



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

MCPB Agenda Item 3  
June 13, 2013

**MEMORANDUM**

**Date:** June 6, 2013

**TO:** Montgomery County Park Commission

**VIA:** Mary Bradford, Director, Department of Parks *Mary Bradford*  
Mike Riley, Deputy Director, Department of Parks *M. Riley*  
Mitra Pedoeem, Chief, Park Development Division (PDD) *M. Pedoeem*

**FROM:** Carl Morgan, CIP Manager, PDD *Carl Morgan*

**SUBJECT:** Strategy for Preparing the FY15-20 Parks Capital Improvements Program

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**Staff Recommendation**

Obtain guidance from the Planning Board on evaluation criteria, goals and priorities for the Parks FY15-20 Capital Improvements Program (CIP).

**Background**

Staff developed an internal timeline for preparing the FY15-20 CIP based on the process utilized by the Commission in prior years. The timeline includes several sessions with the Planning Board over this summer and fall for the preparation of the FY15-20 CIP, including one strategy session June 8, another strategy session on July 11, and two work sessions on September 9 and September 26 with a proposed adoption session on October 10. The Board's Proposed FY15-20 CIP must be transmitted to the County Executive by November 1.

In this strategy session, staff will present CIP evaluation criteria and the evaluation process, expenditure categories, testimony received at the CIP Public Forum, and what to expect regarding future funding capacity. In the second strategy session, staff will present facility planning priorities, 2012 Park Recreation and Open Space (PROS) Plan guidance for CIP, a look

at new projects for the FY15-20 CIP, status of State Program Open Space (POS), among other topics.

**Board Guidance on the Currently Adopted FY13-18 CIP**

In 2005, the Board approved certain criteria for staff to follow in developing the FY07-12 CIP. The Board confirmed the same criteria for development of the CIPs to follow for FY09-14, FY11-16 and FY13-18. These criteria are listed below:

**Planning Board Evaluation Criteria:**

The following criteria provide general guidance in evaluating the priority of projects placed within the CIP. They are still relevant today and continue to be used in the CIP prioritization process. All candidate projects must be consistent with the Department’s mission and be supported by adopted studies, plans and/or policies.

**1. Immediacy:**

- The project repairs or replaces facilities necessary to protect public health, safety, and welfare.
- The project preserves natural, cultural or historic resources that might otherwise be lost or degraded if prompt action is not taken.
- The project upgrades facilities to comply with current code requirements and laws.
- The timing of the project is dependent on coordination with related projects of other County agencies or interest groups.
- The project is included in the first phase of a master plan.

**2. Need:**

- The project is already programmed in the CIP and is therefore already promised to a community.
- The project provides facilities to an under-served geographic area.
- The project provides facilities to an under-served population group.
- The geographic distribution of proposed projects is equitable.
- The project provides facilities to serve unmet needs countywide.
- The project serves a need identified by the surrounding community.

**3. Efficiency:**

- The project increases revenue, results in cost savings, and/or improves operational efficiency.
- The project leverages an opportunity, such as a partnership, contribution, donation or grant.
- The project has a high cost/benefit ratio by serving a large number of people for a reasonable cost.

- The project prevents further degradation of existing facilities which could be costly to repair later.

Candidate projects meeting several criteria would generally receive higher priority than those meeting only one or two. CIP Projects are based not only on these criteria, but also several other factors that are discussed later in this memo.

**CIP Categories:**

Staff groups projects into expenditure categories to allow the Board to see how projects will meet the broad needs in the park system. The expenditure categories are as follows:

- **Infrastructure Maintenance** – *repair, renovation, and lifecycle replacement of existing park facilities and supporting infrastructure;*
- **Land Acquisition** – *continued commitment to preservation of parkland through Legacy Open Space and park acquisition programs;*
- **New Parks and Park Facilities** – *responding to unmet park and recreation needs;*
- **Environment Stewardship** – *protection and enhancement of natural resources on parkland;*
- **Historical and Cultural Stewardship** - *protection and enhancement of historical and cultural resources on parkland.*

The categories and expenditures in the **current** approved FY13-18 CIP are as follows:

Category	Amount in Millions	Percentage of Six-Year CIP
Infrastructure Maintenance*	\$64,431	42.9%
Land Acquisition*	\$35,970	24.0%
New Parks and Facilities*	\$36,430	24.3%
Environmental Stewardship†	\$8,766	5.8%
Historical & Cultural Stewardship†	\$4,558	3.0%

\*Includes POS funding not yet approved (verify again)

†The amounts for these categories are based on Project Description Forms (PDFs) dedicated solely to environmental and historical/cultural stewardship. However, majority of Park CIP projects include preservation of parkland and associated history.

The highest percentage of the CIP “pie” is dedicated to Infrastructure Maintenance. The Department continues to invest more and more on infrastructure maintenance (or renovation) projects as they tend to alleviate our operating budget of substantial maintenance costs. On the other hand, new parks and facilities create operating budget impacts (OBI). With the Parks’



operating budget being kept at tight levels after enduring drastic cuts over the last several years, funding for OBI has diminished considerably. However, we cannot entirely forego funding for new parks as the Parks, Recreation, Open Space (PROS) and other planning documents continue to identify park needs across the County that should be fulfilled. This means that the Department has to be conscious about designing and developing new facilities by finding innovative methods to reduce OBI, without compromising their historical/cultural integrity or environmental best management practices and mandates.

Infrastructure Maintenance is deemed a high priority by both the Board and Council. Although we have made significant progress in addressing infrastructure replacement needs in our system, there is still much work to be done to catch up with needed renovations in the parks.

Theoretically, funding for infrastructure maintenance should increase from one CIP cycle to the next as more parks and amenities are added to our park system. It becomes increasingly difficult to maintain our existing parks when new facilities continue to be built. Therefore, staff recommends continuing to give higher priority to renovation projects when evaluating new projects for the FY15-20 CIP. While the operating budget has seen some improvements, it remains lean, making it difficult to maintain existing infrastructure let alone new park facilities.

Although the Board may wish to shift priorities in the FY15-20 CIP, staff recommends using the same general evaluation criteria for preparing the FY15-20 CIP.

### **Prioritizing Projects for Inclusion in the CIP**

#### **Evaluation Process:**

Attachment ❶ offers a visual of how projects are currently evaluated in the CIP. The green box shows from where projects typically originate. They then go through what we call a “sifting,” or evaluation process based on criteria listed in the blue section. The result is a CIP program consisting of projects that have gone through a comprehensive evaluation process. The pink section lists the constraints on our ability to program an unlimited number of projects.

#### **CIP Forum:**

The biennial CIP Public Forum was held on March 21. A summary of the testimony received and staff responses are included in Attachment ❷. The testimony received is generally split between the need to maintain our existing infrastructure and cultural resources and the need for new facilities. Among requests for new facilities are natural surface trails, new recreation centers, and additional volleyball courts. All testimony pertaining to County recreation facilities was forwarded to the Montgomery County Recreation Department.

Although public testimony is very important, it represents only a small portion of all the projects that will compete for funding in the six-year CIP. Other projects that represent the six-year CIP include:



- Continuing projects approved in the FY13-18 CIP;
- Projects recommended in master plans and other studies;
- Needs identified in the PROS;
- CIP recommendations in Vision 2030;
- Requests submitted by park staff via the online Project Request Form;
- Directives from the Planning Board and County Council

### **Vision 2030, PROS, Master Plans and Other Studies:**

In July 2012, the Planning Board approved the Park Recreation and Open Space (PROS) Plan. The PROS Plan was founded on principles in the Vision 2030 Strategic Plan for Parks and Recreation adopted the year before and it serves as the County's Land Planning, Preservation and Recreation Plan (LPPRP). Park Development and Park Planning and Stewardship staff have been working closely together to make sure that the goals, objectives, and implementation of PROS effectively guide future CIPs. Guidance from this Plan and others will be discussed in more detail at the next CIP strategy session scheduled for July 11. Here are various strategic and master plans that will provide guidance to the CIP:

- **Vision 2030** – Guidance on general areas of greatest overall facility needs based on Level of Services (LOS) areas as defined by the Vision 2030 Plan; Guidance on what facilities should be increased, decreased, or repurposed (some countywide, some linked to the four LOS areas).
- **PROS** – Guidance on facility needs for defined geographies such as team areas and planning areas. The Plan's recommendations effectively:
  - Create service delivery strategies
  - Renovate and repurpose existing parkland and facilities
  - Implement new guidelines for urban parks
  - Apply new plan to manage natural areas throughout the park system
  - Manage and interpret historic and archaeological resources per cultural resources asset inventory database
  - Create an implementation plan to distribute needed facilities equitably
- **Area Master Plans** – Guidance on parkland acquisition and occasionally locations of certain facilities
- **Site Selection Studies** – Guidance on location of specific facilities (in priority order), i.e., dog parks, skate parks
- **Park Master Plans** – Guidance on what facilities should be included in a specific park

## Project Request Form:

Staff continues to utilize the Department's on-line CIP and Major Maintenance request database that accumulates projects requested from field staff. This system allows the Park Development and Facilities Management Divisions to work collaboratively to evaluate and address the needs in the park system. For the FY15-20 CIP, 139 requests were received. Approximately 45 (32 percent) were CIP eligible. This system is used continuously to accumulate requests so that problems are identified in a timely manner. Prior to the FY13-18 CIP, the database was re-vamped to allow for better evaluation of projects being requested. The biggest improvement included an automated rating system that is based on several different evaluation criteria generally reflecting those approved by the Planning Board. Each criterion is weighted, points are added up, and a justification score is assigned to each project request making it easier to prioritize them within the CIP. Below is a list of the criteria:

- Renovates **Aging Infrastructure** (Reduces unexpected capital, operating or maintenance expenses of existing infrastructure)
- Protects **Natural or Cultural Resources** (Protects environmentally or culturally significant sites)
- Supports **Plans or Studies** (Supported by approved plans including park/area master plans, surveys, condition or needs assessment studies, PROS, etc.)
- Enhances **Safety** (Eliminates hazard; repairs deteriorated condition thus reducing Commission's liabilities)
- Generates **Revenue** (User fees, permits, admission fees, etc.)
- Meets **Public Request** (Requested by public through testimony, C-tracks, letters, etc.)
- Required by **Mandates** (Federal/State/Local regulations, i.e., ADA, NPDES)

Operating Budget Impact, or OBI, is also factored into the justification score.

## CIP Evaluation Committee:

The Department has formed a CIP Evaluation committee consisting of the Parks Director, Deputy Directors, and representatives from various divisions to prioritize CIP projects based on established criteria and readiness. The biggest challenge facing the Evaluation Committee is helping to identify recommendations for the Board that will establish a balance between the Department's commitment to infrastructure replacement, stewardship of valuable resources, and the demand for new facilities. The first two meetings were held on May 7 and June 5 with the final meeting scheduled for June 18.

## Current FY13-18 Program:

Attachment ③ provides a summary, grouped by expenditure category, of the current Adopted FY13-18 CIP, including amendments that were approved by Council this past May. This



information will remind the Board of projects currently approved in the FY13-18 CIP and help determine the capacity for new projects.

**Capacity for Future CIP Projects**

After several years of very tight budgets that included funding cuts in the FY11-16 CIP, the FY13-18 CIP has fared a more fiscally stable environment. Staff attributes the leanness of the FY13-18 CIP as well as its diminished size, closer to levels seen in FY07-12, as a significant factor.

See below:

	FY07-12 CIP	FY09-14 CIP	FY11-16 CIP	FY 13-18 CIP
<b>Planning Board Proposed</b>	179.5	208.0	203.5	178.8
<b>CE Recommended</b>	169.1	192.9	161.5	166.0
<b>Council Adopted</b>	170.7	196.4	166.1	178.8

*Amounts in Millions*

While the fiscal outlook right now appears not to be looking down, we are not seeing indicators yet of a significant upturn either. As such, it will be more prudent to propose a FY15-20 CIP that is similar to existing levels. Also, any new projects will likely be viewed under more scrutiny than might have been during other years when the economy was stronger, so for these new projects it will be necessary to communicate clear justifications.

Factors are in favor of the Commission’s CIP this cycle include:

- The beginnings of a rebound in the funding of the State’s Program Open Space funding. Montgomery County received \$5.4 million for FY14.
- Additional bond capacity realized through the adjustment of the implementation rate for park and planning bonds from an estimated 87% to a more historically observed 75%. Under the existing Spending Affordability Guidelines this had the effect of potentially making an additional \$5.2million available for programming of Park and Planning bonds through FY18.
- Higher implementation rate in FYs 11, 12 &13

When it comes to County funded projects, such as non-local parks or level-of-effort projects, one of the challenges that the Council discussed last month was that the levels of PAYGO, or the financing of expenditures with cash rather than debt, exceeded the County’s policy. This was done to compensate for an overestimation of impact tax revenue discovered in 2012. To remedy this in the last CIP, the County Executive raised the PAYGO level above the policy amount by \$26million per year in FY15-18. However, last month, the Council lowered the amount of PAYGO in those years, but not all the way to its policy level of 10% of its General Obligation Bond guideline (\$29.million). It is a reasonable assumption that since the County has not yet achieved lowering PAYGO consistent with County policy, additional reductions will be

made in the next CIP. The bottom line is that there will be less funding available in FY15-18 making competition keen for GO bond funding in those years. This will add to the challenge of funding new projects and will add pressure to level-of-effort projects and other existing projects that rely on GO bond funding. This is summarized below.

	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Over commitment of PAYGO</b>	\$26m	\$26m	\$26m	\$26m
<b>Reduction made last May</b>	\$15m	\$15m	\$5m	\$5m
<b>Reduction necessary to meet policy (amount still to go)</b>	\$11m	\$11m	\$21m	\$21m

**Conclusion**

We continue to review and evaluate new CIP requests with division chiefs and others in our internal CIP Evaluation Committee. This review is being done within the context of the issues outlined above. Staff seeks the Board’s feedback on criteria for prioritizing projects in the CIP as presented in this memo. We will return to the Board on July 11 to continue discussions on CIP strategy.

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Attachments



## The CIP "Sifting" Process

### FROM WHERE DO PROJECTS ORIGINATE?

- Park Master Plans
- PROS
- Other Plans & Studies
- Vision 2030
- Online Project Request Application
- Current CIP Program
- CIP Forum (Public)
- Planning Board Directives
- County Council Directives
- Land Acquisitions & Developer Park Donations

### HOW ARE THEY PRIORITIZED?

- Planning Board Criteria
- Facility Planning Evaluation Matrices
- Priorities Assigned by Field Staff
- Priorities Assigned by CIP Evaluation Committee
- New Projects versus Renovation Projects

FY15-20 CIP

### WHAT ARE OUR LIMITATIONS?

- Funding
  - Park and Planning Spending Affordability Guidelines (SAG)
  - GO Bond competition from other agencies
  - Other funding sources: State grants (POS, etc.) & bond bills; Federal funding; Contributions; Enterprise funds
- Staff
- Operating Budget Impact (OBI)

**Summary of Testimony at the Joint Public Forum for the FY15-20 Capital Improvements Program  
Sponsored by Montgomery County Planning Board and Recreation Advisory Boards**

**ATTACHMENT 2**

**March 21, 2013**

	<b>Summary of Testimony</b>	<b>Staff Response</b>
<b>1</b>	<b>Ron Welke, representing Upcounty Recreation Advisory Board</b>	
	Supports development of <b>Kingsview Local Park</b> . Park manager Steve Root brought this property to the attention of the Board last February. UpCounty Rec Advisory Board recommends that the site be considered for a set of four grass volleyball courts suitable for competitive play. He participates with the Mid-Atlantic Volleyball Club, an area group that is looking for courts for competitive play, ideally with nearby amenities such as picnic shelters. The feasibility for the location of vehicular access needs to be determined due to the presence of utilities (gas line). Recommends adding project to the CIP and funding it for design in FY15.	Kingsview LP is on facility planning candidate list. Volleyball courts are planned at Seneca Crossing LP.
	Provide funding for design of <b>Seneca Crossing LP</b> earlier in the program than FY18 as previously proposed.	In CIP. Will include volleyball courts.
	Recommends expansion of <b>Ridge Road Recreational Park</b> in the FY15-20 CIP to include volleyball courts on recently purchased residential property.	Expanded facilities at Ridge Road Recreational Park is on candidate list for future Facility Planning.
	Looking forward to the re-opening of the <b>Plumgar Neighborhood Recreation Center</b> .	MCRD
	Supports Construction of <b>North Potomac Community Center</b> and moving the start of construction to FY14.	MCRD
	Include site development and land acquisition for the <b>Clarksburg Community Center</b> in the CIP.	MCRD
<b>2</b>	<b>Renee Tatusko, Park Now for South Silver Spring</b>	
	Residents of south Silver Spring request purchase of land and development of a new buffer park at Newell Street and Eastern Avenue. This would expand the mini <b>Acorn Park</b> . There has been interest in a park at this site since 2005. A similar park exists on the west side of Rock Creek Park, and this should be designed similar to that one.	Department of Parks staff are not in favor of this proposal for the following reasons: There is no recommendation in any Council approved master plan or sector plan identifying the Newell Street site as a public park. Accordingly, acquisition of the site for public parkland would require a master plan amendment. Given the urban site location, existing zoning, and current improvements, acquisition would likely be quite costly.
	Public amenities have not kept pace with development in South Silver Spring. Compared to other areas of the county, there is a tiny fraction of public parkland and budget for public use space spent in this area.	There are other sites that are likely to develop within this quadrant of the Silver Spring CBD, that will yield better public open spaces, in more central locations, immediately fronted by high density mixed use, and closer to transit. We think the best scenario for providing adequate public open space in this area of Silver Spring is to have the private sector contribute the various public use spaces anticipated in the <u>Silver Spring Green Space Plan</u> .
	The public amenities that are being provided by developers are uninviting, and developers typically do not design green parks. There is limited grassy area for dogs, except in Shepard Park.	At the Newell Street site, under the current master plan, there will be a public use requirement of the developer that would yield approximately a quarter acre of public use space, which is the minimum size of what the PROS Plan (p.16) calls an Urban Buffer Park. In other words, a quarter acre is a reasonable size for a "green buffer at the edge of urban, high density development adjacent to lower density residential areas."
	Re-evaluate public amenities for South Silver Spring. This area is more urban and dense than Germantown Town Center, and that area is getting millions of dollars spent on a park. A green park is needed in the residential community, and Jesup Blair Park is not within walking distance	According to the Planning Board approved Silver Spring Green Space Plan, the Newell Street site was ranked lower than other sites in the quadrant for future green space of a half-acre or more. The link to the plan is: <a href="http://www.montgomeryplanning.org/community/ssgreenspace/documents/SilverSpringGreenSpaceGuidelines_web.pdf">http://www.montgomeryplanning.org/community/ssgreenspace/documents/SilverSpringGreenSpaceGuidelines_web.pdf</a>  According to early versions of the site plan for "The Blairs," there would be several public open spaces of various sizes, with access for all, in a well-designed park-like setting.
<b>3</b>	<b>Todd Bauer, MORE Mountain Biking Association (Printed copy not available)</b>	
	This trail user advocacy group has been a passionate and dedicated partner of the Department of Parks by securing grants and doing trail volunteer work on <b>natural surface trails</b> . They have provided funding to create trail connections and bridges for stream crossings.	
	Vision 2030 states that natural surface trails are one of the most desired facilities by users. Recommends increasing the budget for natural surface trails to \$250K. Also recommends supporting efforts of two park staff (Bob Turnbull, Steven Moxley) for this program or increasing numbers of people working on this program.	The proposed FY15-20 Level of Effort for Natural Surface Trails will increase by \$50,000 to \$250,000 per year.



	Summary of Testimony	Staff Response
4	<b>Woody Brosnan, Sligo Creek Golf Association</b>	
	Represents a non-profit association which has done volunteer work on the golf course, fundraising, and brought First Tee program back to Sligo. Appreciates the course improvements both Parks Dept. and Revenue Authority have made. Supports returning Sligo Golf Course to Revenue Authority when 5-year operating agreement expires.	Montgomery Parks continues to coordinate on golf course issues with the County's Revenue Authority.
	Sligo clubhouse needs a roof and accessible restrooms. The courses' irrigation system is under-pressurized.	Roof replacement Spring 2013.
	Make minor investment for small site improvements to allow non-golfers to use the property, such as providing trails and stream crossings to allow access to the duck pond.	Montgomery Parks continues to coordinate on golf course issues with the County's Revenue Authority.
5	<b>Patricia Price, Rock Creek Palisades Citizens Association</b>	
	Association represents 1,700 households. <b>Recommends purchase of three parcels of abandoned land from the State of Maryland, located at 11228 and 11300 Woodson Avenue in Kensington.</b> The third parcel is an out lot with a trail that runs between the two parcels previously mentioned.	This property is owned by SHA and is signed as a stormwater management area. It appears to have wet soils, which makes it undesirable for a park; however, we have sent inquiries to SHA as to its use. Perhaps they would be willing to clean up the overgrown vegetation so that the community can continue to use it as an informal park.
	There is only one park that serves the neighborhood, located on College View Drive. The community does not feel safe in <b>College View Local Park</b> . It is isolated, half of park is not visible from road, and it is underutilized for this reason. There is a playground at the back end of the park.	The playground was renovated in 2005, and at that time all possible alternatives were discussed. Without extensive grading of the hill, it was put in the only space it could be accommodated. Parks can explore removing the non-functional stormwater inlet which would allow moving the existing front fence to gain an additional ten feet of width. Park Police will be happy to meet with residents to discuss their safety concerns.
	Consider two options: 1) make College View Park a dog park and move the playground onto the land at Woodson Avenue; or 2) have both a playground and dog park in the Woodson property and maintain the path running through the middle between the two parcels. A dog park would activate park space and make the park feel safer.	The 2012 Park, Recreation, and Open Space (PROS) Plan recommends smaller dog parks in urban areas. The PROS Plan directs us to provide these in proportion to population densities. Urban areas where residents do not have yards for their dogs are the highest priority for locating new dog parks. As stated above, we would not locate a playground in a wet area such as the Woodson Avenue property.
6	<b>Written Testimony submitted by Elery Caskey, Jr. (attached); read into the record by Chair Carrier</b>	
	Adjoining property owner strongly supports CIP funding for Montgomery Parks, particularly to continue the design of <b>Josiah Henson Special Park</b> .	Facility Plan to MCPB for approval June 6, 2013. This will be a new stand-alone project in the proposed FY15-20 CIP.
	Park staff has done a great job listening to and incorporating public input.	
7	<b>E-mail Testimony submitted by Eileen Finnegan, President, Hillandale Citizens Association (attached)</b>	
	Community was promised that the <b>Hillandale Local Park</b> facility plan would begin in fall 2012, and a natural surface trail could be developed in advance of any CIP initiative. Says neither of these promises have been kept.	The Facility Planning process for Hillandale Local Park was begun in the Summer of 2012. An RFP for Facility Planning was issued on August 17, 2012 and proposals were received on September 27, 2012. Facility Planning of Hillandale Local Park is well underway with the first community meeting anticipated to be held in July 2013. Based on the project schedule, a Facility Plan for Hillandale Local Park will be presented to the Planning Board in July of 2014. Funding for design and construction is anticipated to be included in the FY17-22 CIP.
	Urges that the promised facility plan be done now so that renovation of Hillandale LP can be a stand-alone project in the FY15-20 CIP.	Will be a standalone project in FY17-22 CIP.

#1

Madam Chair, Members of the Planning Board, Department of Recreation and Park & Planning Staff

My name is Ron Welke and I am a member of the Upcounty Recreation Advisory Board. Our Chairman, Vernard McBeth, could not be here this evening. Thank you for the opportunity to participate in this public forum and to provide our input to your Fiscal Year 2015-2020 Capital Improvements Programs (CIPs). We would like to provide input regarding three specific parks and three recreation/community centers in the upcounty area of Montgomery County.

Park & Planning's FY 2015-2020 CIP

**Kingsview Local Park**

First, we would like to share our ideas regarding development of Kingsview Local Park. I have been a resident of Germantown for over 20 years and I was an employee of Park & Planning for eight years, yet I was never aware that this piece of land was owned by Park & Planning. Mr. Steve Root, the Park Manager at Black Hills Regional Park, brought this property to our Board's attention at our February meeting when we were reviewing your "FY13-18 CIP Projects-At-A-Glance" document.

The park is located at the corner of two State highways, Clopper Road (MD 117) and Great Seneca Highway (MD 119), as shown on the plan before you. About one-half of the property is wooded and provides an excellent buffer for the adjacent residential community. The land is relatively flat and we recommend that the site be considered for a complex of four grass volleyball courts, ideal for weekday or weekend competitive play, including local tournaments.

Competitive volleyball is very popular nationwide and is the largest participation sport in the United States. I am a member of the Mid-Atlantic Volleyball Club (MAC) that is based in Montgomery County and has several thousand members, ranging in age from teenagers to seniors like myself. Unfortunately, there are very few outdoor volleyball facilities in the County suitable for competitive play, i.e. Olney and Needwood parks. Most parks have one court located near a covered pavilion and are used primarily for pick up/fun volleyball by picnickers.

Vehicular access to Kingsview LP is available from both State highways. The desired access would be from Great Seneca Highway opposite Dairy Maid Drive. However, as shown in the aerial view plan, there is a gas line running parallel to Great Seneca Highway and gas meters located on park property opposite Dairy Maid Drive. Access at this location would have to be investigated by staff to determine its feasibility. Alternatively, right-in/right-out access from Clopper Road does appear to be feasible and in accordance with State standards, as shown on the plan before you.

The Upcounty Recreation Advisory Board requests that the Planning Board add this project to your FY2015-2020 CIP and provide initial funding in FY2015 so that staff can begin to study design options for its development.

**Seneca Crossing Local Park**

The Upcounty Recreation Advisory Board requests that funding for the design of Seneca Crossing Local Park (PDF #138704) on Brink Road begin sooner than FY2018 as currently programmed, as this park will provide much-needed recreation opportunities for local residents.

**Ridge Road Recreational Park**

The Upcounty Recreation Advisory Board recommends that the expansion of Ridge Road Recreational Park be placed in your FY2015-2020 CIP so that staff can consider constructing two or more grass volleyball courts in the area where two adjacent and contiguous residential properties along Ridge Road (MD 27) have been purchased recently by Park and Planning staff.

County Department of Recreation's 2015-2010 CIP

The Upcounty Recreation Advisory Board would like to provide input on the following facilities.

**PlumGar Neighborhood Recreation Center Renovation**

We commend staff on the outstanding renovation and expansion of Plumgar Neighborhood Recreation Center and look forward to its grand opening in July, 2013.

**North Potomac Community Recreation Center**

Construction of the North Potomac Recreation Center is a very high priority in upper Montgomery County. We urge staff to begin construction in FY 2014 rather than FY 2015 if feasible.

**Clarksburg Community Recreation and Aquatic Center**

We note that this project is being recommended for a deferral. We urge that Site Evaluation and land acquisition be included in the FY2015-2020 CIP so that an appropriate site can be provided before all suitable parcels are developed or committed to other uses.

Thank you for the opportunity to provide input to your capital programs.

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COMMUNITY EXHIBIT  
 RECEIVED BY MCPB  
 DATE: 3/21/2013  
 ITEM NO. 9  
 EXHIBIT NO. one

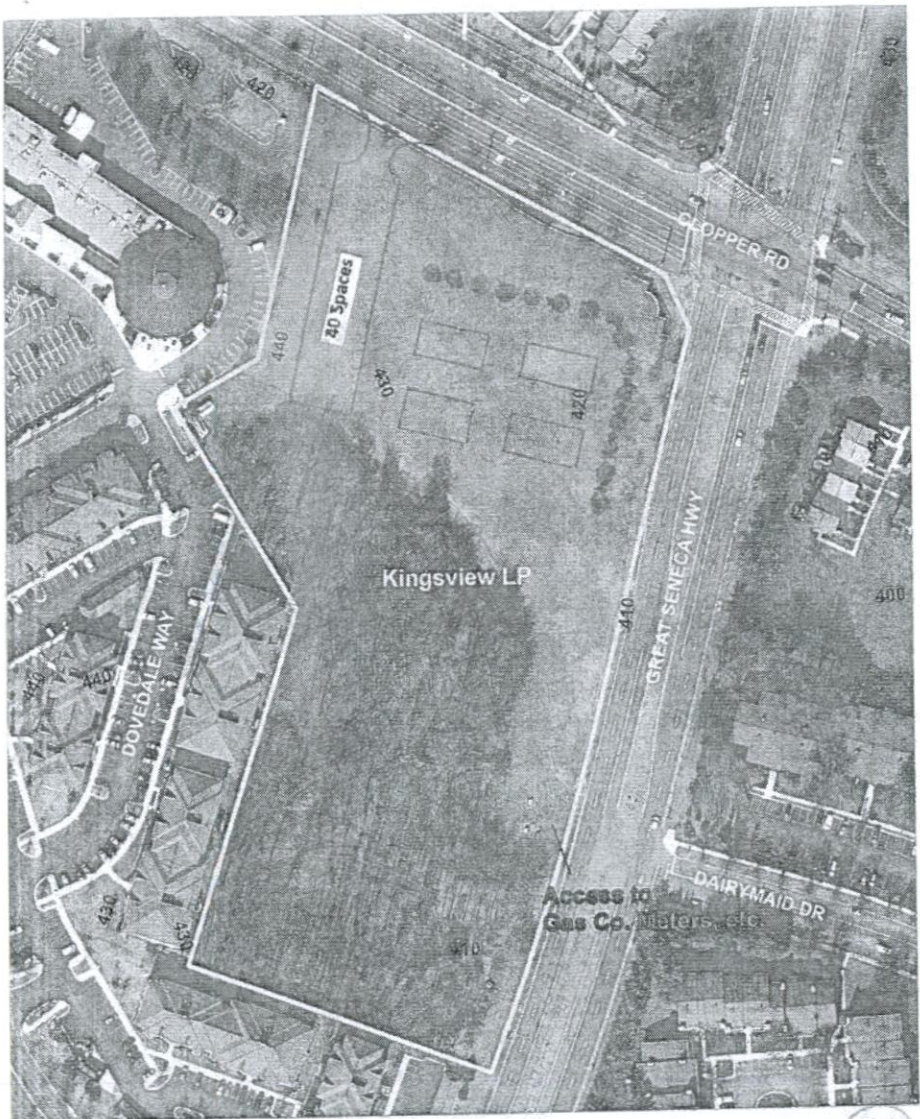
Testimony of Renee Tatusko  
 on behalf of  
 Park Now for South Silver Spring

#12

My name is Renee Tatusko. I live and work in South Silver Spring. I am here tonight on behalf of over 530 community residents in South Silver Spring to advocate for a buffer park at Newell Street and Eastern Avenue. As you may know, this past December, the Planning Board deferred a project by Comstock to build a seven-story rental apartment building at 8001 Newell Street. The developer has not yet submitted a viable alternative plan for this site, so this presents an excellent opportunity for the County to re-evaluate the public amenities for South Silver Spring. This is especially true given the fact that the proposed redevelopment of the Blairs property will not contribute to the area's parkland until at least 2025.

Let's consider some facts. South Silver Spring is the Number One most densely populated area in the County per the 2009 U.S. Census. The current residents in the area now total over 10,000!! This is a 33 percent population increase since 2005 and an 18 percent rise since 2010. These increases do not include those who will move to Silver Spring for the buildings currently under construction in the immediate vicinity. In truth, South Silver Spring is much more urban and dense than Germantown Town Center, and yet the County allotted \$7.2 million to develop an urban park for this community. The south central geographic area of the County has the least access to parkland than any other area. We in South Silver Spring are a stark contrast aesthetically to the Takoma Park, MD, and Shepherd Park, DC, neighborhoods.

Because South Silver Spring is a geographically constrained neighborhood, due to railroad tracks and the D.C. border, a green park is needed directly in the residential community. Jesup Blair Park and the Falklands are out of the walkable radius. Furthermore, the proposed half acre of walk-through green space proposed for the Blair redevelopment project is smaller



KINGSVIEW LOCAL PARK



2" Topo      2011 Photo      March 2013      SCALE: 1" = 90' N

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than expected and will not fulfill the community's current or future need – nor will it be completed for another 10 years, at a minimum.

It's a sad reality that public amenities have not kept pace with the dense development in South Silver Spring. Owners bought in this area thinking the county would support them in revitalization and treat them equally to other areas. Our neighborhood has been overlooked and hasn't even received a fraction of the parkland, attention, and budget that other communities have, such as Chevy Chase, White Flint, or Germantown. To add insult to injury, while developers are mandated to provide 20% "public use" space, what has been entered into the streetscape are uninviting "open cement laid" spaces as opposed to "green" space. Over and over, the community has seen that developers cannot be relied upon to design – or provide – "green" parks. Thus, South Silver Spring has become a concrete jungle – there is no green place for children to play nor any green place for the community to gather and celebrate, such as for our annual South Silver Spring Festival, which takes place on a street that has to be closed to traffic. And for those residents who own dogs, there are limited grassy areas for their pets to walk and play -- other than in the Shepherd Park neighborhood, which, as you probably know, is a source of concern to many Shepherd Park residents.

The one-acre lot at 8001 Newell Street presents an ideal location for a buffer park between D.C. and South Silver Spring, which would also extend and enlarge the mini Acorn Park, which is less than .14 acres and comprises mostly wood chips, on the corner of East-West Highway and Newell Street. Such a "buffer park" exists between a CBD and a residential zoned community on the Maryland side of the border on the west side of Rock Creek Park. We implore the County to install a similar buffer park on the east side of Rock Creek Park.

Finally, I would like to point out that efforts to convince the County to create a park at 8001 Newell Street are not just recent protests against Comstock designs. Rather, there has been interest in a park at this site going back to September 2005, when 55 residents from the Eastern Village Co-Housing sent a letter to then-County Council President Tom Perez. After that request, the County spent over \$80 million in parkland acquisition elsewhere in the County -- not South Silver Spring. In 2012, Park Now for South Silver Spring was created and over 500 community residents signed a petition to have a park at 8001 Newell Street. In addition, almost 200 letters were signed by community residents at last year's South Silver Spring Festival, which were delivered to County officials. South Silver Spring does not want to end up in another "failure to plan" parkland situation like NoMA or Clarksburg.

We need a one-acre county park – not developer owned or produced. The May 2010 green-space guidelines – which then placed the 8001 Newell site as #9 – are outdated and do not represent the current population growth trajectory and needs of South Silver Spring. The opportunity exists NOW, while this single remaining parcel of land remains available, to develop a park that the community has requested for over eight years. If additional residential development does occur on this site, are we – the community residents – going to be ignored yet again? Please do not turn a deaf ear to our request.

Thank you for your consideration.



COMMUNITY EXHIBIT  
 RECEIVED BY MCPB  
 DATE: 3/21/2013  
 ITEM NO. 9  
 EXHIBIT NO. TWO

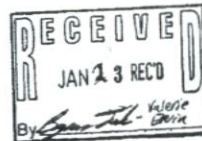
To: DC Council Member Muriel Bowser  
 Montgomery Council Member Valerie Ervin #3 cont.

Since 2010, the area has experienced an 18% population growth, rendering some of the 2010 "Silver Spring [CBD] Green Space Guidelines" data and recommendations obsolete and in need of a serious re-evaluation and prioritization. A new park in Wheaton exemplifies such re-evaluations (attachment 5). For all these reasons, we feel the Newell Street Buffer Park land acquisition opportunity needs to be the current number one prioritization towards resolving some of the adverse impacts that excessive development is having on the affected communities in both South Silver Spring and Shepherd Park DC.

Thank you for your consideration of our concerns and efforts to date.

Received by  
 April Gold  
 1-23

January 22, 2013



Dear Council Members,

Thank you for organizing and hosting last Monday's (1/14/13) cross-jurisdictional meeting to address the issues described in the 1/14/13 Washington Post Metro article (attachment 1). We would like to propose a realistic solution to the lack of sufficient green space in South Silver Spring MD that is having an adverse impact in adjacent Shepherd Park DC.

Based on a recent Planning Board hearing; it appears that the development height restrictions which the overlay zone applies to a non-conforming single story self-storage facility for sale at 8001 Newell Street will limit its potential redevelopment. However, the property's availability, shape, one acre size and location present an ideal location for a buffer park (which would also extend/enlarge the mini Acorn Park on the corner of East-West Highway and Newell Street). We believe this could help resolve the dog park problem at the DC/MD line, described in an 8/17/12 memorandum to PHED Chair Nancy Floreen\* (attachment 2) as well as in a letter from an affected residence in Shepherd Park (attachment 3)

Such a "Buffer Park" exists between a CBD and a residential zoned community on the MD side of the border on the west side of Rock Creek Park (attachment 4). We hope therefore, that Montgomery County will also install a similar buffer park on the east side of Rock Creek Park.

Members of the "Park Now for South Silver Spring" have collected nearly 550 signatures in support of this buffer park at 8001 Newell Street. From 2000-2010, it appears that Montgomery County spent about \$143 million on "Park Land Acquisition" Surely some of that historically impressive budget can for once be diverted to address the needs of South Silver Spring condominium owners and as well as renters - mostly young urban professionals who pay considerable taxes with very little demand for County resources (such as schools).

Print Name	Signature	Address
MAYNARD MACK	Maynard Mack	8045 Newell St #424
DAWN BROSNAN	<del>Dawn Brosnan</del>	8045 Newell St #212
Rivka Yerushalmi	Rivka Yerushalmi	8045 Newell St #102
Eileen La Fleur	Eileen La Fleur	8045 Newell St #216
Joan H. King	Joan H. King	7981 Eastern Ave #40
Edward C. King	E.C. King	7981 Eastern Ave #40
Elaine Mack	Elaine Mack	8045 Newell #424
Dolores Bondurant	Dolores Bondurant	1923-14th St NW - Wash DC 200
Judith Brown	Judith Brown	(7820-14th St NW - Wash DC)

\*Montgomery County Council Member Nancy Floreen should be quite sensitive to excessive development at the edge of the CBD based on her outstanding legal assistance to a residential community on the North side of the Silver Spring CBD to reduce the height of a building at 801 Cedar Street (attachment 6). So we hope she will be equally as helpful in addressing the adverse impacts of excessive development to a DC single family home community on the South side of the Silver Spring CBD.

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PRINT NAME

SIGNATURE

EE TATUSKO

*Renée L. Tatusko*

enick Coppiveau

*Modest A. Coni-*

ail Daken

*Cheryl Daken*

vatero Romano

*Salvatore Romano*

hard Rosen

*Richard J. Rosen*

CHELE ROSEN

*Michelle Rosen*

resia Escoffery

*[Handwritten signature]*

ADDRESS

8045 Newell St, #112, SS, MD

8045 Newell, # 317, SS, MD

7981 Eastern Ave. #308, SS, MD

8045 Newell St #317, SS, MD

8045 Newell St. #207, SS, MD

8045 Newell St. #207 SS, MD

8045 Newell St #507 SS MD

Attachment 1

The Washington Post

# METRO

MONDAY, JANUARY 14, 2013

## Meeting to address Md. growth near D.C.

BY LUZ LAZO

An apartment boom is remaking downtown Silver Spring and its relationship with neighborhoods on the other side of the Montgomery County-D.C. line.

Finding a parking spot in front of his home is almost impossible these days, said Rick Toye, a real estate agent, whose Shepherd Park home sits across Eastern Avenue from Silver Spring.

"A lot of people think that they can just park on the D.C. side of the street, and that it is okay. Well, it is not," Toye said.

New residential and commercial development in Silver Spring, particularly high-rise buildings, looms large in the adjacent D.C. neighborhoods, in which single-family homes are the norm, Toye said.

D.C. residents say the greater density is starting to create frustration and tension over parking, pets, recreational facilities and traffic. On Monday night, the concerns are to be aired at a community meeting organized by D.C. and Montgomery officials.

Montgomery County Council member Valerie Ervin (D-Eastern County), one of the organizers,

GROWER CONTINUED ON B4

## Growth in Md. spurs frustration in District

GROWTH FROM B1

said cooperation is vital as growth continues along the D.C.-Maryland border and plans move forward to redevelop the site of the former Walter Reed Army Medical Center. Officials in the two jurisdictions have been in conversations for years about improving traffic patterns along 16th Street and enhancing the 16th Street Circle, where traffic accidents have been a problem.

Silver Spring has seen a significant expansion of its apartment market. Just down the street from Toye, on Eastern Avenue and 13th Street, about half of the 46 new condominium units at the Orion have sold, according to a recent report in Capital Business. Nearly 1,645 new apartment units are under construction in Silver Spring, according to the report.

The Silver Spring Metro station is at the heart of the construction boom, and new residents are attracted to the area for the access to public transit. But some D.C. residents say the reality is that many people still need cars to travel around the region. They want county officials to take that into account in their planning, said D.C. Council member Muriel Bowser (D-Ward 4), who is hosting the meeting Monday night at Shepherd Elementary School in the District.

Bowser said the type of development flourishing in Silver Spring can be positive for nearby D.C. neighborhoods, especially for Georgia Avenue businesses that have struggled since the closure of the Army medical center in 2011.

"We want to take advantage of what that density brings, but we also want to make appropriate plans for it in terms of traffic and parking and public safety and green and recreation type issues," she said.

Tim Shuy, president of the Shepherd Park Citizens Association, said neighbors are happy to see the revitalization across the city-county line but worry that the tension, if left unaddressed, will lead to animosity.

"A lot of people are enjoying our streets and walking their dogs, and we have nothing against that except that some of my neighbors are complaining about their lawns getting damaged," said Shuy, who lives in Shepherd Park and owns a pizzeria on Georgia Avenue.

"I think there is a very positive sign to see young couples choosing to live an urban lifestyle near Metro," he said. "It is just that ours has always been a quiet neighborhood up in the northwest corner, and now we have lots of folks who are not paying our taxes in D.C. using a lot of our services."

lazo@washpost.com

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Attachment 2



MONTGOMERY COUNTY COUNCIL  
ROCKVILLE, MARYLAND

VALERIE ERVIN  
COUNCILMEMBER  
DISTRICT 5

Memorandum

To: Nancy Floreen, Councilmember - At-Large  
Chair, Planning, Housing & Economic Development Committee

From: Valerie Ervin, Councilmember - District 5

Date: August 17, 2012

Re: PHED Worksession on Dog Parks

I am writing today to request a Planning, Housing & Economic Development (PHED) Committee meeting to discuss the expansion of off-leash exercise areas for dogs, or dog parks, in Montgomery County.

According to the Humane Society of the United States, 39% of households owned at least one dog in 2011. As you know, dog owners are one of the most frequent users of the Parks System. While the Maryland-National Capital Park and Planning Commission's Department of Parks currently operates and maintains five dog parks, there remains high demand for these facilities in other areas of the County. The public testimony on the 2012 Park, Recreation and Open Space (PROS) Plan articulated the need for more dog parks in urban areas with high residential density, such as Silver Spring. Like community gardens, these dog parks could potentially be placed in currently underutilized locations in the Parks System, or incentivized in the development process.

I recently met with Councilmember Muriel Bowser, Ward 4 Councilmember from the District of Columbia, and among other things, discussed the need for dog parks as a growing issue along the County's border with the District. I later met with The Planning Board Chair and Director of Parks to discuss how we could increase the number of dog parks in the county.

- PAGE 2 -

I would like to request a future PHED worksession to discuss the steps that would need to be taken to increase the number of dog parks in the County. I would also like to discuss the inclusion of dog parks in future master/sector plans that are anticipated to have a high level of density.

Please feel free to contact my office with any questions regarding this request at 240-777-7960. Thank you very much for your time and consideration.

Attachment

cc: Councilmembers  
Françoise Carrier, Chairman, M-NCPPC Planning Board  
Mary Bradford, Director, M-NCPPC Department of Parks  
Marlene Michelson, Council Staff

(9)

(11)

2012 PARK, RECREATION AND OPEN SPACE  
(PROS) PLAN



July 2012



Maryland-National Capital Park and Planning Commission,  
Department of Parks, Montgomery County  
Montgomery County Recreation Department

URBAN BUFFER PARKS

Serve as green buffers at the edges of urban, high density development adjacent to lower density residential areas. They provide a green space within which residents and workers of an urban area may relax and recreate.

V2030 SURVEY RANK	FACILITY TYPE	CALCULATION OF NEED		
		METHOD /DATA SOURCE	2011 INVENTORY	ADD'L NEED BY 2030
11	Dog Parks	Participation rates per Vision 2030 Survey (M-NCPPC, 2011)	5	12 dog parks or 24 acres

2012 PROS PLAN  
chapter 3 - recreation and parks

COUNTYWIDE SERVICE DELIVERY
stewards for long-term conservation
<ul style="list-style-type: none"> <li>Give priority to areas where level of service per population is lowest</li> <li>Provide three types of facilities defined by size, platform, and service area</li> <li>Priority platforms are Countywide (Regional, Recreational, or Urban parks) or Community Use (Local, Neighborhood, or Urban) parks based on operational and user capacity considerations, where compatibility with surrounding land uses and increased operations are feasible</li> <li>Size: ¼ acre (dog spot) in urban parks to 3 acres (dog parks)</li> </ul>

(12)

Attachment 3

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January 19, 2013

To: Muriel Bowser (Ward 4 City Council)  
Valerie Ervin (Montgomery County Council)

From: Jourdinia Brown and Dolores Bondurant (Shepherd Park Residents)

Subject: Shepherd Park Neighborhood Concerns

The JOINT COMMUNITY MEETING held at Shepherd Park Elementary School last Monday was very productive for many of the District and Maryland residents who attended. We are among those who appreciate your ongoing contributions to the District's Ward 4 and to Montgomery County's District 5. It is obvious that you both are working diligently to stay abreast of the many unsolved problems that continue to threaten a friendly relationship between your two constituencies.

As District residents who (daily) experience the indignities imposed upon our Shepherd Park single family residential community by South Silver Spring apt/condo dwellers whose high density neighborhood lacks sufficient green space. We are asking you to assist us in our effort to prevent these Maryland residents from turning our lovely neighborhood into their personal "public park" where they: jog, push baby strollers, bike and WALK THEIR DOGS (25-30 dogs are walked from the direction of Newell Street Maryland each day down our street). These activities take place on a daily basis from 7am until 8pm and are executed with a posture of absolute entitlement. Who pays for the upkeep of our lawns, sidewalks and green space area for trees here in the District? The District tax payers, of course; but who actually now reaps a great deal of the benefits?

As the developers continue to build huge residential complexes in South Silver Spring, we seem to be witnessing the physical decline of our community. Our streets have become "short cuts" for Maryland drivers as well as "free garages" for those who are unwilling to pay the required downtown Silver Spring Maryland parking fees. We cringe at the very thought of yet another dwelling (7 stories/187 units) planned for location at Eastern Avenue and Newell Street, Maryland, adjacent to our community. Wouldn't a nice PARK serve the area better? We are aware of the old adage "life is unfair", but the current situation mentioned above leaves us puzzled and frustrated. We need your active support to rid our area of the impending miasma.

*Jourdinia B. Brown Dolores H. Bondurant*

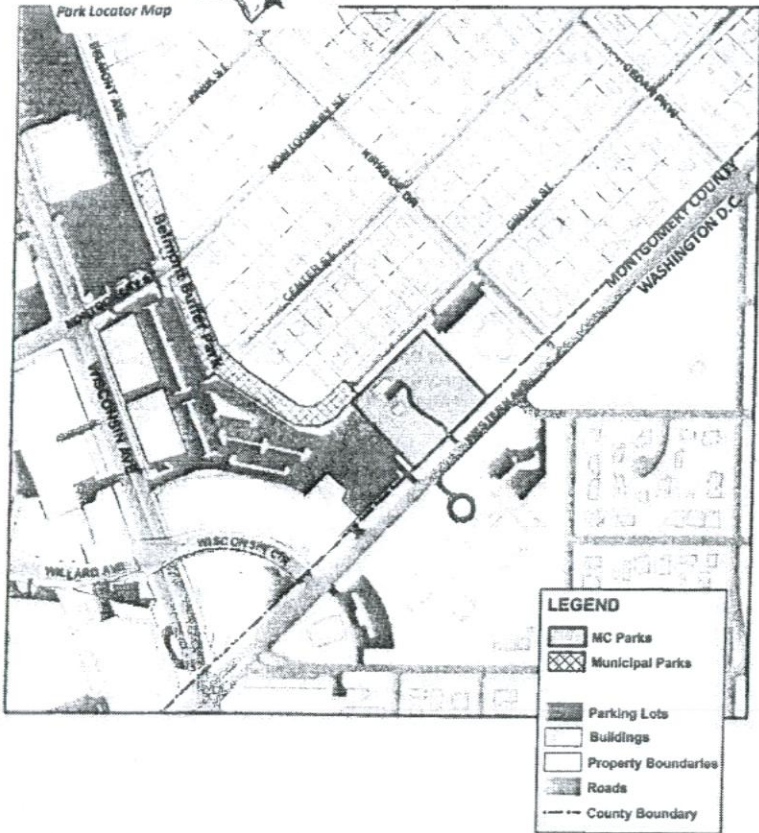
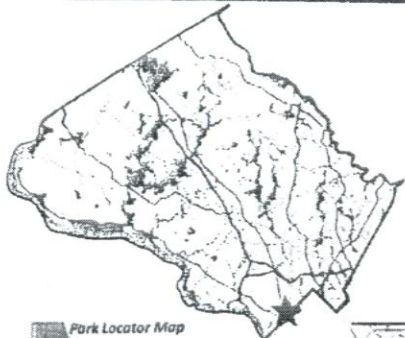
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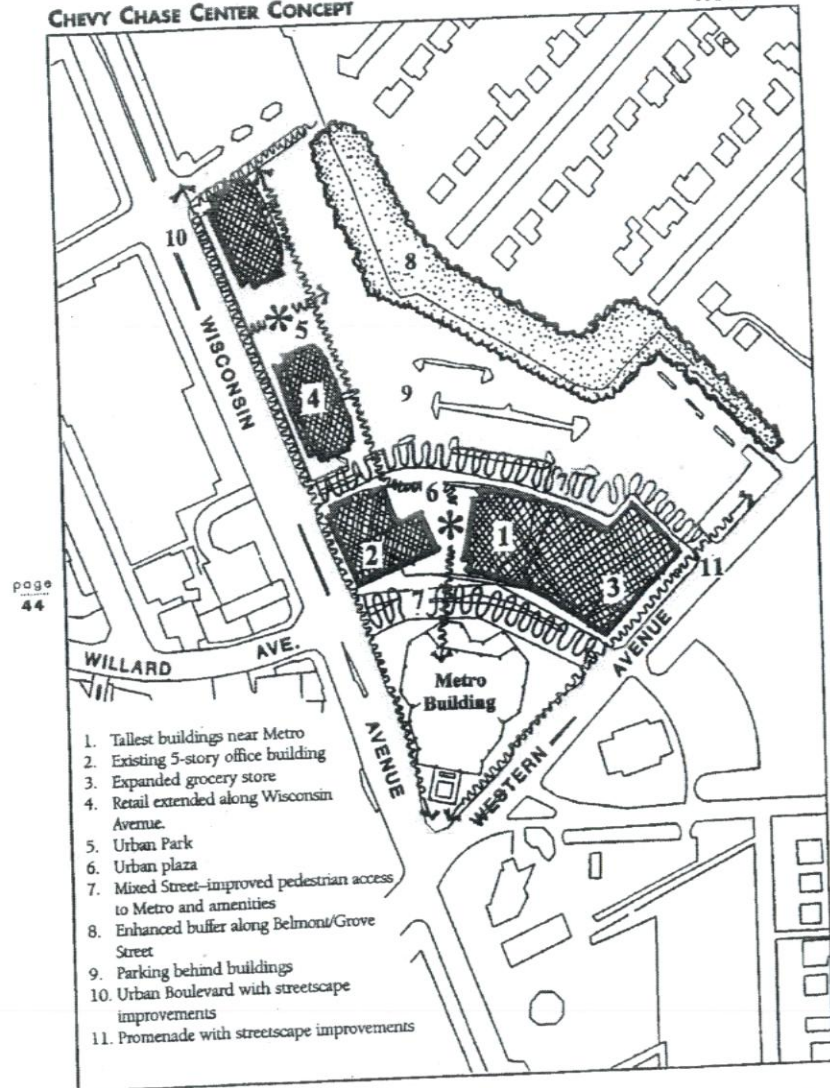
West side of Rock Creek  
 "Buffer Park" example



Chevy Chase Open Space Urban Park Vicinity Map

CHEVY CHASE CENTER CONCEPT

FIGURE 23



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#4

## The Sligo Creek Golf Course Story *Woody Bruckner*

*Vice chair Sligo Creek Golf Assn. 9101 Lewis Ave. 20910*

When Sligo Creek Golf Course opened March 1, it marked the fourth year since it was proposed for closure. The intervening years have shown the wisdom of the decision of the County Council to keep the course open.

The course has shown a profit each of the last two fiscal years, thanks in part to cost-cutting measures and new promotional efforts.

The Sligo Creek Golf Association, a coalition of golfers, neighbors and environmentalists, has moved from organizing protests to organizing fundraising tournaments to directly benefit the golf course. In 2011 and 2012, SCGA raised and spent more than \$30,000 to rebuild or replace sand traps on three of the nine holes and build a new Ladies' tee on the 7<sup>th</sup> hole. It also assisted in bringing the First Tee program back to Sligo and in marketing the course.

On its part, the Revenue Authority has gone from being unsupportive of the course to a partner in helping it thrive.

The Parks Department under Mary Bradford has cleared debris, contributed new trees and certified our teen volunteers for credit hours. They continue to be a partner in the planning of course improvements.

Still, we have work to do.

There is still no long-term plan for capital improvements at the course as became evident last spring when the Council had to step in with an earmark of \$70,000 when neither the Revenue Authority nor the Parks Department would accept responsibility for fixing the leaking roof in the pro shop. For some reason the roof is still not fixed. Sligo clubhouse is still the only clubhouse at county-run golf courses where the bathrooms are not handicapped-accessible. And the irrigation system is under pressurized and requires investment.

The County should use the five years of the new lease agreement to figure out how we will address these capital needs that exceed what can be done through fundraising efforts alone.

We propose that one reasonable and relatively obvious first step to take in preparing for capital expenditures at Sligo would be to segregate some negotiated percentage of Sligo profits and the revenues from the lease of the parking lot to Holy Cross Hospital into a dedicated Sligo building fund. Under the terms of the lease agreement, Sligo is currently

not entitled to receive the capital investment dollars being used for the golf system as a whole. This necessitates another source of funding for its needs. It is fair that Sligo's profits and revenue, albeit relatively small, get dedicated to its own needs rather than being attributed to the golf system and used for other courses. The SGCA will continue to raise funds and is willing to contribute them to this building fund.

Also, the County Executive and the County Council should clearly communicate the Revenue Authority's responsibility for expenses associated with any minor OR major maintenance of the golf course. For example, while the current Operating Agreement refers to General Accounting Principles, further guidelines for what constitutes maintenance versus long-term capital improvements for the purposes of the Operating Agreement could be agreed upon between Parks and the Revenue Authority with the Planning, Housing, and Economic Development Committee's agreement on final guidelines.

The overall golf system is more than able to support the ongoing maintenance needs of Sligo, which is a very small course. The most recent audit of the Revenue Authority showed a FY 2011 profit of more than \$1 million. Golf revenues have stabilized not just at Sligo but throughout the Revenue Authority system. The profits from the Needwood, Northwest and Falls Road courses are enough alone to overcome the annual losses at Little Bennett, Poolesville and Hampshire Greens.

The final step that should be negotiated and in place before the five year operating agreement expires is that Sligo Creek Golf Course should be brought back into the Revenue Authority system like the other county courses. It is inefficient and unjustifiable to the tax payers that a single public park course should be managed and funded separately from the others. If the County and Park's position is that golf should stand alone and its costs be borne by golfers without tax payer subsidy, then Sligo should be operated under that framework so that its costs are borne fully by golfers. If it is also the County and Park's desire that there is a single golf management group to manage all of the golf assets without subsidy from taxpayers AND that management group is the Revenue Authority, then Sligo should be folded back into the larger operating agreement. We believe that if we plan now that end can be achieved before the end of the current five-year lease.

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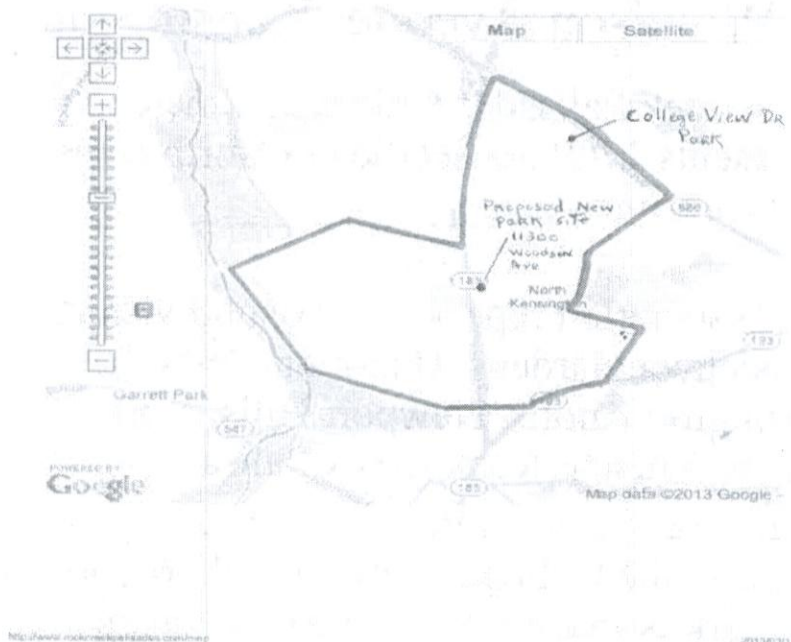
# Proposal for New Park at 11228-11300 Woodson Avenue, Kensington

- Rock Creek Palisades Citizens Association Represents 1700 households in North Kensington and Wheaton. [www.rockcreekpalisades.com](http://www.rockcreekpalisades.com).
- The Association represents six subdivisions: Connecticut Gardens, Hammond Wood, Kensington Knolls, Newport Hills, North Kensington, and Rock Creek Palisades
- Within the Association's boundaries, there is only one park: the College View Neighborhood park. That park is inadequate to meet residents' needs.

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#5

**MAP OF NEIGHBORHOODS REPRESENTED BY THE  
ROCK CREEK PALISADES CITIZENS  
ASSOCIATION: 1700 HOUSEHOLDS IN WHEATON  
AND NORTH KENSINGTON**



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The College View Drive Park is a pocket park, about 6,900 sq. feet, with one swing set, one picnic table and one playground set.



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## The College View Park Does Not Meet Residents' Needs

- The demographics of our neighborhoods are changing and there are many more children, but the park is rarely used.
- More than half the park is elevated ten or more feet above College View Drive and is barely visible from the road.
- The playground equipment is located in the most isolated corner of the park.

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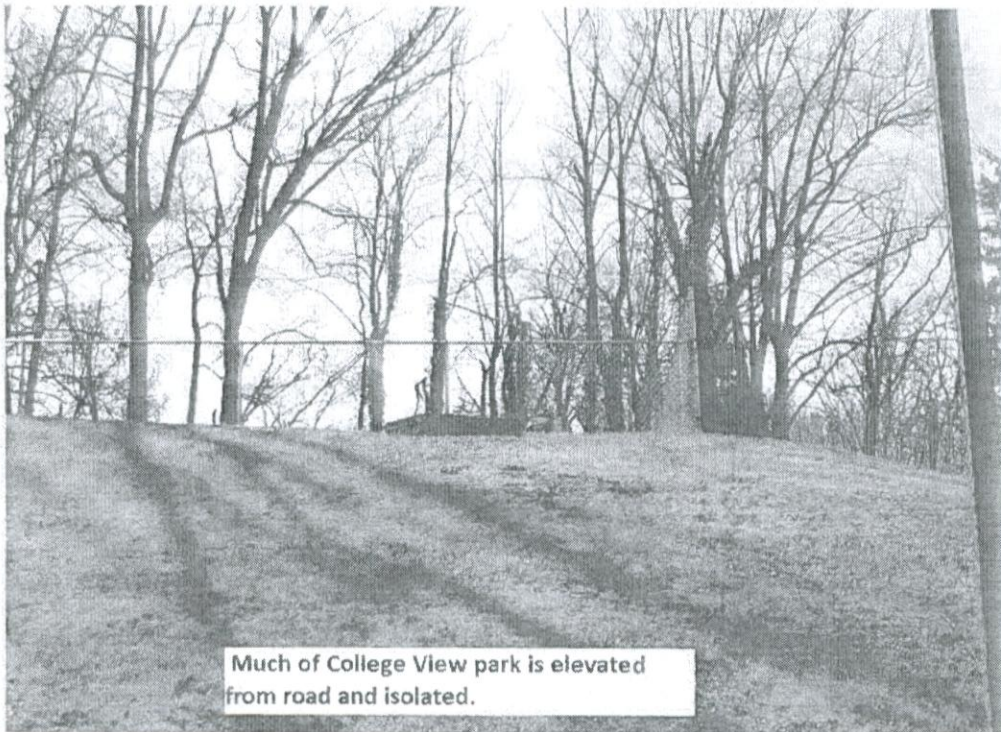
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## Residents Rarely Use the College View Park Because They Do Not Feel Safe There

- Residents have told us of incidents where they had taken their children to the park and rowdy teenagers or adults with beer came into the park. Because  $\frac{1}{2}$  of the park cannot be seen from the road, the parents and children felt vulnerable and unsafe.

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## Montgomery Parks Should Purchase Abandoned Land on Woodson Ave To Create New Parkland

- Three abandoned lots owned by the State of Maryland at 11228 and 11300 Woodson Ave, Kensington have a combined land area of nearly 19,000 sq. feet.
- Two of the three parcels are fenced but the gates are open. The smallest parcel, which separates the two larger parcels, is being used as an informal pathway from Connecticut Ave to Woodson Ave.
- Residents have adopted these lots and keep them free of trash. They also have been successful at monitoring the lots so they are not used for illegal activities.

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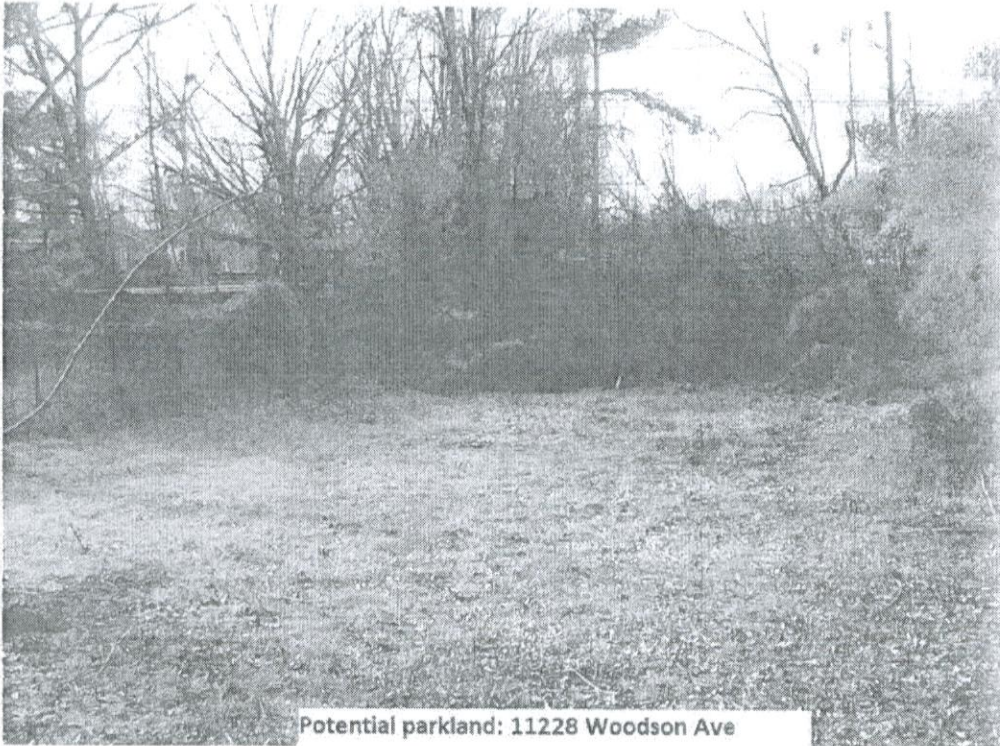
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- Residents are using the two fenced lots as informal dog parks.
- Dog owners are very good about cleaning up after their dogs and there have been no complaints. But keeping the lots clean would be much more effective if the county created a formal dog park on one or both of the larger Woodson Ave. lots.
- **If the county would consider lots of less than one acre for dog parks, we could have many more dog parks. Why not have pocket dog parks?**

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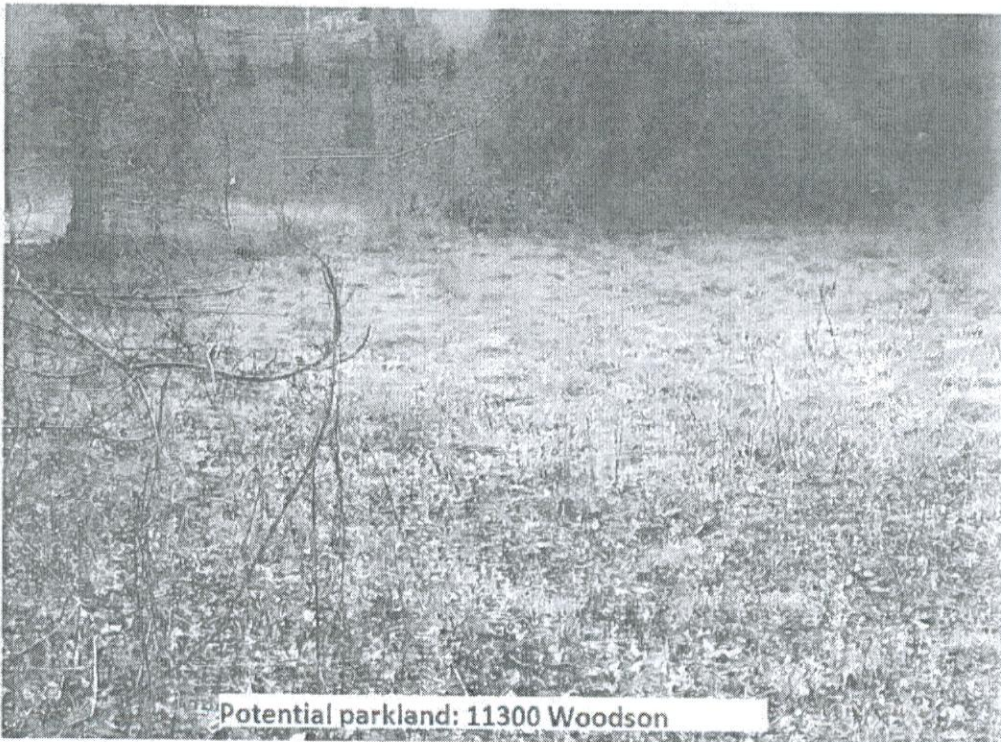
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Potential parkland: 11228 Woodson Ave

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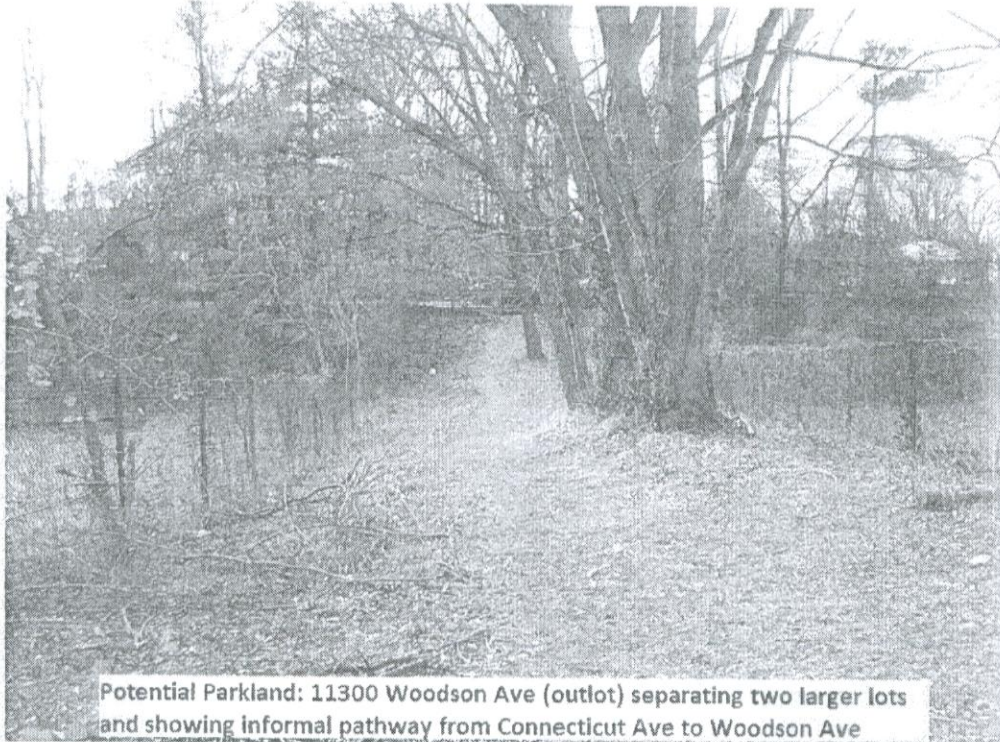
Potential parkland: 11300 Woodson

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Potential Parkland: 11300 Woodson Ave (outlot) separating two larger lots and showing informal pathway from Connecticut Ave to Woodson Ave

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## Some options for meeting parkland needs of the 1700 households represented by the Rock Creek Palisades Citizens Association

- Make the College View Park a dog park and purchase the Woodson Avenue lots. Make a playground park on both of the larger lots. Improve pathway at Woodson.
- Purchase the lots at Woodson Ave. Make the larger lot into a dog park and the smaller lot into a playground park. Improve pathway.

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# Contact Information

For more information or to discuss our proposal please contact:

• Faye Nabavian, President of RCPCA,

RCPCA  
10000 Rockville Pike, Suite 1000  
Rockville, MD 20850  
Phone: 301-771-1111  
Fax: 301-771-1112  
Email: faye@rcpca.org

• Patricia Price, Board member, RCPCA,

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March 19, 2013

Via Email and Regular Mail  
[mcp-chair@mmcpcpc-mc.org](mailto:mcp-chair@mmcpcpc-mc.org)

Françoise M. Carrier, Chair  
and Commissioners  
Montgomery County Planning Board Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: **Proposed FY2015-2020 Capital Improvements Program (CIP) Budget and the Joint Public Forum scheduled on March 21, 2013**

Dear Madam Chair and Commissioners:

I am writing to express my strong support for CIP funding of Montgomery Parks, particularly for the continued design and development of the Josiah Henson Special Park on Old Georgetown Road. The Park is literally in the back and side yard of my home of forty years at 3 Sedgwick Lane.

I support the Department of Parks and the Josiah Henson Special Park for a number of reasons:

- Park's pro active community involvement – disseminating information about project planning and soliciting community participation and feedback toward refining the plans. Parks listens!
- Park's deliberate multi-phase approach toward planning and development.
- Park's optional (lower/moderate/higher) cost approach to design and development.
- Park's design of the Park toward effective and efficient use of space available, creating an "environment in time" shielded from the "outside world" through landscaping and other improvements.
- Park's planned landscaping to "contain" the park within the plot is sensitive to adjoining property holders and other neighborhood concerns.
- Park's previous investments in initial planning and purchase of the Rosier property should be leveraged in further design and development, lest those resources be wasted.

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#7

Françoise M. Carrier, Chair  
Montgomery County Planning Board Commission  
March 19, 2013

- o Park's opportunity to create a relevant museum with important historical and educational benefits for our citizens and others, especially school children, right in our neighborhood.
- o Park's opportunity to participate on the local, state, national, even international stage, given the historical plantation's proximity, the interstate route of the Underground Railroad, and other slave migrations throughout the county and country and as far as Canada – all planned to be interpreted at the Henson Park in our community.

I am a NIMBY – the Josiah Henson Special Park is Noteworthy In My Back Yard. Through community meetings, I supported and participated in planning the development and expansion of the Josiah Henson Special Park site which adjoins the rear and side of my property.

When turning into our narrow, one-block-long Sedgwick Lane from the race track of Old Georgetown Road it's like entering another world, and we would prefer that world not be shattered by non-residential development. Given what we have seen and understand of its planned development and operation, we fully support the Josiah Henson Special Park.

It would be appreciated if this letter could be read into the record of the subject forum.

Sincerely,

Elery J. Caskey, Jr.  
3 Sedgwick Lane  
Rockville, MD 20852-3636

cc: Ms. Joey Lampl  
Cultural Resources Manager  
MNCPPC Montgomery Parks

**From:** Eileen Finnegan [<mailto:finnegan20903@yahoo.com>]  
**Sent:** Wednesday, March 20, 2013 4:26 PM  
**To:** MCP-Chair; Bradford, Mary  
**Cc:** Councilmember Ervin; PHED Chair Floreen; Dr. Lovell; HCA BOARD  
**Subject:** Parks CIP FORUM: Hillandale Local Park

Hello Chairman Carrier and Director Bradford,

Having learned of the March 21 forum on March 20, I trust that this e-mail will be accepted as input to the development of the Parks Department 2015-20 CIP.

The Hillandale Local Park is a modest park that during the Oct 11, 2012 Planning Board session had its park activity buildings approved for demolition in 2014. During that session, the Board and Parks Department discussed the future of the park. The video of the meeting could be played for this forum!

In the run up to the Board's action, the Hillandale Citizens Association was contacted in the spring of 2012 and a promise was made that the park would be the subject of a full facility plan to begin in fall 2012 with a "wide community" meeting. We were also told that a requested natural surface trail could be developed in advance of any CIP initiative. Neither of these promises has been kept.

The Hillandale Local Park needs a full evaluation, redesign and improved facilities. To the east, the property line runs along a paper road (Edgewater Parkway), which is, in fact, a stream. This paper road should be evaluated for acquisition for stream protection and stewardship. The ball fields along New Hampshire are heavily used, even abused, by the many groups engaging in various sports often simultaneously. Parking for the large numbers of participants results in the grassy areas within the park and the neighborhood streets across New Hampshire being jammed with cars on spring-summer-fall evenings and during weekend events. Basketball continues to be a hallmark activity at the park into the night, and tennis is popular in the daytime and under the lights. Possibly additional fields, courts should be considered. The tot-lot is hidden causing parents to shy away due to fears for personal safety. And finally, there is the much-discussed-and-yet-to-be-addressed need to solve the sanity requirements of the large number of people that use the park.

In meetings with planners last spring, it seemed that their concept was to "rearrange the furniture"—just move the tot lot and add a picnic gazebo as the replacement for our much-loved and functional park building. This is not what the community expects, or deserves. We need a park that better serves the Hillandale neighborhoods along with high density housing in White Oak and Oakview.

Furthermore, there is a unique opportunity for Hillandale Local Park to accommodate a very active and important institution in Hillandale, CHI Centers. This nonprofit serves a large developmentally-disabled population. Yet despite being "next door," the park is not welcoming or even usable by CHI clients. Instead, CHI serves as a parking area for a portion of the park and CHI employees collect and dispose of park-generated trash that ends up on their property.

Please do the promised facility plan NOW so that Hillandale Local Park can be a stand-alone PDF in the 2015-2020 CIP and completed as quickly as possible.

Thank you,  
Eileen Finnegan, President  
Hillandale Citizens Association  
[www.hillandale-md.org](http://www.hillandale-md.org)  
301-439-2263

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**FY13-8 CIP Program by Expenditure Category**

ATTACHMENT 3

Adopted FY14 Capital Budget, May 2013

PDF #	Project (PDF)	Six Year Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>LAND ACQUISITION</b>								
<i>Continued commitment to preservation of parkland through Legacy Open Space and park acquisition programs</i>								
767828	Acquisition: Local Parks	3,210	535	535	535	535	535	535
998798	Acquisition: Non-Local Parks	3,810	635	635	635	635	635	635
727007	ALARF: M-NCPPC	6,000	1,000	1,000	1,000	1,000	1,000	1,000
018710	Legacy Open Space	22,950	3,450	3,500	3,500	3,500	4,500	4,500
	<b>Category Total</b>	<b>35,970</b>	<b>5,620</b>	<b>5,670</b>	<b>5,670</b>	<b>5,670</b>	<b>6,670</b>	<b>6,670</b>
<b>NEW PARKS &amp; PARK FACILITIES</b>								
<i>Responding to unmet park and recreation needs</i>								
008720	Ballfield Initiatives (50%)*	2,460	410	410	410	410	410	410
977748	Cost Sharing: Local Parks	450	75	75	75	75	75	75
761682	Cost Sharing: Non-Local Parks	300	50	50	50	50	50	50
058703	East Norbeck Local Park Expansion (50%)*	133	133	0	0	0	0	0
138701	Elm Street Urban Park (50%)*	325	0	33	293	0	0	0
957775	Facility Planning: Local Parks (50%)*	900	150	150	150	150	150	150
958776	Facility Planning: Non-Local Parks (50%)	875	125	150	150	150	150	150
078704	Germantown Town Center Urban Park	4,081	2,330	1,751	0	0	0	0
078705	Greenbriar Local Park	3,480	752	2,728	0	0	0	0
138702	Kemp Mill Urban Park (50%)*	2,854	264	95	531	1,260	705	0
038703	Laytonia Recreational Park	10,694	0	817	2,056	3,668	4,153	0
138703	Little Bennett Regional Park Day Use Area	1,060	0	0	0	0	250	810
098706	Magruder Branch Trail Extension	2,572	0	0	110	253	1,557	652
998799	Minor New Construction - Local Parks	900	150	150	150	150	150	150
998763	Minor New Construction - Non-Local Parks	900	150	150	150	150	150	150
138707	M-NCPPC Headquarters Project	100	100	0	0	0	0	0
078706	North Four Corners Local Park (50%)*	2,753	220	1,902	631	0	0	0
118704	Northwest Branch Recreational Park-Athletic Area	350	0	200	150	0	0	0
138704	Seneca Crossing Local Park	184	0	0	0	0	0	184
058755	Small Grant/Donor-Assisted Capital Improvements (50%)*	900	150	150	150	150	150	150
768673	Trails: Hard Surface Design & Construction	1,800	300	300	300	300	300	300
858710	Trails: Natural Surface Design, Constr. & Renov. (50%)*	575	75	100	100	100	100	100
	<b>Category Total</b>	<b>38,645</b>	<b>5,433</b>	<b>9,210</b>	<b>5,455</b>	<b>6,866</b>	<b>8,350</b>	<b>3,331</b>
<b>INFRASTRUCTURE MAINTENANCE</b>								
<i>Repair, renovation, and lifecycle replacement of existing park facilities and supporting infrastructure</i>								
128701	ADA Compliance: Local Parks	2,700	250	350	450	550	550	550
128702	ADA Compliance: Non-Local Parks	4,625	875	650	700	750	800	850
008720	Ballfield Initiatives (50%)*	2,460	410	410	410	410	410	410
118701	Battery Lane Urban Park	2,349	0	0	0	172	870	1,307
078702	Brookside Gardens Master Plan Implementation	3,956	391	1,210	2,355	0	0	0
058703	East Norbeck Local Park Expansion (50%)*	133	133	0	0	0	0	0
138701	Elm Street Urban Park (50%)*	325	0	33	293	0	0	0
998773	Enterprise Facilities' Improvements	1,600	200	600	200	200	200	200
098702	Evans Parkway Neighborhood Park	859	859	0	0	0	0	0
957775	Facility Planning: Local Parks (50%)*	900	150	150	150	150	150	150
958776	Facility Planning: Non-Local Parks (50%)*	875	125	150	150	150	150	150
138702	Kemp Mill Urban Park (50%)*	2,854	264	95	531	1,260	705	0
078706	North Four Corners Local Park (50%)*	2,753	220	1,902	631	0	0	0
998701	PLAR: LP - Boundary Marking	240	40	40	40	40	40	40
998702	PLAR: LP - Minor Renovations	2,400	400	400	400	400	400	400
998705	PLAR: LP - Park Building Renovations	1,800	300	300	300	300	300	300
998703	PLAR: LP - Play Equipment	4,980	830	830	830	830	830	830
998704	PLAR: LP - Tennis/Multi-Use Court Renovations	2,100	350	350	350	350	350	350
998707	PLAR: NL - Boundary Marking Sub-Project	180	30	30	30	30	30	30
998708	PLAR: NL - Minor Renovations	7,566	1,261	1,261	1,261	1,261	1,261	1,261
998709	PLAR: NL - Play Equipment	744	124	124	124	124	124	124

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PDF #	Project (PDF)	Six Year Total	FY13	FY14	FY15	FY16	FY17	FY18
998715	PLAR: NL - Tennis/MUC Renovation	510	85	85	85	85	85	85
998714	Resurfacing Parking Lots & Paths: Local Parks	1,050	175	175	175	175	175	175
998764	Resurfacing Parking Lots & Paths: Non-Local Parks	1,800	300	300	300	300	300	300
118702	Rock Creek Maintenance Facility	9,388	200	130	614	1,860	3,000	3,584
838882	Roof Replacement: Non-Local Pk	1,578	263	263	263	263	263	263
058755	Small Grant/Donor-Assisted Capital Improvements (50%)*	900	150	150	150	150	150	150
888754	Trails: Hard Surface Renovation	1,272	300	300	168	168	168	168
858710	Trails: Natural Surface Design, Constr. & Renov. (50%)*	575	75	100	100	100	100	100
138705	Woodside Urban Park	1,796	0	0	525	190		1,081
	Category Total	65,267	8,759	10,387	11,584	10,268	11,411	12,858
<b>HISTORICAL AND CULTURAL STEWARDSHIP</b>								
<i>Protection and enhancement of historical and cultural resources on parkland</i>								
808494	Restoration Of Historic Structures	2,050	300	350	350	350	350	350
118703	Warner Circle Special Park	508	108	0	0	0	0	400
098703	Woodlawn Barn Visitors Center	2,000	500	1,500	0	0	0	0
	Category Total	4,558	908	1,850	350	350	350	750
<b>ENVIRONMENTAL STEWARDSHIP</b>								
<i>Protection and enhancement of environmental resources on parkland</i>								
998710	Energy Conservation - Local Parks	222	37	37	37	37	37	37
998711	Energy Conservation - Non-Local Parks	240	40	40	40	40	40	40
078701	Pollution Prevention and Repairs to Ponds & Lakes	5,106	1,225	1,381	625	625	625	625
818571	Stream Protection: SVP	3,198	533	533	533	533	533	533
	Category Total	8,766	1,835	1,991	1,235	1,235	1,235	1,235
	Development Categories	117,235	16,935	23,438	18,624	18,719	21,345	18,174
	<b>GRAND TOTAL</b>	<b>153,205</b>	<b>22,555</b>	<b>29,108</b>	<b>24,294</b>	<b>24,389</b>	<b>28,015</b>	<b>24,844</b>

\* Project Expenditures are split 50/50 between the Infrastructure Maintenance and New Park Facilities categories

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