







MCPB
May 17, 2012
Item 6

MEMORANDUM

TO: Montgomery County Planning Board and Parks Commission

VIA: Mary Bradford, Director of Parks 
Mike Riley, Deputy Director of Administration 

FROM: David Tobin, Community Partnerships Manager 
Kate Stookey, Chief, Public Affairs and Community Partnerships Division 

RE: Public-Private Partnership with Coalition for the Capital Crescent Trail: Capital Crescent Trail Plaza at River Road in Bethesda

Staff Recommendation: Approval with Conditions

I. Project Summary

In 2007 Montgomery Parks and the Coalition for the Capital Crescent Trail (CCCT) began discussions of a partnership arrangement in which CCCT would cover all costs and manage construction of a "Plaza" on the Capital Crescent Trail (CCT) close to River Road in Bethesda (see attachment A). A concept plan for the Plaza was approved by the Planning Board in 1999. The trail right-of-way is titled to Montgomery County but managed as parkland by M-NCPPC.

Description

The Plaza will include two curved concrete seating walls covered with stone veneer, one on each side of the CCT at the base of the bridge ramp over River Road. A steel pergola composed of five vertical posts and attached horizontal beam, secured behind the western seating wall, will symbolize a "gateway" to River Road. This feature will also help demarcate the Plaza. Also on the western side will be a curved pathway marked with stone. The eastern side of the CCT will feature a stone pavers walkway. Along the pathways on both sides, will be shade and ornamental trees, including existing trees plus others to match those at the north end of the CCT in Bethesda. Boulder bollards and other seating, bike racks, two earth-mound Turtle sculptures, up to four trees, a Kiosk/Map case, and a water fountain are also part of the overall

plan (see Attachment B). A full presentation of the design will be given by the CCCT on May 17 as part of this Board item and to complement the information in this packet.

History

The trail plaza has a long history beginning in 1997 that has included delays, encroachments, terminated agreements, and multiple proposals to finance construction in exchange for private use of park land.

1999 – PB approves concept plan for pedestrian plaza, trail improvements, landscaping, and parking. Included agreement with Minkoff and Tower Companies to construct plaza and improvements in exchange for private parking.

2000-2002 – Project delayed due to disputes between Minkoff Company and Citizens Coordinating Company for Friendship Heights (CCCFH), delays in issuance of permits, estimated cost increases, reductions in scope, etc.

2009 – CCCT submits proposal to M-NCPPC for public private partnership. Terms include CCCT to design and construct proposed improvement (Plaza).

2010 – M-NCPPC receives proposal from Baco Realty representing Security Public Storage (SPS) for use of parkland adjacent to CCT for 1) Parallel parking adjacent to the Plaza and 2) truck turnaround on parkland adjacent to the Plaza but not contained in the Plaza design in exchange for lease payment and charitable contribution toward Trail Plaza.

2011 - Parks staff meet regularly with stakeholders and potential partners SPS, Whole Foods (WF), CCCT, and CCCFH throughout the year; in an effort to identify potential sources of non-taxpayer-supported funding for maintenance of the improvement and to finalize design issues.

2012 – Agreement reached with CCCT, CCCFH, and SPS for licensing of parkland (4320 square feet) adjacent to and not included in the Plaza plan (shown on attachment B) and cash and in-kind contributions toward maintenance.

Community Support

As suggested by the chronology above the proposed Plaza has been the subject of many public meetings over many years with various stakeholders. Community support for this project as described herein is widespread and includes all of the organizations and citizens associated with the CCCT and CCCFH and businesses operating adjacent to the plaza -- WF and SPS.

Projected Construction and Maintenance Costs

Construction costs projected by the CCCT total \$153,770. All costs will be covered by CCCT.

The Operating Budget Impact (OBI) for this improvement has been estimated as shown below.

OBI-Estimated	Year 1	Year 2	Year 3	Years 4>20	Total
Mowing	\$7,550	\$7,550	\$7,550	\$128,350	\$151,000
Trash and Recycling	\$5,100	\$5,100	\$5,100	\$86,700	\$102,000
Misc. maintenance	\$2,750	\$2,750	\$2,750	\$46,750	\$55,000
Horticulture Services	<u>\$3,710</u>	<u>\$3,710</u>	<u>\$0</u>	<u>\$0</u>	<u>\$7,420</u>
	\$19,110	\$19,110	\$15,400	\$261,800	\$315,420

II. Considerations

Park Development Division Conditions

The Park Development Division (PDD) has reviewed the design concept plans submitted by the CCCT and recommends the approval of the concept plan (See Attachment C). The applicant will need to obtain a park construction permit before any construction activity can occur. During the park construction permit review, the following conditions must be fully addressed:

1. The project must comply with the requirements of Americans with Disabilities Act.
2. All design refinements and details will be finalized and reviewed during park construction permit. This review will include selection and location of all plant materials, surfaces, and site furnishing: benches, trash cans, recycling bins, etc. In addition, soil remediation of the area needs to be specified and reviewed.
3. The project must provide a safe and direct crossing of the CCT.
4. During construction, the following items must be approved by the M-NCPPC staff:
 - All shop drawings and submittals must be approved by PDD.
 - All plant materials must be inspected and approved by the horticultural staff.

OBI and External Support

Funding for the maintenance/operating costs associated with this improvement are not included in the FY 13 budget. Since June of 2011 Parks staff have been working with CCCT, CCCFH, and SPS and WF and has succeeded in identifying cash and in-kind charitable

contributions that will be devoted to meeting maintenance costs (OBI) associated with the project. This support includes:

1. The CCCT has committed to donating \$5,000 per year for three years toward OBI.
2. WF has committed to pick up and dispose of trash and commingled recyclable items 3x per week for a period of 3 years.
3. SPS has agreed to license agreement (\$5,000/year for 20 years) for use of 4320 square feet of vacant paved parkland adjacent to the Plaza (see Attachment B).

Revenue	Year 1	Year 2	Year 3	Years 4>20	Total
CCCT	\$5,000	\$5,000	\$5,000	\$0	\$15,000
WF (Trash, Recycling)	\$5,100	\$5,100	\$5,100	\$0	\$15,300
SPS License	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$85,000</u>	<u>\$100,000</u>
	\$15,100	\$15,100	\$15,100	\$85,000	\$130,300

The chart above does not convey the breadth of public support for the project, the commitments for funding already received by CCCT, and the potential future revenue (to CCCT and or Montgomery County Parks Foundation – MCPF) from ongoing fundraising efforts. Fundraising efforts underway by the CCCT will be reported in their briefing to the Planning Board.

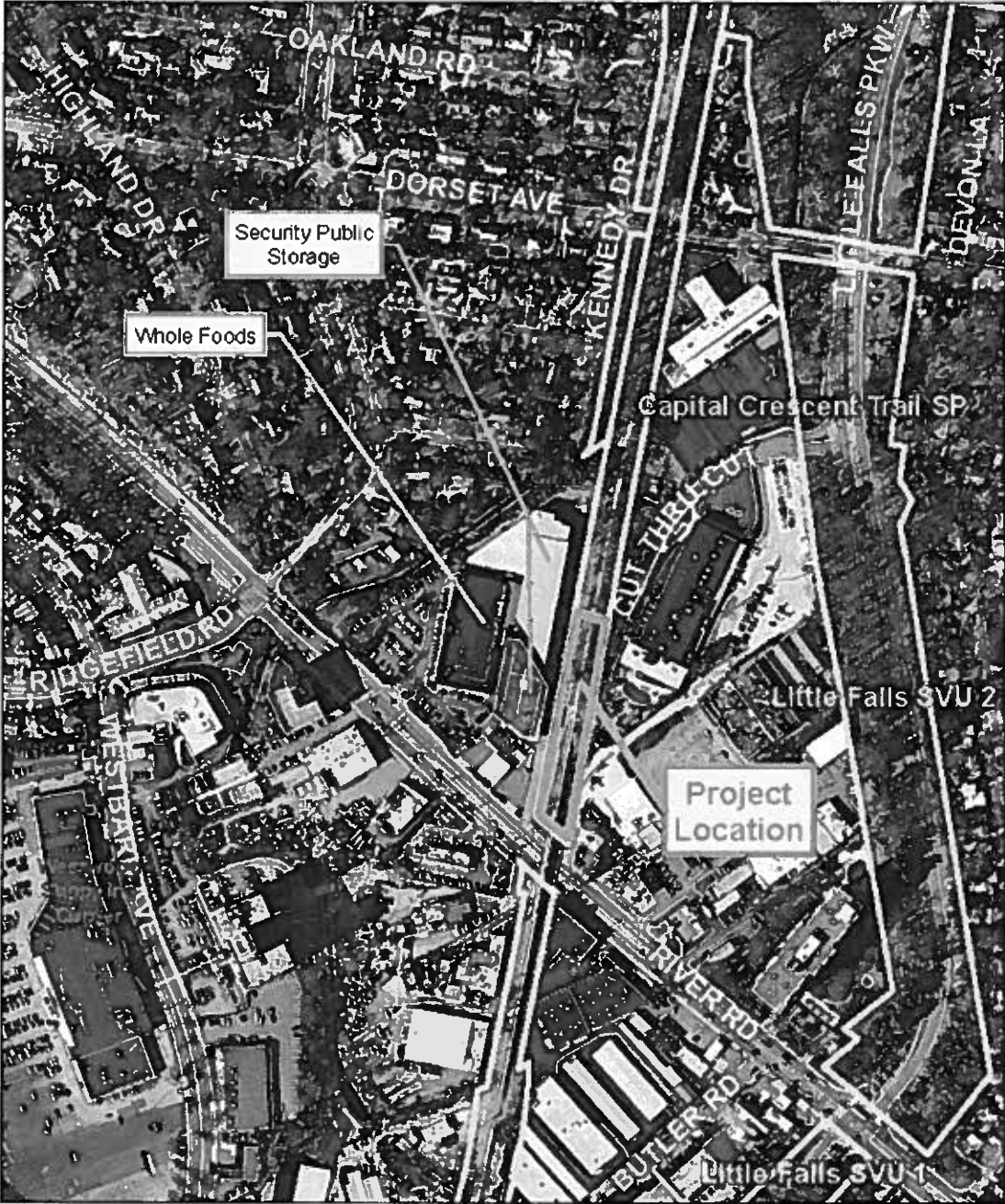
III. Next Steps

Administration

All project contributions not received directly by the CCCT will be administered by the MCPF. Those include the license fee revenue as well as the CCCT cash contribution and the WF in-kind donation (valued by WF at \$46,800). The two latter contributions will be processed via Donation Agreements between the MCPF and CCCT and WF.

Permitting and Construction

CCCT will be responsible for Park and County permits and reviews (including SWM concept approval and FCP waiver), finalization of all design and construction documents, overseeing construction, complying with PDD requirements, and coordination with Parks staff. CCCT estimates that the project will be completed by fall 2013.



CAPITAL CRESCENT TRAIL - PLAZA

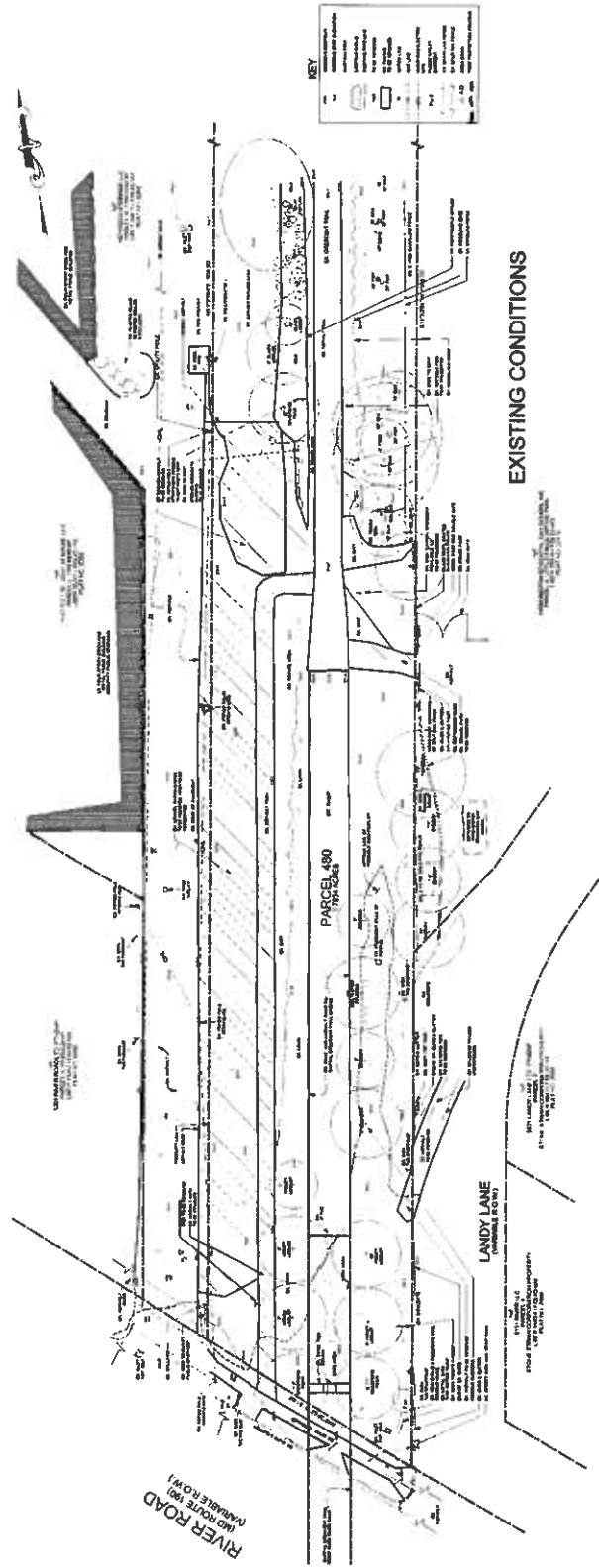
Map compiled by PDD Staff
Information from DDC PPC
GIS - intended for general
planning purposes only

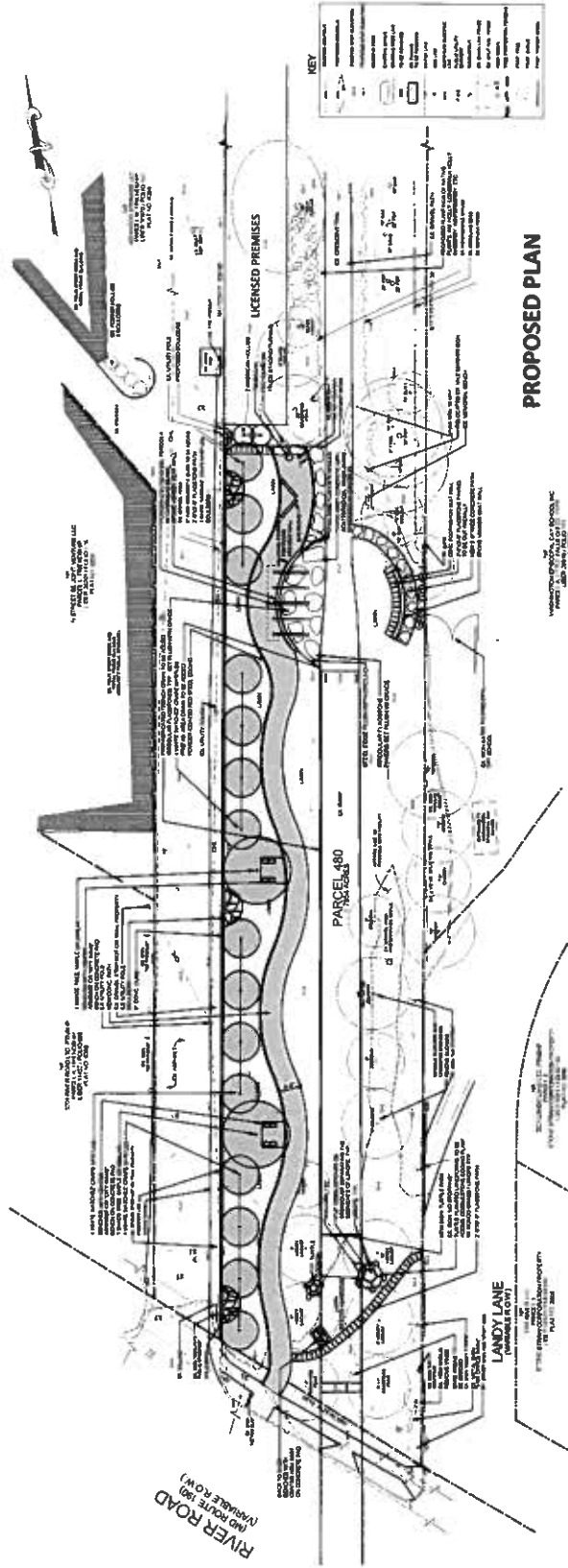
2011 Photo

April 2012



SCALE: 1" = 300'





PROPOSED PLAN

RIVER ROAD
(100' WIDE)
(PARALLEL TO M)

ALL INFORMATION SUBJECT TO SECTION 104

PROJECT NUMBER: 1172108
 DATE: 11/7/10
 DRAWN BY: CLS
 CHECKED BY: BE
 SCALE: AS SHOWN

PROJECT NAME: CAPITAL CENTRAL
 PROJECT LOCATION: 10000 W. CENTRAL EXPRESS
 PROJECT NUMBER: 1172108

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No Description Date

CONCEPTUAL SITE PLAN

PROJECT NUMBER: 1172108
 DATE: 11/7/10
 DRAWN BY: CLS
 CHECKED BY: BE
 SCALE: AS SHOWN

A-0
 AS SHOWN



1. ARCHITECTURE - VIEW FROM SOUTH



2. ARCHITECTURE - VIEW FROM NORTH



3. ARCHITECTURE - VIEW FROM WEST



4. ARCHITECTURE - VIEW FROM EAST



5. ARCHITECTURE - VIEW FROM SOUTH



6. ARCHITECTURE - VIEW FROM NORTH



CONCEPTUAL SITE PLAN



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

MEMORANDUM

DATE: April 23, 2012

TO: David Tobin, Public Affairs & Community Partnerships Division

VIA: Mitra Pedoeem, Chief, Park Development Division *Mitra 4/25*
Michael Ma, Park Development Division *MM*

FROM: Marian Elsasser, Park Development Division *MSE*

SUBJECT: Design of the Capital Crescent Trail Plaza with the Coalition of the Capital Crescent Trail

The Park Development Division (PDD) has reviewed the design concept plans submitted by the Coalition of the Capital Crescent Trail for a trailhead plaza on the Capital Crescent Trail (CCT) located north of River Road. PDD recommends the approval of the concept plan. The applicant must obtain a park construction permit before any construction activity can occur. During the park construction permit review, the following conditions must be fully addressed:

1. The project must comply with the requirements of American's with Disability Act.
2. All design refinements and details will be finalized and reviewed during park construction permit. This review will include selection and location of all plant materials, surfaces, and site furnishing: benches, trash cans, recycling bins, etc. In addition, soil remediation of the area needs to be specified and reviewed.
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