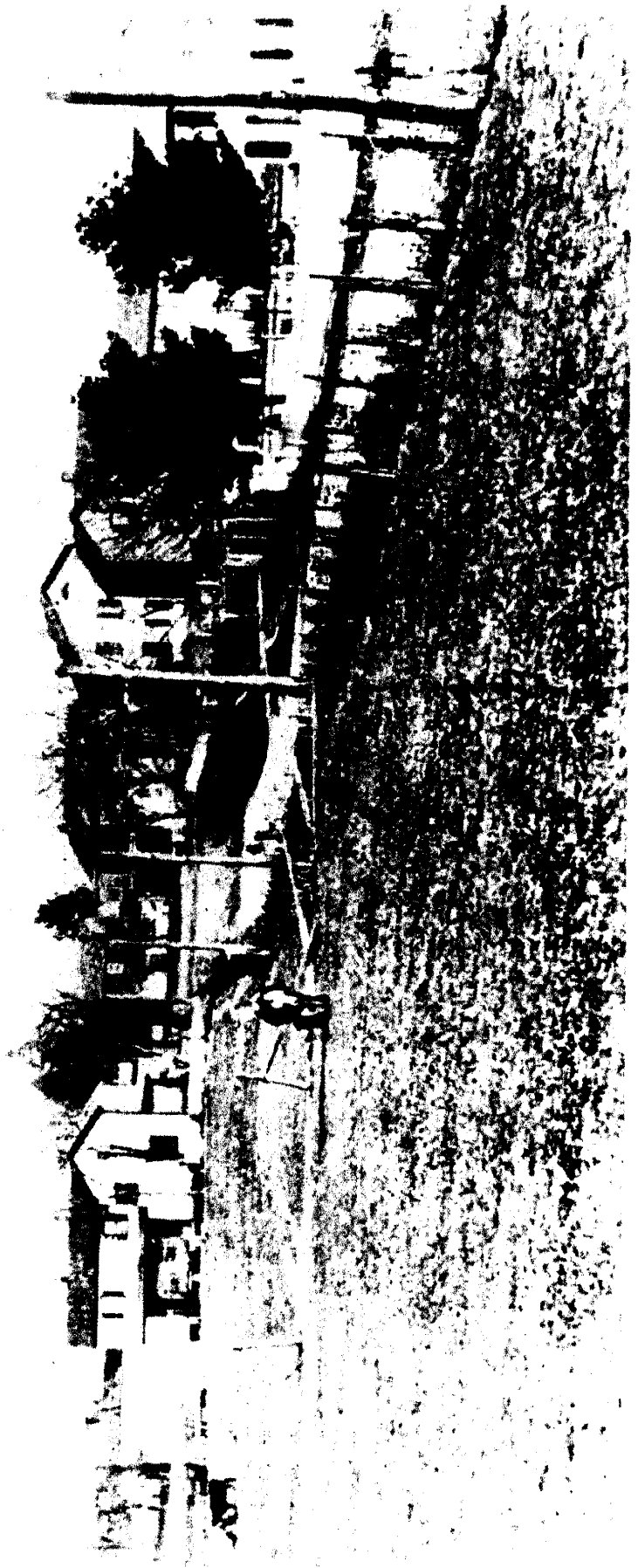
The Town History

- The area was settled by Ninian Beall and passed down through his female descendants. His daughters married men of prominent families. Pleasant Hills was built by Charles Gassaway and his wife Ruth Beall Gassaway, (c1765, on 1700 acres).
- Their daughter, Elizabeth, married William Darne and inherited land that became Darnestown. Darne was a State Representative, Levy Court Judge, and director of the C & O Canal.
- The town was named after its principal landowner when it got a post office. Originally it may have been named Mount Pleasant, which was the name of the land tract.
- In 1825, John Chandler built the first store and post office located at the intersection of Darnestown Road and Seneca Road. Later this was the site of Windsor Store (1879 map).
- The first Church, serving prior to 1855, was a log house built on Pleasant Hills property for interdenominational worship. The Presbyterian Church was built later in 1855, in the Greek revival style.
- Andrew Small Academy was built in 1867 by the Presbyterian Church and was one of the few schools in the country, before the public school system was put into place.
- During the Civil War over 18,000 Union troops camped out in Darnestown in the summer of 1861. Many of them died from disease and "were buried at Darnestown". The encampment was a natural line of defense for Washington, in the event Confederate troops crossed the Potomac River.
- There were 3 cemeteries in the area: Presbyterian Church, Pleasant Hill, and the park site graveyard. The park site graveyard contains over 14 graves, uncovered during the archaeological study,



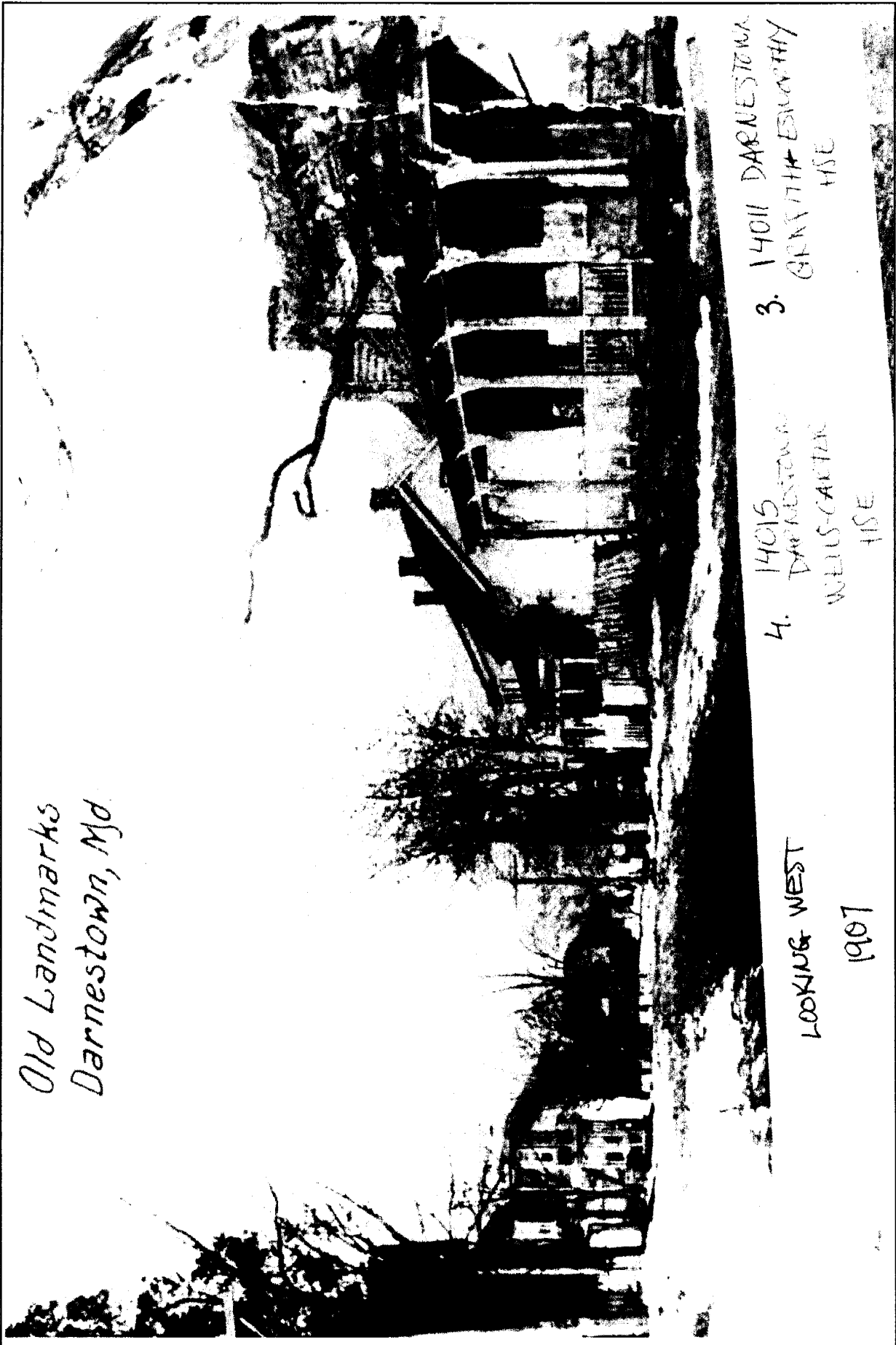
Entered according to Act of Congress in the year 1876, by J.M. Hopkins, in the Office of the Librarian of Congress at Washington D.C.

Darnestown, Md. Looking East



Source: Montgomery County Historical Society

*Old Landmarks
Darnestown, Md.*



LOOKING WEST
1907

- 4. 14015
DARNESTOWN
WELLS-CARTER
HSE
- 3. 14011 DARNESTOWN
GRANTH ESQUITH
HSE

Source: Montgomery County Historical Society

and it is believed that over 20-30 graves were here. The last grave was during WWI. It is thought that Civil War soldiers, transients, and William Darne and his family were buried here.

- Darnestown was the fifth largest community in the county in 1879, with the same population (200) as Gaithersburg.

Town Sites:

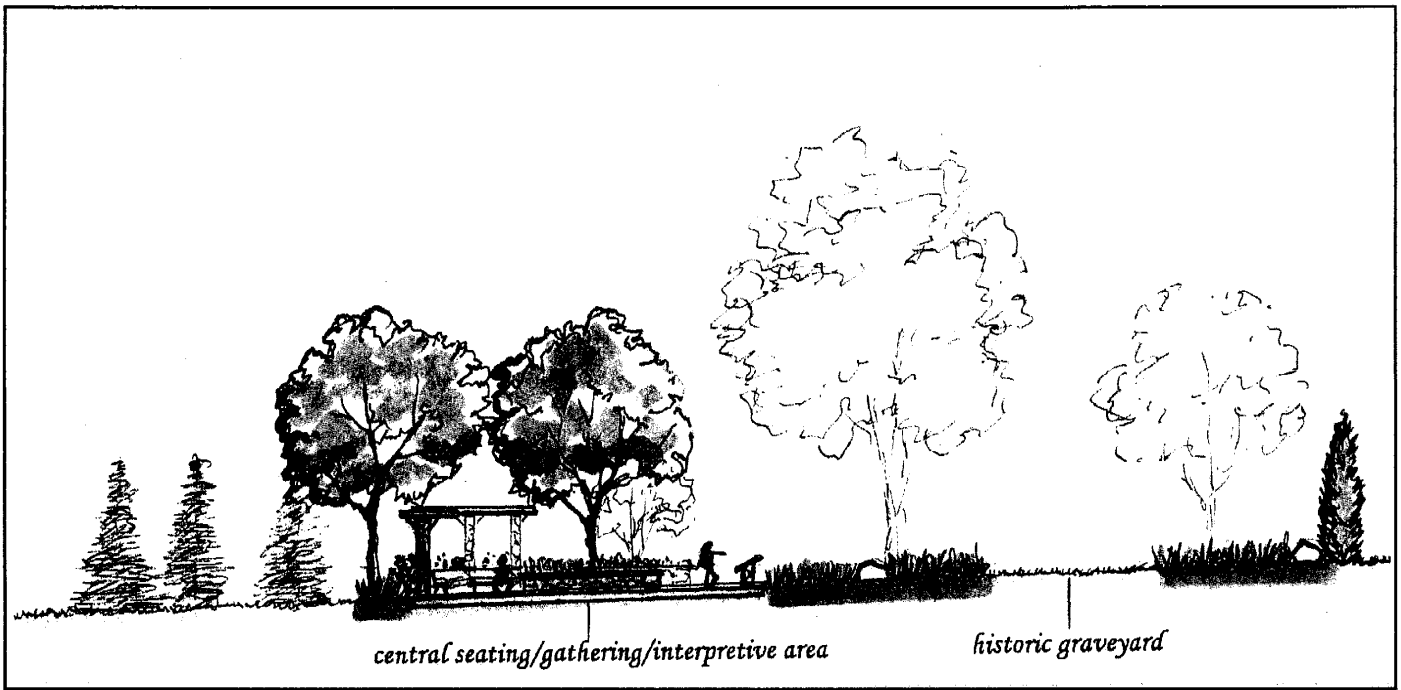
- *Location of Historic Trees* - are within the Rte. 28 R.O.W. They are champion trees, possibly planted c1800-40 (William Bond letter), and native to mid-West. They include: Northern Catalpa (*Catalpa speciosa*) 72' tall, 16' circumference, 70' spread (in 1987); Kentucky Coffeetree (*Gymnocladus dioicus*) 88' tall, 11' circumference, 47'spread.
- *Best-Rickets-Athey House Site*, 14001 Darnestown Road (Parcels 13, 14, 15, 17) The house may have been built on the foundation of *the Beall House*, dating from early 1800's (per Harper's engraving). Dr. Beall was a Darnestown physician and lived from 1828-79. His wife, Cecilia Darne Beall, was the descendant of the William Darne, the town's namesake.
- *Griffith-Esworthy House Site*, 14011 Darnestown Road. The log and frame structure was built in 1820 by a town wheelwright. The Darne family cemetery is located nearby. The house was *located on the park site*.
- *Athey-Esworthy Garage Site*, 14001 Darnestown Road (Parcel 531). The concrete block structure, c1930's, was *located on the park site*.
- *Wells-Carter House Site*, 14015 Darnestown Road. The log house was built in the early 1800's.
- *Hilliard Hoskinson House site*, 14035 Darnestown Road. The house was built in 1874, on the site of the prior log house. It was a stagecoach stop, hotel, and tavern.
- *Windsor Store Site*, was located on the southwest corner of Seneca Road. The store was built around 1878 and served as the post office, store, and hotel. It was destroyed in 1971.

Refer to Appendix D for History and Archaeological Studies.

C. FACILITY PLAN ATTRIBUTES

Aesthetics & Function: The Darnestown Square Urban Park has a semi-rural appearance, in keeping with the character of the site and surrounding land. The layout of facilities flows through the site and around the graveyard area, as a central focal feature. Good circulation is provided and views from Route 28 into the park are maintained and enhanced, adding to visitor enjoyment of the space. The park incorporates attractive and comfortable amenities, unique construction details, and durable materials that complement the historic theme such as stone entry pilasters, a dry-stack border around the graveyard out of recovered Black-rocks, seat-walls and pergola columns out of Seneca Red Sandstone, and exposed aggregate pavement with coloration of Seneca Sandstone. The landscaping palette is simple, drought resistant, and maintainable, using primarily upright trees, low grasses, groundcovers, and bulbs. The landscape composition is informal and offers seasonal beauty. The plan considers maintenance access and operating capabilities, includes ADA compliant design for facilities, includes practical amenities, and considers safety, visibility, and policing aspects of design.

Value: Darnestown Square Urban Park represents a good value for area residents by providing a garden-like gathering space and focal point for the town, as well as a place to educate residents of all ages about local heritage. The park development is also cost effectively designed to incorporate very durable construction materials, some of which are already available and stored at Commission facilities and some that may potentially be obtained through donations. The park may help to initiate consistent improvements within the town village center and set the style for future development.

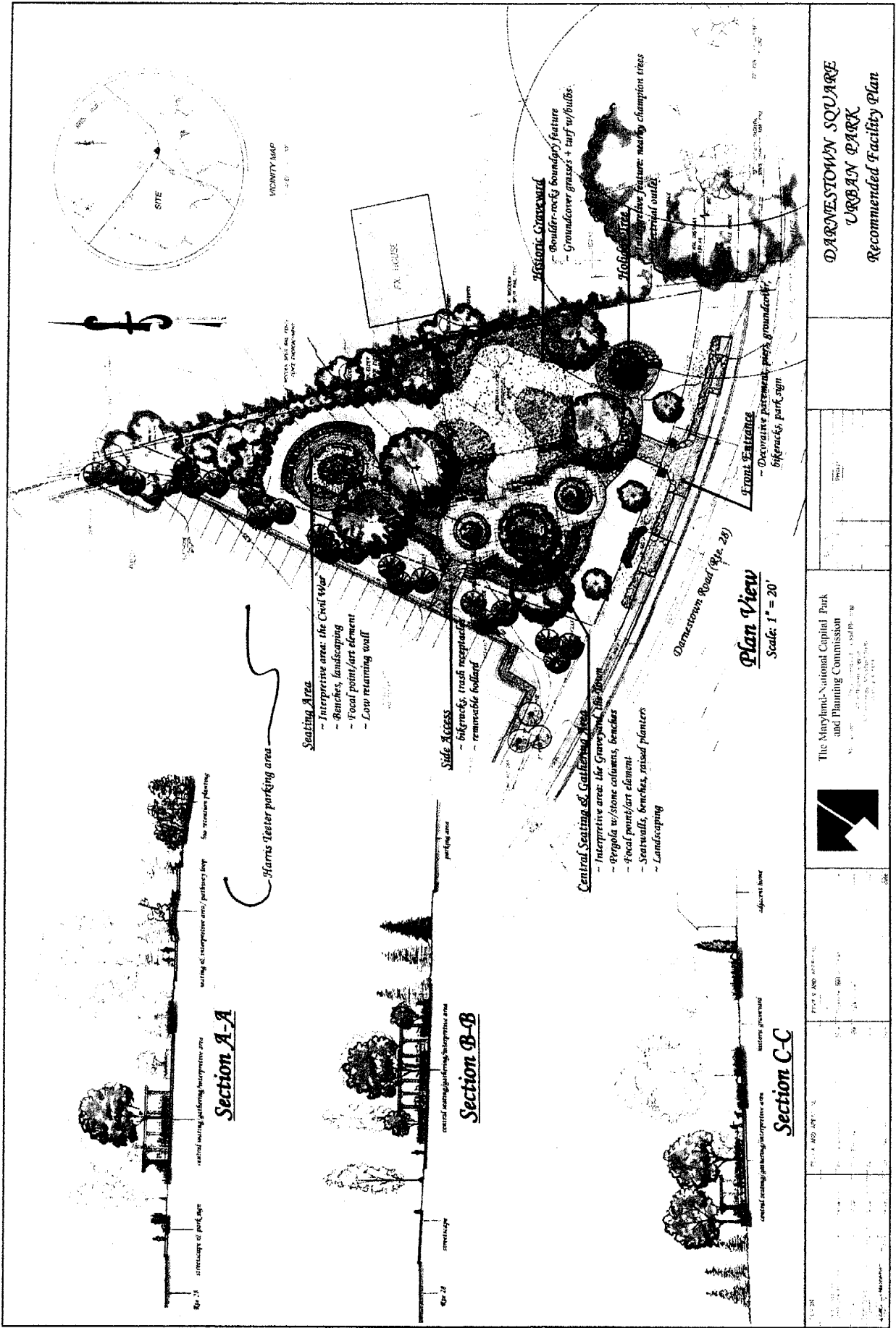


D. CONCLUSION & FACILITY PLAN ILLUSTRATIONS

The recommended park facility plan is designed in harmony with the site and surroundings and is in keeping with the desired goals for the park as a community focal point and place that will foster an appreciation for history. Residents have requested that the park name be changed to Darnestown Heritage Park to better reflect the character of the park. The park category as an urban park would remain unchanged.

The recommended facility plan offers a scenario for development of a new park that provides the features requested by area residents and is based on aesthetics, function, and value. The traditional hard-scaping, garden-like structure, street-scaping, and details are somewhat informal and in keeping with the semi-rural ambience of the area. Materials are natural, beautiful, durable, and have an historical context. Views into the site are maintained and ornamental landscaping is integrated throughout the park, adding to visitor enjoyment of the space. The Park has been planned with consideration for comfort, circulation, space requirements, safety, accessibility, maintenance access, operating abilities, and general surveillance visibility. This project will be an asset to the town, offering a unique public park that conveys local history in a garden-like and artful setting.

In summary, the Montgomery County Planning Board approval of the project Facility Plan for Darnestown Square Urban Park and the subsequent funding for implementation in the Capital Improvements Program, will lead to the creation of a vital and inviting community park that addresses the goals set forth by area residents and compliments the surrounding land. This is an opportunity to create a unique and attractive addition to the M-NCPPC park system for future generations to enjoy.



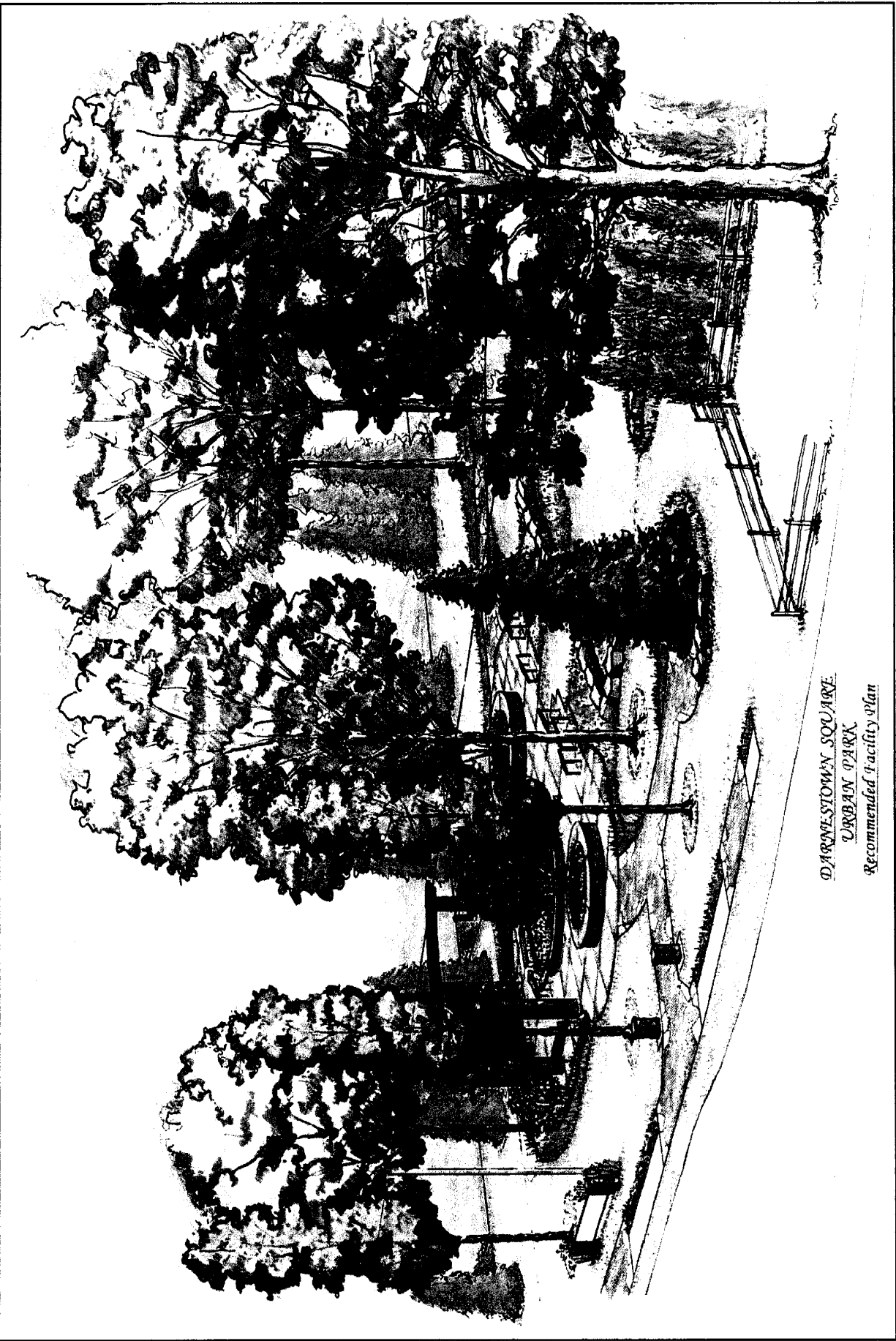
**DARNESTOWN SQUARE
URBAN PARK**
Recommended Facility Plan

The Maryland-National Capital Park
and Planning Commission
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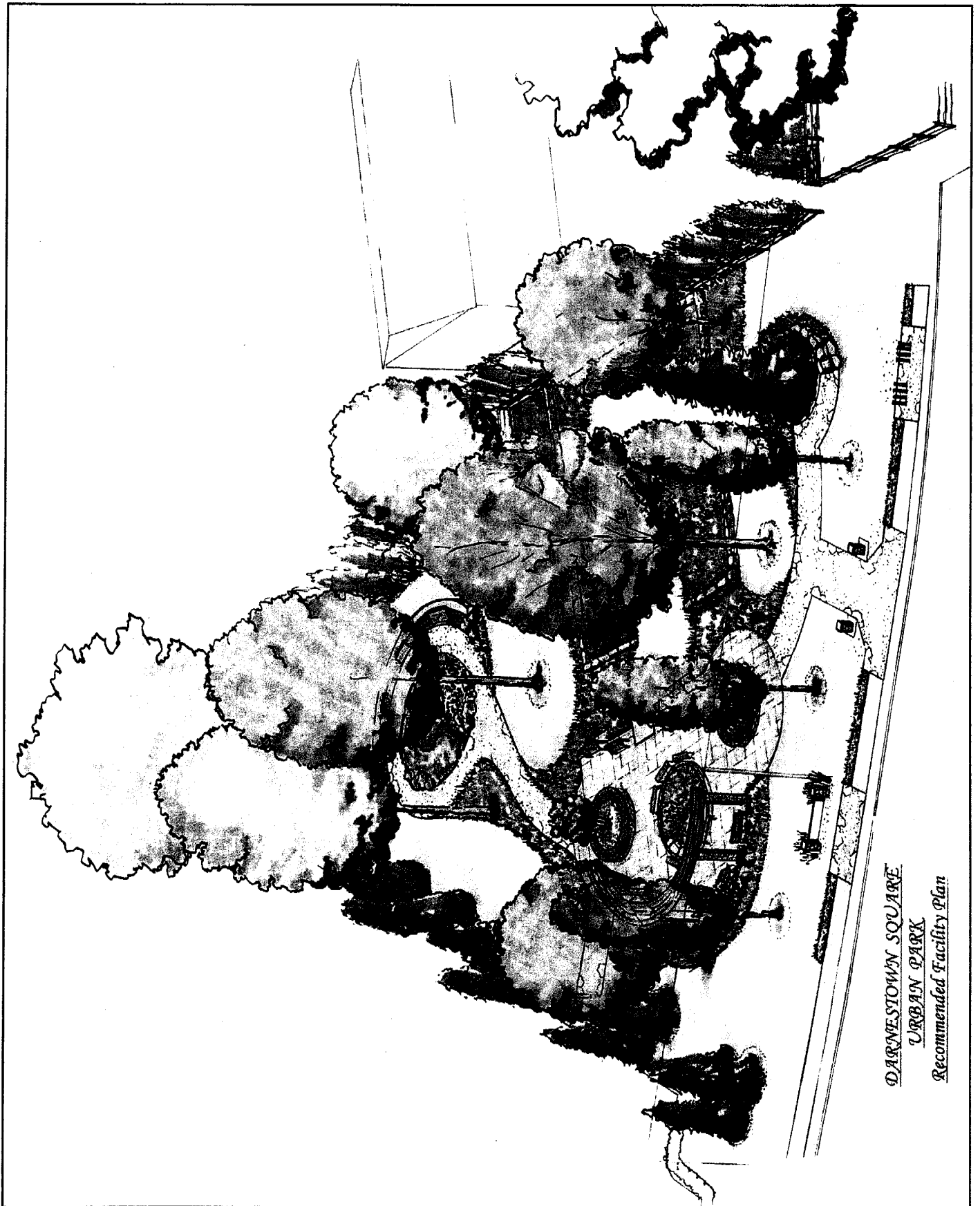


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DARWENTOWN SQUARE
URBAN PARK
Recommended Facility plan



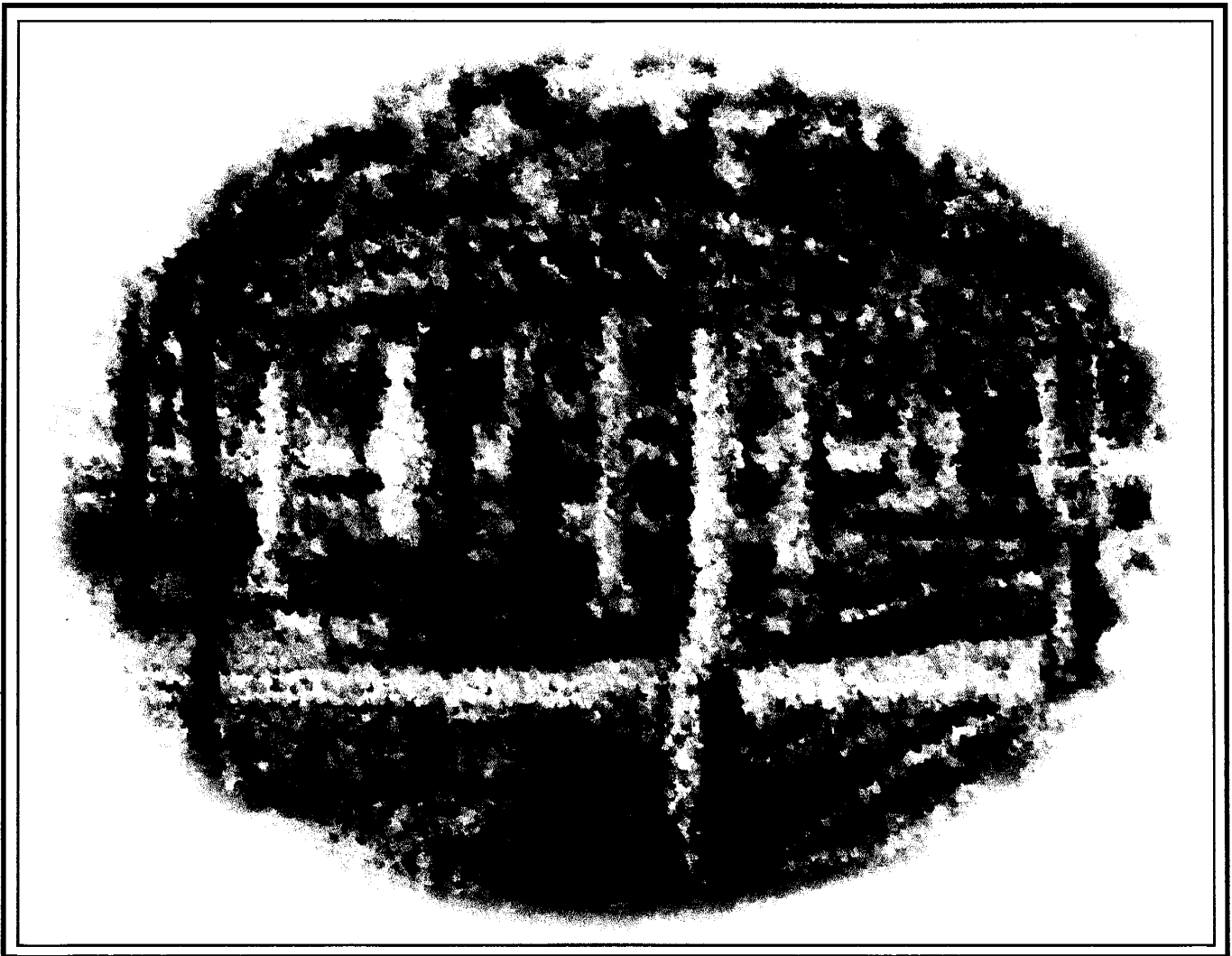
VII. APPENDICES:

Technical Plans and Information

- Appendix A - Detailed Cost Estimates: CIP; OBI**
- Appendix B - Environmental Planning Review: Simplified NRI/FSD; Pre-FCP**
- Appendix C - Information for Small Land Disturbance Permit**
- Appendix D - Archaeological Studies and History Reports**

Project Plan Reviews and Correspondence

- Appendix E - Community Correspondence**
- Appendix F - Agency Correspondence: MSHA, Development Review, PDCO**
- Appendix G - Project Chronology**
- Appendix H - Options Considered: Concept A, Concept B, Concept C**
- Appendix I - Final Facility Plan: Landscaping & Hardscaping Palettes**



PROJECT PDCO TEAM

M-NCPPC:

Heidi Sussmann, Landscape Architect, Park Development Division -

- ❖ Project Manager; Plan Design/grading; Illustrations; Report; CIP Estimate

Emma Anderson, Design Assistant, Park Development Division -

- ❖ Project Publishing; Report

Peter Noursi, Engineer, Park Development Division -

- ❖ Engineering; Technical Studies

Susan Soderberg, Historic Preservation, Countywide Planning Division

- ❖ Development of Historic Themes

Jim Sorenson, Historic Preservation, Countywide Planning Division

- ❖ Archaeology, Development of Historic Themes

Clare Runkles, Design Assistant, Park Development Division -

- ❖ Project Assistance, URRAB

Dave Mossberg, Central Maintenance Division -

- ❖ Review

Mike Jones, Ken Ferrari, Park Managers, Northern Region -

- ❖ Review, OBI

Carol Bergmann, Forest Ecologist, Natural Resources Division -

- ❖ Forest Stand Delineation for Natural Resource Inventory

Norma Kawecki, Natural Resource Specialist, Countywide Planning Division -

- ❖ Simplified Natural Resource Inventory; Review

Lauryn McNeill, CPTED Coordinator, Park Police -

- ❖ CPTED Review, OBI

Josh Penn, Planner Coordinator, Environmental Planning/Countywide Planning Division -

- ❖ Forest Conservation Plan - review

Holly Thomas, Countywide Horticulturist, Natural Resources Division -

- ❖ OBI, Review

Patricia McManus, Design Section Supervisor, Park Development Division -

- ❖ Review

Callum Murray, Potomac Team Leader, Community-Based Planning Division-

- ❖ Area Master Plan; Review

TECHNICAL PLANS & INFORMATION

Appendix A: Detailed Cost Estimates

**CIP*

**OBI*

DETAILED CONSTRUCTION COST ESTIMATE

BID ITEM:	UNIT	Unit Price	QTY.	Total
SITE PREPARATION				
SP1 Clearing, Tree Removal/disposal: <ul style="list-style-type: none"> • 7 trees @ \$500/each = \$3,500 • Very Minor Clearing within LOD (LOD=13,000 SF= 1,444SY) 	LS EA EA	\$4,000 \$500/EA \$500/EA	1 7 1	\$4,000 \$3,500 \$500
SP2 Fine Grading/Earthwork: (very minor; ave. 6" depth within LOD; less in plaza; 6,500 CF = +- 240 CY 'total' cut and fill together)	CY	\$10/CY	240 CY total	\$2,400
SP3 Stockpile, Screen, Reuse - All Existing Topsoil: (@ 4" over 25% of LOD = 3,250 SF x 4" = 1,073CF = 40 CY)	CY	\$100/CY	40 CY	\$4,000
SP4 Topsoil in beds: (planters; additional is TBD; 1,418 SF x 12" = 1,418 CF = 53 CY)	CY	\$35/CY	53 CY	\$1,855
SP5 Stabilized Construction Access: (off Rte. 28 and graveled)	LS	\$3,500	1	\$3,500
SP6 Construction Stakeout	LS	\$7,000	1	\$7,000
SP7 Maintenance of Traffic	LS	\$8,000	1	\$8,000
SP8 Certified As-Built Drawings	LS	\$5,000	1	\$5,000
SP9 Project Identification Sign	EA	\$2,000/EA	1	\$2,000
SP10 Geotechnical Fee: (2 borings)	EA	\$1,500	2	\$3,000
SP11 Relocate Utility Pole: Verizon/TBD	EA	\$8,000/EA	1	\$8,000
SP12 Buried Electrical Conduit + Outlet: (220 LF adj. Pepco pole to Tree; excavate, heavy-up conduit, separate meter)	LS	\$8,000	1	\$13,000
			SUBTOTAL	\$61,755
SEDIMENT CONTROL				
SD1 Bio-retention (tbd)	EA	\$20,000/EA	1	\$20,000
SD2 Temporary Seeding & Mulching: (stabilization of LOD disturbed areas)	SY	\$0.75/SY	1,444 SY	\$1,083
SC1 Super Silt Fence: (200 LF along left property line + 195 LF @ 3 sides of graveyard)	L.F.	\$7/LF	395 LF	\$2,765
SC2 Tree Protection Fence: (115 LF @ CRZ of adj. champion tree)	L.F.	\$7/LF	115 LF	\$805
			SUBTOTAL	\$24,653
ACCESS				
P1 Curb & Gutter: (1' standard; Remove/replace)	L.F.	\$20/LF	15 LF	\$ 300
P2 Site Signage (rules, etc.)	EA.	\$250/EA	1	\$ 250
P3 Entrance Sign (NIC piers)	EA.	\$1,500/EA	1	\$1,500
			SUBTOTAL	\$2,050

DECORATIVE PAVEMENT @ PATHS/PLAZA AREAS				
T1 Decorative Paving: <i>(Bluestone random-rectangular 2" slate @ plaza; 4" base vehicular load thickness)</i>	S.F.	\$17/SF = (\$144/SY)	2,770 SF	\$47,090
T2 Decorative Exposed Aggregate Conc.: <i>(@ ADA ramp)</i>	EA.	\$2,000/EA	1	\$2,000
T3 Decorative Exposed Aggregate Conc.: <i>(\$13/sf) w/random flag cut edges (+\$4/sf); @ paths, entrances, and MSHA sidewalks)</i>	S.F.	\$17/SF	3,066 SF	\$52,122
			SUBTOTAL	\$101,212
STRUCTURES				
ST1 Circular stone seat walls: <i>(includes caps; #2 walls @ 60 LF Each = 120 LF x \$400/lf)</i>	L.F.	\$400/LF	120 LF	\$48,000
ST2 Low stone wall @ back of site: <i>(12" to 18" height above grade)</i>	L.F.	\$240/LF	55 LF	\$13,200
ST3 Circular stone curb-wall: <i>(center of plaza area; 12" ht.)</i>	L.F.	\$190/LF	66 LF	\$12,540
ST4 Site Pergola - taller in middle: <ul style="list-style-type: none"> • Average 9' ht. stone columns • IPE or metal beams/rafters in 3 sections @ \$7,000 per section 	LS. EA EA	\$54,000.00 \$5,500/EA \$21,000/EA	1 6 1	\$54,000 \$33,000 \$21,000
			SUBTOTAL	\$127,740
SITE AMENITIES, FURNISHINGINGS				
<i>*Note – (TBD) possible use of donated and/or already obtained stone may reduce costs.</i>				
SA1 Entry Stone Piers: <i>(3' ht., 2'x2' Piers w/mow strip & cap;\$2,200/ea.)</i>	EA.	\$2,200/EA	2	\$4,400
SA2 Stone Piers @ Park Sign: <i>(5' ht., 3'x3' Piers w/mow strip @ \$3,400/ea.)</i>	EA.	\$3,400/EA	2	\$6,800
SA3 Site Benches	EA.	\$1500/EA	14	\$21,000
SA4 Bicycle Racks: <i>(custom made out of canon wheels)</i>	EA.	\$2,000/EA	3	\$6,000
SA5 Trash Receptacle:	EA.	\$1,000/EA	1	\$1,000
SA6 Decorative Removable Bollard	EA.	\$1,000/EA	1	\$1,000
SA7 Artwork Elements	LS	\$50,000	1	\$50,000
SA8 Interpretive Signs/features	EA.	\$5,000/EA	9	\$45,000
SA9 Boulder-Stone Border: <i>(@ graveyard + 9 other locations; potentially use recovered gray Black-rocks with shallow bluestone base and no mortar)</i>	EA	\$25,000	1	\$25,000
			SUBTOTAL	\$160,200

LANDSCAPING					
<i>*Note - All landscaping items, LS1 through LS6, include 33% leaf-gro added to topsoil and tilled to depth of 12"; plus <=3" of mulch in all bed areas and around base of all trees and shrubs. Installation per standard details. All landscaping items, LS1 through LS7, include a one-year maintenance and warranty agreement, per specifications.</i>					
LS1 Large Deciduous Trees: <i>(3" Cal; 4/Yellowwoods, 3/Purple Beech, 3/Uprt. Sargent Cherry)</i>	EA.	\$600/EA	10	\$6,000	
LS2 Large Evergreen Trees: <i>(12'-14' ht; 1/Serbian Spruce)</i>	EA.	\$600/EA	1	\$ 600	
LS3 Ornamental Deciduous Trees: <i>(2" to 2 1/2" Cal; 5/Sweetbay Magnolia, 2/Crepe Myrtle)</i>	EA.	\$350/EA	7	\$2,450	
LS4 Shrubs: <i>(12/Redtwig Dogwood or Doublefile Viburnum, 22/Nandina)</i>	EA.	\$80/EA	34	\$2,720	
LS5 Ground Cover Beds: <i>(1 gal. @ <16" o.c; Liriope, Hypericum, R'Sage, ConeFl, Helleborous, +bulbs; 1,730 SF)</i>	EA.	\$18/EA	1,300	\$23,400	
LS6 Grasses & Bulbs Plantings: <i>(1 gal. @ <16" oc, Panicum Shenandoah + Daffodils; altern = Pennsylvania Sedge, Little Bluestem)</i>	S.F.	\$15/SF	4,790 SF	\$71,850	
LS7 Permanent Seeding, Stabilization: <i>(25% LOD= 361 SY, but, much is Panicum w/bulbs)</i>	S.Y.	\$2.00/SY	300 SY	\$ 600	
LS8 Watering: <i>(#10 - 1" events per first year, each 2 weeks during 4 hot months, May 1 to Sept 30; includes mobilization and travel = \$)</i>	EA.	\$1,000.00	10	\$10,000	
LS9 Soil Testing: (TBD)	EA	\$500/EA	1	\$500	
			SUBTOTAL	\$118,120	
*ALL CONSTRUCTION				=	\$595,730
10% Contingency				=	\$ 59,573
Design Contract w/Contingency <i>(18% of Construction Total)</i>				=	\$117,954
PD Staff Chargebacks <i>(20% of Design Contract w/Contingency)</i>				=	\$ 23,590
Construction Management & Inspections <i>(5% of Construction total)</i>				=	\$ 32,765
Land Costs <i>(1992 Acquisition = \$ 498,753. for 25 acres)</i>				=	\$ 0

Darnestown Urban Park - Northern Region OBI

Work Description	Total Yearly Hours	Cost
mowing (32/cuts x 1/hour x 4/staff)	128	\$3,068
trash (2 stops/wk x 52/weeks x 2/staff x .5/hours)	104	\$2,493
ornamental grass maint (2/staff x 8/hours)	16	\$384
Roundup Application (2/staff x 12/hours)	24	\$575
Landscaping Spring Cleanup (16hrs x 5/staff)	80	\$1,918
Leaf Removal (5/hours x 4/staff)	20	\$479
Management Inspections (1/staff x 12/months x 1.5/hours)	18	\$431
Monthly Landscape Maint (1/month x 2 staff x 8hrs x 12/months)	192	\$4,602
Graveyard Mowing (1/year x 2/staff x 2/hours)	4	\$96
Misc. Maintenance Needs		\$2,500
	Annual Total	\$16,546

Materials	Cost
Roundup (materials)	\$50.00
Snapshot (pre-emergent)	\$200.00
Mulch	\$120.00
Total Annual Materials	\$370.00

Initial Costs	Cost
Pushmower (bagger/mulcher)	\$1,300
Total	\$1,300



Smart Parks Blended Rate \$23.97

Darnestown Urban Park - Horticulture Services OBI

Work Description	Total Yearly Hours	Cost
Arboriculture Inspection	4	\$169
1/2 day Arboriculture Crew (tree work)	4	\$272
1/2 day Horticulture Inspection	4	\$169
19 trees aftercare (water, mulch, prune, de-stake) 2nd year only		\$570
	Total	\$1,180

annual cost
annual cost
annual cost
2nd year only

Materials	Cost
Arboriculture Crew	\$23.00
Total Annual Materials	\$23.00

annual cost



**Park Police
OBI Work Sheet**

Park Name:	Darnestown Square
Beat location:	1A
Parks in Beat:	111
Total CFS in beat:	
2 year beat crime stats:	
Description:	This park is being developed to provide seating and archaeological areas.
Primary Method:	Marked patrol vehicles
Additional Site Specific Information:	No courts or playgrounds. Archaeological panels and picnic areas.
Average Time for routine park check and dispatched CFS based on comparable facility:	Germantown Square is comparable in activities. This park was called out at 32 times in the first six months of 2007. (1.2 X per week) On average a park check lasted 7 minutes.
Anticipated frequency of park checks:	This park is expected to require one to two checks per week.
Anticipated daily number of users:	10 – 20
Hours/days of operation:	Currently sunrise to sunset
Identified Community Concerns:	
Park Checks per day x 365 = (the number of checks per year) $1.2 \times 52 = 62$	
Number of checks per year x amount of time per check = (Number of minutes per year) $62 \times 7 = 434$ minutes	
Number of minutes divided by 60 = hours per year $434 \div 60 = 7.2$ hours	
Number of hours per year divided by 2080 = Amount of work years $7.2 \div 2080 = .003$	
Total number of recommended work years:	.003 Prepared by: Officer Lauryn McNeill

Appendix B: Environmental Planning
****NRI/FSD, Pre-FCP Review***

**Darnestown Square Urban Park:
Forest Stand Delineation**

A Forest Stand Delineation of Darnestown Square Urban Park was done in order to determine priority areas for forest and tree retention before any possible development, and to aid in defining areas necessary for reforestation and/or restoration once the planning process has been completed. The approximately 0.59 acre property, with park address of 14019 Darnestown Road, Darnestown, Maryland, is located just north and east of the intersection of Rt. 112 and Rt. 28. Rt. 28 borders the park on the south, with a commercial plaza to the west, and private properties on the north and east.

Actual "forest cover" is non-existent in this small park. The tree list for the entire property includes less than a dozen individuals (a pear, a hemlock, a multi-trunk catalpa, a double trunk mulberry, 3 Norway maple). None of these trees are in good health; the Norway maples are considered non-native invasive trees.

The 100-foot border area around the park is comprised of either concrete/asphalt (road; parking lot for the commercial establishments) or private property yard/garden. The private property is edged by a hedge-line of Leyland cypress, box elder, black locust and bird cherries. The private property beyond the hedge-line within the 100-foot border contains a house and a mowed yard with red maple, black cherry, catalpa, and ash leaved maple trees spaced around the garden.

A county champion northern catalpa tree, *Catalpa speciosa*, is located within the 100-foot border of the southeastern-most corner of Darnestown Square Urban Park.

Carole Bergmann
Forest Ecologist
M-NCPPC
11/07/06
(301) 949-2818

Sussmann, Heidi

From: Penn, Joshua
Sent: Monday, May 14, 2007 8:34 AM
To: Sussmann, Heidi
Subject: RE: Darnestown Square - simplified NRI/FSD submitted Nov/2006 & Pre-FCP exemption granted Dec/2006

Heidi,

The email to Norma was official and completes any necessary documentation for the park. Due to the size of the park and the activities occurring on the site, the project does not need forest conservation. It does not need forest conservation because the project is **not applicable** to the forest conservation law.

Josh Penn
Senior Planner
Environmental Planning
Countywide Planning Division
M-NCPPC

Sussmann, Heidi

From: Kaweck, Norma
Sent: Wednesday, December 06, 2006 2:41 PM
To: Sussmann, Heidi
Cc: Hench, John; Bergmann, Carole; Noursi, Peter
Subject: FW: Darnestown Square Urban Park

Heidi,

Good news from EP.

Josh called this morning and gave us his blessings to go ahead with our plans for Darnestown
His explanation in the email below.

Norma

-----Original Message-----

From: Penn, Joshua
Sent: Wednesday, December 06, 2006 12:27 PM
To: Kaweck, Norma
Subject: Darnestown Square Urban Park

Norma,

As we discussed on the phone this property is less than 40,000 square feet, only applying for a sediment control permit, and does not affect the viability of the champion tree on the adjoining property. It is M-NCPPC Environmental Planning's opinion that this project is not applicable to the forest conservation and does not need any approval.

Josh Penn
Planner
Environmental Planning
Countywide Planning Division
M-NCPPC

4) Canon wheel bike racks located within the right hand decorative paved area and adjacent to the current walk location.

5) Two decorative stone-faced piers on each side of the central entrance walk and within the decorative pavement area, proposed to be 3-4 feet tall (or shorter if necessary).

6) Planted border of ground cover, such as Liriope, along four short segments of the existing concrete walkway. These would be maintained by MNCPPC staff.

As mentioned, this project is in the initial 'facility plan' stage. Once we obtain funding for final design (=construction documents) and actual construction, we will submit the C.D.'s to MSHA for a 'municipal permit'. We will be submitting the facility plan to the County for a small land disturbance permit during this current phase.

I am mailing the park concept plan to you today, for any additional review and comment. Your assistance and help reviewing the plan is very appreciated.

Thank you, Heidi Sussmann (301-495-2547)

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Sussmann, Heidi

From: Powell, Doug
Sent: September 14, 2005 2:26 PM
To: Sussmann, Heidi; Christianson, Jamie
Subject: FW: darnestown food lion

Hi Heidi,

Here is the Condition regarding the access to Darnestown Square UP. The Darnestown Village Center is where the Food Lion is currently located.

Doug Powell

-----Original Message-----

From: Kronenberg, Robert
Sent: Wednesday, September 14, 2005 9:27 AM
To: Powell, Doug; Gries, William
Subject: darnestown food lion

Doug and Bill, I wanted to give you and FYI for language that was included in the site plan approval for 8-05027. This specifically relates to the M-NCPPC Darnestown Square Urban Park adjacent to the Food Lion. Condition No. 2 is as follows:

2. Site Design

Continue to permit the use of the parking facilities at the Darnestown Village Center subject to the terms, conditions, and limitations set forth in the letter addressed to William E. Gries dated September 1, 1998. Applicant shall provide permission to MNCPPC to install a curb cut at the subject property parking lot in order to facilitate access by the public and MNCPPC Staff and equipment to the adjacent Darnestown Square Urban Park at such time as MNCPPC requests such permission. Such a curb cut shall not result in the loss of any parking space(s).

Can you forward this on the appropriate people that need to make the request in accordance with your timing.
Thanks, Robert

RECEIVED

SEP 11 1998

DO
PARKING
ISSUE

LANDOW & Co. PARK PLANNING AND
DEVELOPMENT DIVISION
MONTGOMERY COUNTY . BUILDERS

4710 BETHESDA AVENUE, BETHESDA, MARYLAND 20814 • 301/657-4600

September 1, 1998

Mr. William E. Gries
Land Acquisition Specialist
Montgomery County Department of Parks and Planning
M-NCPPC
9500 Brunett Avenue
Silver Spring, Maryland 20901

Re: Parcels 532 and 531 (the "Parcels"); Darnestown, Maryland

Dear Mr. Gries:

As you may recall, pursuant to the conditions of Preliminary Plan No. 1-89004 (Seneca Highlands), in August, 1995, Darnestown Limited Partnership ("DLP") deeded the above referenced Parcels to the M-NCPPC, which intends to construct a park thereon.

Recently, I was contacted by Mr. Bruce Deppa of the Greater Darnestown Civic Association ("GDCA"), who requested that DLP permit visitors to the proposed park to use the parking facilities at the Darnestown Village Center Site (the "DVC"), which is currently being constructed by DLP. DLP is happy to grant its permission for this use subject, however, to the following terms and conditions:

1. The parking facilities may not be used until a final Use and Occupancy Certificate is issued for the Food Lion store.
2. Our lease with Food Lion, Inc. ("FLI") requires that we maintain a specific parking ratio; accordingly, we reserve the right to rescind our permission to permit visitors to the proposed park to use the DVC parking facilities if, at any time and/or for any reason whatsoever, DLP, in its sole and absolute discretion, determines that,
 - (a) it is unable to satisfy its parking ratio obligation to FLI because of the park's visitors' use of the DVC parking facility; or
 - (b) additional leasing at DVC (which is eventually planned), requires that DLP set aside more parking spaces for the patrons of FLI and DVC's other tenants; or
 - (c) the park's visitors' use of the DVC parking facilities is, in any way, detrimental to the use, occupancy and enjoyment of any portion of DVC (including, by way of illustration only and not limitation, extra-ordinary wear and tear to the parking facility).

Mr. William E. Gries
September 1, 1998
Page two

3. DLP further reserves the right to rescind its permission to permit visitors to the proposed park to use the DVC parking facilities if, at any time and/or for any reason whatsoever, FLI notifies DLP, in writing, of FLI's objection to such use of the DVC parking facilities. DLP agrees that, in the event of any such objection by FLI, DLP will immediately inform the M-NCPPC and the GDCA about FLI's objection. DLP will reinstate such permission if a resolution to the objection is reached to the mutual satisfaction of FLI and DLP, in their sole, absolute and unrestricted discretion.

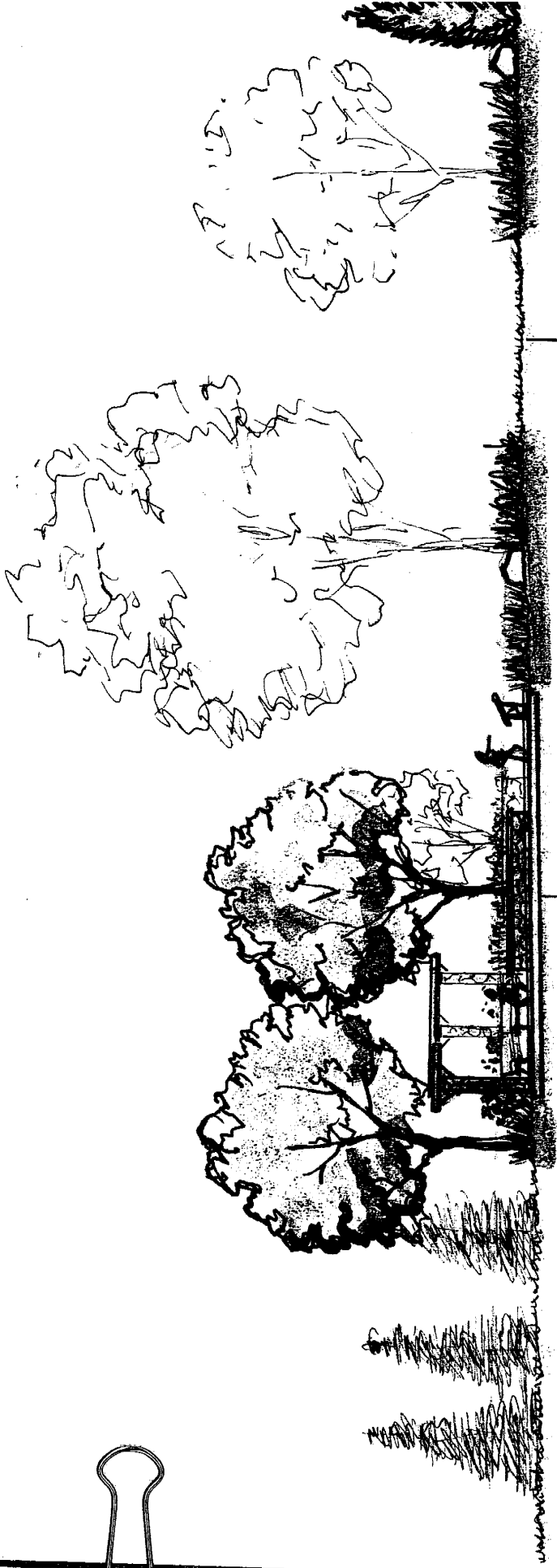
Accordingly, please accept this letter as evidence of DLP's permission for the public to use the DVC parking facility when visiting the planned park, subject to the within described conditions and reservations.

Best personal regards.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "David Landow".

David Landow
LANDOW & COMPANY



central seating/gathering/interpretive area

historic graveyard

Section C-C

DESIGN		REVIEW AND APPROVAL		REVIEW AND APPROVAL	
Heidi Sussman Landscape Architect	3-07 Date	Patricia McManis Park Development	4-3-07 Date	Superintendent of Parks	
N.A. Architect		Deil Moss Central Maintenance		Park Police	
Peter Noursi Engineer	4-3-07 Date	Ann D'Amico Region	4-3-07 Date	L. McManis	
Heidi Sussman Drawn by	4-07 Date	Natural Resources			
	Checked By:				

Appendix G: Project Chronology

KEY:

Blue = Meetings with public, DCA, and/or their representatives

Green = M-NCPPC Meetings with PDCO Staff Team; PDCO sub-team; Montgomery County Planning Board

Teal = Meetings & coordination with agencies/boards (MSHA, PEPCO, Arts Trust, DPS, URRAB)

Date	Action	Comments
2004	Site topo/boundary survey completed; arch. study done	'A Grave Affair' = final cemetery study completed; defined limits and incorporated into survey.
2-11-05	*Meeting w/DCA community leaders.	Scott Mostrom, Greg Klemmer, Steve Ellis, Peter Noursi, HS. Discuss background and POR.
8-.-05	*Site visit w/same group	<i>General discussion of POR + materials + history themes.</i>
9-.-05	Landow Site plan amendment for Harris Teeter renovation to MCPB	Conditions allow for park access and parking to be from/on their parking lot via a future curb cut built as part of the park.
Fall 2005	Construction: Rte. 28 road, sidewalk, decel lanes, and bikeway improvements completed	New sidewalk provides ADA access to the park frontage.
Jan/Feb '06	*Site visit w/staff to assess CRZ of adjacent Champion trees, health of on-site trees, and any environmental limitations.	Brian Murphy, Norma Kaweckki, Peter Noursi, HS: verify CRZ of adjacent champion trees are not onto the site; large on-site walnut is in terrible condition and possibly hazardous; small group of trees on-site are poor quality and some are on invasive list; no environmental constraints.
Feb-Apr '06	Prepare 3 preliminary concepts for the park w/various ideas for details	HS
March '06	Prepare written project summary	HS
April '06	Complete a graphic plan of 'Site Opportunities & Constraints Summary'	HS
May- '06	Project summary for website prepared	HS/long version done, not posted yet.
May 25-'06	Send out PDCO form	
Aug-7-'06	*PDCO Team Meeting #1	All information presented: POR, Opp/Constraints, 3 concepts. NRI/FSD is critical path item to be done prior to first public meeting; Norma will complete it; survey/ROW needs to be verified again.
Aug-21-'06	*Meeting w/DCA community leaders on project	Chris Collins, Greg Clemmar, Steve Ellis, Jamie Christianson, Peter Noursi, Susan Soderburg: 3 plans presented; Opp/Constraints presented; detail ideas for materials and features discussed; history discussed. Seneca red-sandstone or Emmitsburg brown stone best + exposed aggregate.
Aug 7,8 '06	Survey update requested; NRI/FSD requested.	Kenny B to forward survey info to Norma in early September so she can complete the NRI.
Sept-1 '06	Survey update completed	HS to verify/compare ROW info with previous. It is fine.
Oct/Nov.'06	NRI/FSD done during second week in October; submitted to Environmental Planning.	NRI/FSD completed. Josh Penn, in Environmental Planning, says Pre-FCP is not needed because the project is not applicable to the Forest Conservation Law.

Sept-26 '06	Draft of Public Meeting notice submitted to TM for review	
Nov- mid	Notices mailed out	Over 1,500 notices out to radius a little over 1 mile. MRO press release done.
Oct. 19 '06	*PDCO - History meeting held.	Heidi and Susan Soderberg. Greg Klemmer and Jim Sorenson did not attend. Three themes = town, cemetery, and Civil War. Heidi prepares 3 illustrative history boards for public mtg. #1.
Sept-28 '06 thru November	Work on P Mtg #1, agenda and illustrative boards	HS
Oct/Nov.	Trish briefs the Art's Council on project possibilities.	Art's Council is not able to contribute \$ or participate until later construction documents phase of project - maybe.
Dec. 14th, 2006	*Public Meeting #1 along with DCA Town Hall Meeting	DCA very enthusiastic about the ideas. Many questions answered.
Dec. 18th	*PDCO Team Meeting #2	HS, Peter, Norma, Jim, Holly, and Susan attended; others not present. Discuss public meeting results and summarize approach for final plan. Burial ground should have boundary delineated/marked. Don't do a ghost structure. Follow Concept A (with tweeking). It includes adequate gathering area space. Add bio-plants where beneficial. Open up front of park. Add streetscaping. Stay out of CRZ at front corner.
Jan. 5, '07	HS meet w/Jim McMahon on black rocks stored at BHRP	Rocks are perfect for DT park and are 'historic' in their source = from old local railroad bridge. Susan Soderberg supports this use too.
Jan. 9, '07	Review F. Plan; and L'Scaping. *PDCO/Hort & maintenance meeting	HS met with Holly T., Mike Jones, and Bill Haller on landscaping, maintenance, and the plan. Came up with concept plant list and buy-in on final plan (on trace).
Jan. (1 st week)	Email community leaders on schedule and timeline; and March Public Meeting #2.	HS coordinate
Jan. 11th	Review plan and *Landscaping with PD/Patricia McManus (supervisor/hort).	Connect swathes of grasses between central area and graveyard boundary stones; add tall Nandina back into plan. Add helleborous at back wall.
	Meet w/community member on landscaping	tbd
Jan. 9-12th	*Coordinate with MSHA and Pepco.	Site meeting + follow up= sent preferred plan to MSHA for added review.
Feb. 5-9	MSHA follow up	MSHA comments received late January. Preferred plan was modified to reflect minor comments regarding minor proposals within ROW: shift entry piers back a little; relocate park sign to left of pole and back from walk (as shown); liriope plantings ok if MNCPPC maintains (MOU); simple municipal permit needed @ CD time; liked the plan.
Feb.	Complete illustrations for recommended Facility Plan	Heidi completed and colored 3 sections and 2 perspectives for final presentations.
Feb. 21	*PDCO team meeting – project briefing to update new members.	Lauryn McNeill (police) and Ken Ferrarri (region) are new to the PDCO team. Mike Jones and Peter also attended. Add a removable bollard at side entry; 1 trash can is enough, may consider nice version of T'cans at CD time.

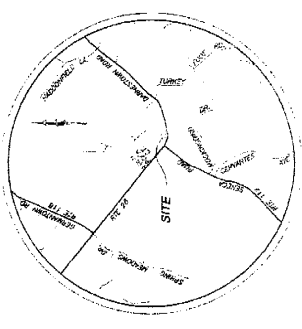
Feb. 21	Location @ Pres. Church confirmed for Public Mtg #2	Meeting notification emailed out to PDCO team. Emma finalized the notice, already OK'd by Trish.
March 15	DCA Town Hall – independent review of recommended plan	Very favorable for the final plan.
March 23	Review/provide plans to *Public Art's Trust representative.	Very enthusiastic about the plan and art possibilities. This general DT area is behind in getting artwork.
March 28, 2007	*Public Meeting #2	Final meeting < MCPB. Residents VERY excited about the project and like all aspects. *Residents have found possible source for a lot of Seneca red sandstone (TBD). *Request for hose bib not favorable. There is 8" water line in middle of Rte. 28. It would be \$15,000+ for construction, WSSC fees, permits, traffic control, road fix, and line tap (plus design costs). Seems alot of \$ to water small amount of perennials (by garden club) for first 2 years. Solution = Region watering to coordinate w/Darne Bloomers, and, select sustainable plant material.
April	Post project info to MNCPPC website.	HS, EA
April 3/07	*PDCO/all follow up meeting/sign off.	Attendees: Heidi Sussmann, Peter Noursi, Ken Ferrari, Lauryn McNeil, Dave Mossburg. General discussion. Plan signed off on by all attendees; and Patricia McManus
April 18	*URRAB present.	URRAB very supportive of plan. Reco to extend 5' sidewalk up to the local park (not part of this project).
April-July	Complete FP report	HS, EA
May- July'07	CIP cost estimate = completed.	HS done. <i>Review by Con. Man. and PD-Design on May 21st/TBD.</i>
June	*Prepare project info. for future DPS Small Land Disturbance Permit (w/CD's)	Peter N. tbd
May/June	OBI done	HS, Region, Natural Resources, Park Police
May/July	Complete MCPB memo	HS, TM
July	Complete powerpoint	HS, EA
August-mid	Send out Public notification of MCPB date	HS, ...
September 6, 2007	*Presentation for Approval by Montgomery County Planning Board.	HS, EA,team

Appendix H: Options Considered

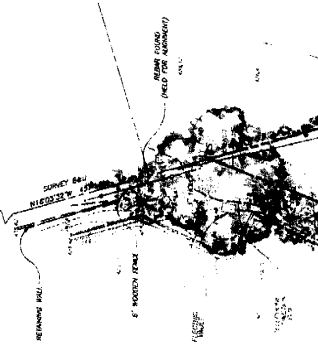
**Concept A*

**Concept B*

**Concept C*



VICINITY MAP
SCALE: 1"=300'



STORM DRAINAGE TABULATION:

① 10" DIA. 24' LG.
 ② 12" DIA. 24' LG.
 ③ 18" DIA. 24' LG.
 ④ 24" DIA. 24' LG.

TRAVERSE CONTROL TABLE:

NO.	DATE	BY	REMARKS
1	12/15/03	JL	REVISION
2	12/15/03	JL	REVISION

BENCH MARK TABULATION:

NO.	DATE	BY	REMARKS
1	12/15/03	JL	REVISION
2	12/15/03	JL	REVISION

CURVE TABLE:

NO.	DATE	BY	REMARKS
1	12/15/03	JL	REVISION
2	12/15/03	JL	REVISION

NOTES:

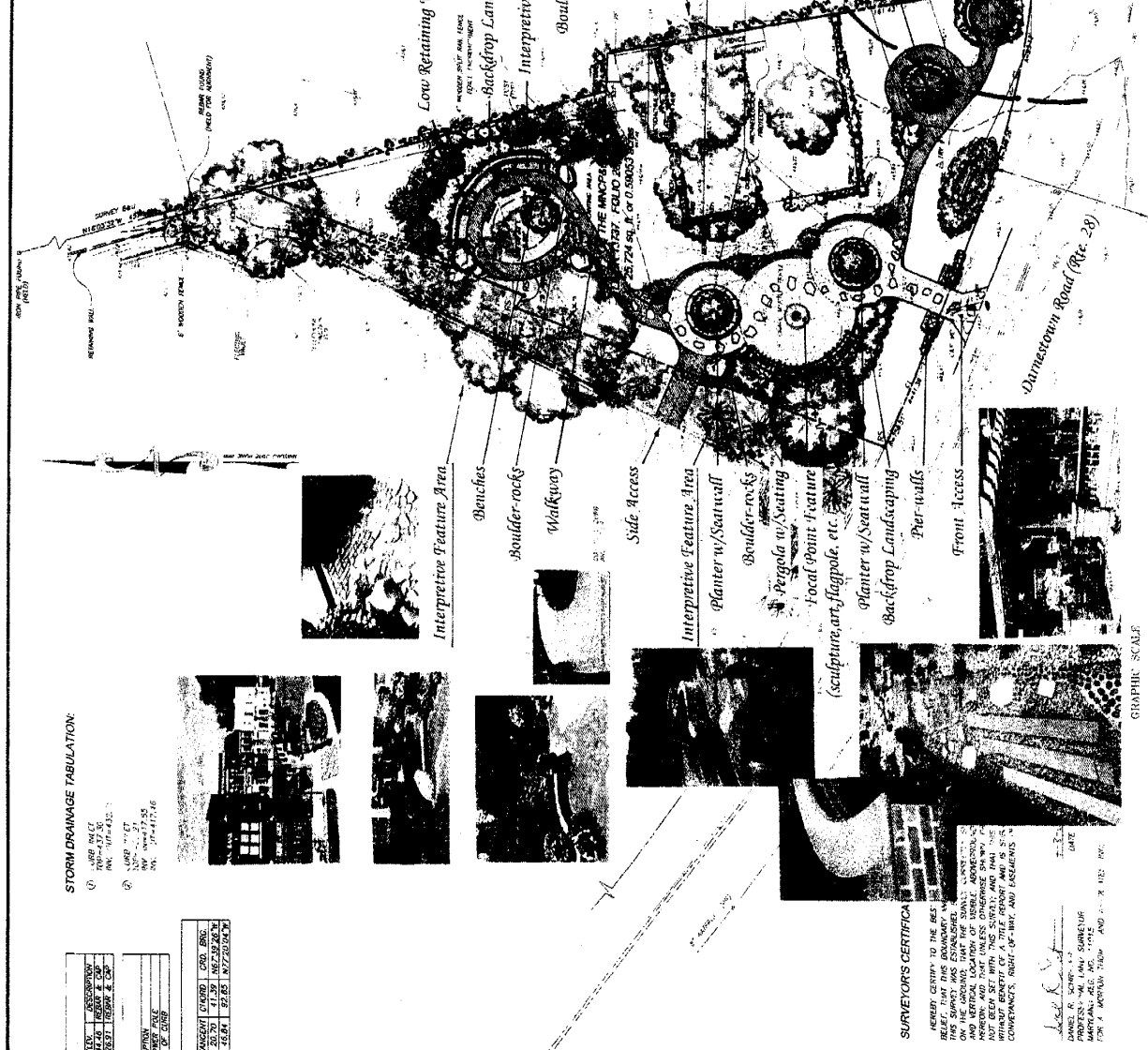
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2. ALL DIMENSIONS ARE FROM MONUMENT STATE PLANE AND ALSPY 12-11-79.
3. ALL DIMENSIONS ARE FROM MONUMENT STATE PLANE AND ALSPY 12-11-79.
4. ALL DIMENSIONS ARE FROM MONUMENT STATE PLANE AND ALSPY 12-11-79.

LEGEND:

- 1. MONUMENT
- 2. PROPERTY LINE
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT

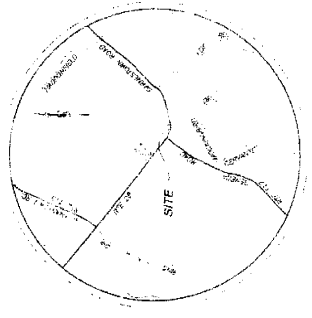
RECORDED AND TOPOGRAPHIC SURVEY
DARNESTOWN SQUARE
URBAN PARK
 LIBER 3737, FOLI 285
 JARNESTOWN ELECTION DISTRICT NO. 6
 MONTGOMERY COUNTY, MD.
 SCALE: 1"=20' DATE: MARCH 14, 2003

BY: [Signature] DATE: 03/11/05



GRAPHIC SCALE
 1" = 20' (1:200)

DARNESTOWN SQUARE
URBAN PARK
 Facility Plan - Concept 1



STORM DRAINAGE TABULATION

TRAVERSE CONTROL TABLE	
LINE	LENGTH
1	100.00
2	150.00
3	200.00
4	250.00
5	300.00
6	350.00
7	400.00
8	450.00
9	500.00
10	550.00
11	600.00
12	650.00
13	700.00
14	750.00
15	800.00
16	850.00
17	900.00
18	950.00
19	1000.00

BENCH MARK TABULATION	
MARK	ELEVATION
BM 1	100.00
BM 2	105.00
BM 3	110.00
BM 4	115.00
BM 5	120.00
BM 6	125.00
BM 7	130.00
BM 8	135.00
BM 9	140.00
BM 10	145.00
BM 11	150.00
BM 12	155.00
BM 13	160.00
BM 14	165.00
BM 15	170.00
BM 16	175.00
BM 17	180.00
BM 18	185.00
BM 19	190.00
BM 20	195.00
BM 21	200.00
BM 22	205.00
BM 23	210.00
BM 24	215.00
BM 25	220.00
BM 26	225.00
BM 27	230.00
BM 28	235.00
BM 29	240.00
BM 30	245.00
BM 31	250.00
BM 32	255.00
BM 33	260.00
BM 34	265.00
BM 35	270.00
BM 36	275.00
BM 37	280.00
BM 38	285.00
BM 39	290.00
BM 40	295.00
BM 41	300.00
BM 42	305.00
BM 43	310.00
BM 44	315.00
BM 45	320.00
BM 46	325.00
BM 47	330.00
BM 48	335.00
BM 49	340.00
BM 50	345.00
BM 51	350.00
BM 52	355.00
BM 53	360.00
BM 54	365.00
BM 55	370.00
BM 56	375.00
BM 57	380.00
BM 58	385.00
BM 59	390.00
BM 60	395.00
BM 61	400.00
BM 62	405.00
BM 63	410.00
BM 64	415.00
BM 65	420.00
BM 66	425.00
BM 67	430.00
BM 68	435.00
BM 69	440.00
BM 70	445.00
BM 71	450.00
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BM 74	465.00
BM 75	470.00
BM 76	475.00
BM 77	480.00
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BM 88	535.00
BM 89	540.00
BM 90	545.00
BM 91	550.00
BM 92	555.00
BM 93	560.00
BM 94	565.00
BM 95	570.00
BM 96	575.00
BM 97	580.00
BM 98	585.00
BM 99	590.00
BM 100	595.00

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTER OF THE PARKWAY UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTER OF THE TRAIL UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTER OF THE PATH UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTER OF THE WALKWAY UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTER OF THE BIKEWAY UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTER OF THE BOARDWALK UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTER OF THE PROMENADE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTER OF THE PLAZA UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTER OF THE SQUARE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTER OF THE CIRCLE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTER OF THE TRIANGLE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE CENTER OF THE POLYGON UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE CENTER OF THE CIRCLE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTER OF THE TRIANGLE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE CENTER OF THE POLYGON UNLESS OTHERWISE NOTED.

LEGEND

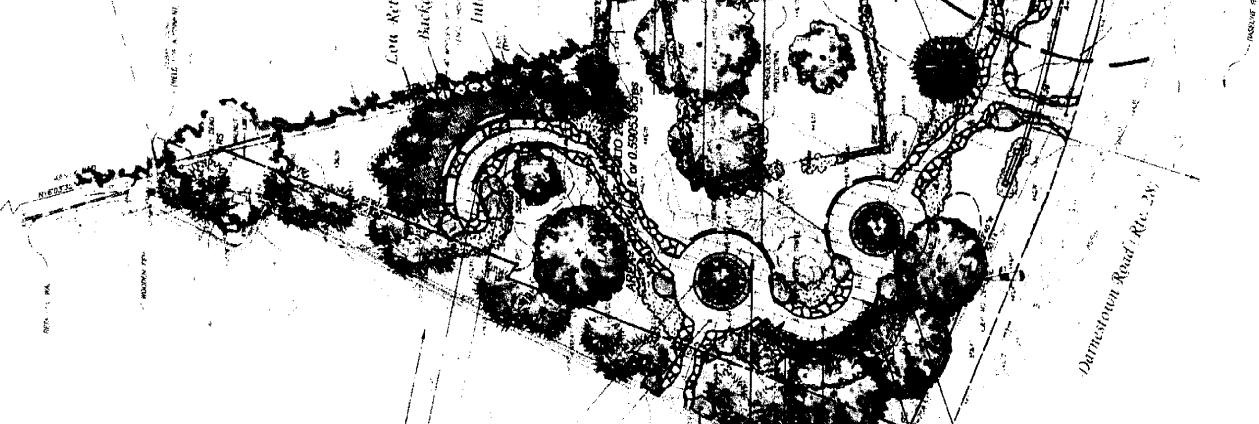
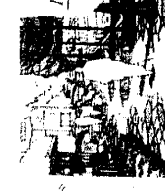
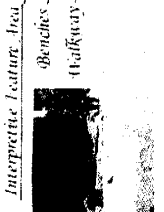
- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'
- 1" = 1100'
- 1" = 1200'
- 1" = 1300'
- 1" = 1400'
- 1" = 1500'
- 1" = 1600'
- 1" = 1700'
- 1" = 1800'
- 1" = 1900'
- 1" = 2000'

SURVEYOR'S CERTIFICATE

I, JAMES W. LINDSEY, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF MONTGOMERY COUNTY, MARYLAND, ON THIS 14th DAY OF MARCH, 2003. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, LICENSE NO. 10174, AND I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF ANY OTHER PERSON OR ENTITY.

B. TODD AND TORQUILATO SURVEY
 DARNESTOWN SQUARE
 URBAN PARK
 10174 MONTGOMERY COUNTY, MD
 14th MARCH 2003

4M 10 101 766



DARNESTOWN SQUARE
 URBAN PARK
 Facility Plan - Concept B

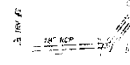
NO.	DATE	DESCRIPTION
1	12-15-02	INSTALLATION
2	12-15-02	REVISION

NO.	DATE	DESCRIPTION
1	12-15-02	INSTALLATION
2	12-15-02	REVISION

NO.	PI	PC	PVI	PT	LC	EA	EC	SC	SS
1	12-15-02	12-15-02	12-15-02	12-15-02	12-15-02	12-15-02	12-15-02	12-15-02	12-15-02

STORM DRAINAGE TABULATION:

① SUR. 42
 ② SUR. 42
 ③ SUR. 42
 ④ SUR. 42
 ⑤ SUR. 42
 ⑥ SUR. 42
 ⑦ SUR. 42
 ⑧ SUR. 42
 ⑨ SUR. 42
 ⑩ SUR. 42



GRAPHIC SCALE
 1 inch = 30'

NOTES:
 1. HORIZONTAL DATUM: MARYLAND STATE PLANE (M.D. 83/91)
 2. VERTICAL DATUM: M.D. 83/91
 3. THE LOCATION OF UTILITY SERVICES ARE FROM AVAILABLE RECORDS AND FIELD SURVEY. CONTRACTORS SHOULD VERIFY THE EXACT LOCATION AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATIONS.
 4. BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY OF THIS PARK.
 5. TAX PARCEL POST TAX MAP 03/21

- LEGEND:**
- STRAIN MANHOLE
 - POWER POLE
 - LIGHT POLE
 - GAS PIPE
 - WATERLINE
 - UNDERGROUND GAS
 - FENCE (WOOD)
 - FENCE (METAL)
 - BENCHMARK
 - INTERPRETIVE ELECTRIC
 - UNDERGROUND ELECTRIC
 - NEWSP AND CAP SET
 - POST-PAN

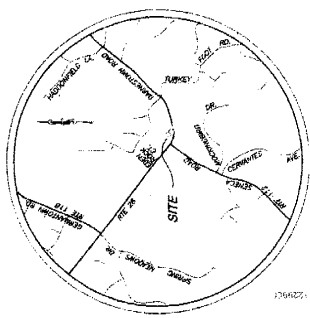
**BOUNDARY AND TOPOGRAPHIC SURVEY
 DARNESTOWN SQUARE
 URBAN PARK**
 LIBER 13-337, FDLC 295
 DARNESTOWN ELECTRON DISTRICT NO. 6
 MONTGOMERY COUNTY, MD.
 SCALE: 1"=20' DATE: MARCH 14, 2003

AMT JOB: 102-0261066

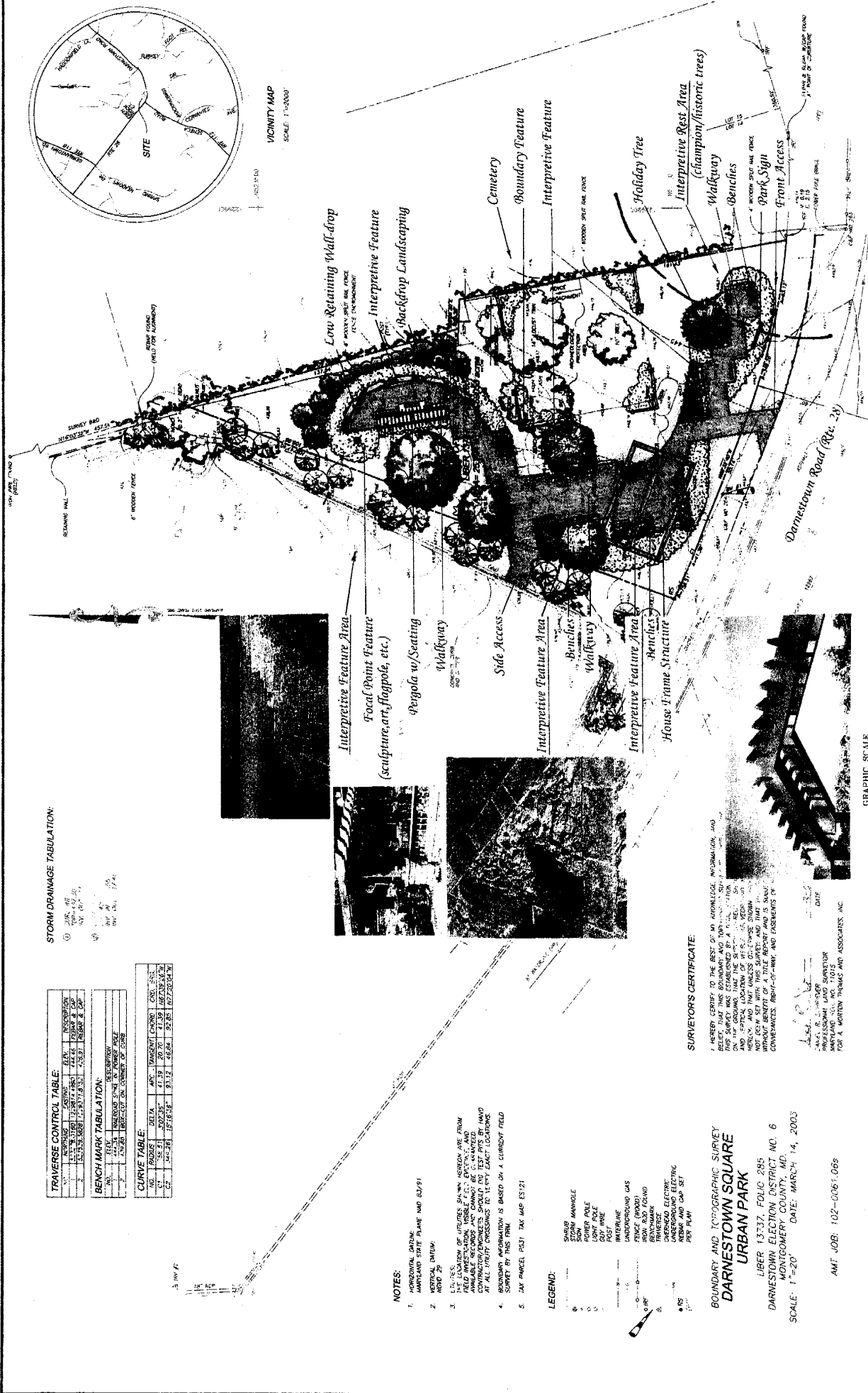
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE LOCATION OF ALL UTILITIES SHOWN HEREON AND THAT UNLESS OTHERWISE SHOWN, ARE CORRECT AND ACCURATE. I HAVE NOT BEEN COMPENSATED WITHOUT BENEFIT OF A TITLE REPORT AND I HAVE CONVENIENTLY RIGHT-OF-WAY, AND EASEMENTS OF

WALTER S. THOMAS, INC.
 1000 WASHINGTON BLVD.
 WASHINGTON, D.C. 20004
 MARYLAND SURV. NO. 17015
 FOR A WALTER THOMAS AND ASSOCIATES, INC.



VICINITY MAP
 SCALE: 1"=2000'



**DARNESTOWN SQUARE
 URBAN PARK**
 Facility Plan - Concept C

Appendix I: Facility Plan

**Landscaping*

**Hardscaping*



Recommended Landscape Palette

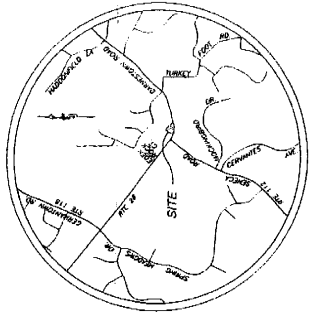
Qty	Preferred Plant	Alternatives
45	Large Deciduous Trees:	Copper Birch, Yellow 'Hale', Fruittless Swallowtail
44	Medium Deciduous Trees:	Yellow Birch
43	Small Deciduous Trees:	Upright European Hornbeam, 'Rohan' Purple Birch
42	Shrub:	Small 'Tremula' Shrub
41	Small Trees:	Crape Myrtle
40	Small Trees:	'Sensational Spire'
39	Small Trees:	'Sweetbark Magnolia'
38	Small Trees:	'Debutante' Viburnum
37	Small Trees:	Heavenly Bamboo
36	Small Trees:	(co-Santalus)
35	Planters/Benches:	(*) Henry's Garnet Box, Russian Sage, Liriope and Hypericum
34	Planters/Benches:	Turk's Head, White Flowering Currant, Blue Star Hydrangea, and (**) Little Bluecom, Pennsylvania Sycamore (in shade)

Recommended Hard-Scap Palette

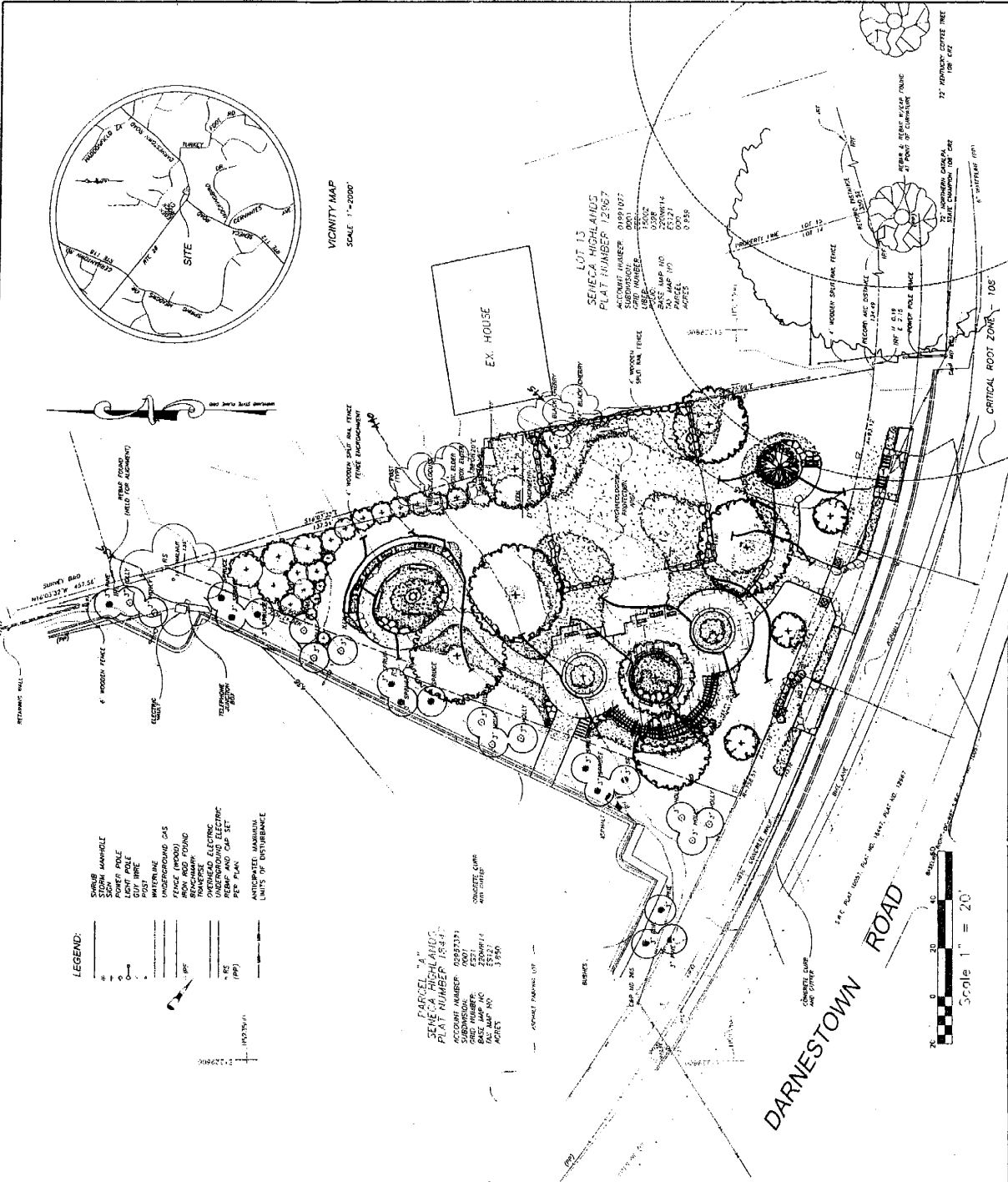
Material	Location
Decorative Pavers:	
Random Rectangular Bluestone (1' 2" on concrete base):	⑥ central plaza
Exposed Aggregate Concrete (Seneca Red Sandstone):	⑥ path
Concrete (with Random Bluestone Edges):	⑥ paths
Black-walk Builders (removed from old RR bridge):	⑥ grassed perimeter and 9 access locations
Bluestone (4" thick):	⑥ seat-wall caps and pier caps
Seneca Red Sandstone (or Emmbrook Brewstone):	⑥ semi-walls, low and parapets columns and pier caps
Pew Ledge wood (or metal):	⑥ pergola anchor top

LEGEND:

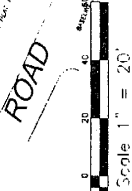
- SWIRL: STORM MANHOLE
- SQUIGGLE: POWER POLE
- CIRCLE WITH CENTER: LIGHT POLE
- DOTTED LINE: FENCE
- SOLID LINE: WATERLINE
- DASHED LINE: UNDERGROUND GAS
- DOTTED LINE WITH DASH: FIBER OPTIC
- SOLID LINE WITH DASH: OVERHEAD ELECTRIC
- CIRCLE WITH CENTER: SEWER
- CIRCLE WITH CENTER AND DASH: RISP PLAN
- CIRCLE WITH CENTER AND DOTTED LINE: ANTICIPATED ANTI-DRAIN
- DOTTED LINE WITH CENTER: LIMITS OF DISTURBANCE
- DOTTED LINE: FENCE
- DOTTED LINE WITH CENTER: FENCE ENCROACHMENT
- DOTTED LINE WITH CENTER AND DASH: WOODEN SIGN AND FENCE
- DOTTED LINE WITH CENTER AND DASH AND DOTTED LINE: METAL SIGN AND FENCE
- CIRCLE WITH CENTER AND DOTTED LINE: POLE
- CIRCLE WITH CENTER AND DOTTED LINE AND DASH: POLE
- CIRCLE WITH CENTER AND DOTTED LINE AND DASH AND DOTTED LINE: POLE
- CIRCLE WITH CENTER AND DOTTED LINE AND DASH AND DOTTED LINE AND DOTTED LINE: POLE
- CIRCLE WITH CENTER AND DOTTED LINE AND DASH AND DOTTED LINE AND DOTTED LINE AND DOTTED LINE: POLE



VICINITY MAP
SCALE 1" = 200'



PARCEL # 010907
 PLAT # 010907
 SUBDIVISION: SENECA HIGHLANDS
 ACCORDEE NUMBER: 010907391
 SUBDIVISION: 010907391
 BACK MAP NO: 227496114
 BACK MAP NO: 227496114
 BACK MAP NO: 227496114
 BACK MAP NO: 227496114



Scale 1" = 20'