



MCPB Item # __ 13 __

Date: 07 / 17 / 2014

MEMORANDUM

DATE: July 7, 2014

TO: Montgomery County Planning Board

VIA: Gene Giddens, Acting Director of Parks

Michael F. Riley, Deputy Director, Administration *MR*

Dr. John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division (PPSD) *Jehench*

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, (PPSD) *Brooke Farquhar*
Rachel Davis Newhouse, Planner Coordinator (PPSD)

SUBJECT: Staff Draft for Ovid Hazen Wells Recreational Park Master Plan Update *Rachel Davis Newhouse*

Recommended Action

Approval to publish the staff draft for the purposes of Planning Board Public Hearing to be scheduled on September 25, 2014.

See **Attachment 1** - Staff Draft Ovid Hazen Wells Recreational Park Master Plan Update.

Staff Draft Ovid Hazen Wells Recreational Park Master Plan Update

JULY 2014

M-NCPPC Montgomery Parks | montgomeryparks.org

Park Planning and Stewardship Division | parkplanningandstewardship.org

Park and Trail Planning Section | parkplanning.org

Document Description

Title

Staff Draft Ovid Hazen Wells Recreational Park Master Plan Update

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Abstract

This Master Plan Update provides an update to the 1995 Master Plan for Ovid Hazen Wells Recreational Park. This master plan update provides background materials, describes the history of the original owners of the parkland, describes the public outreach and planning process, and describes the vision and preliminary program of requirements for the three areas of the park.

Staff Draft Ovid Hazen Wells Recreational Park Master Plan Update

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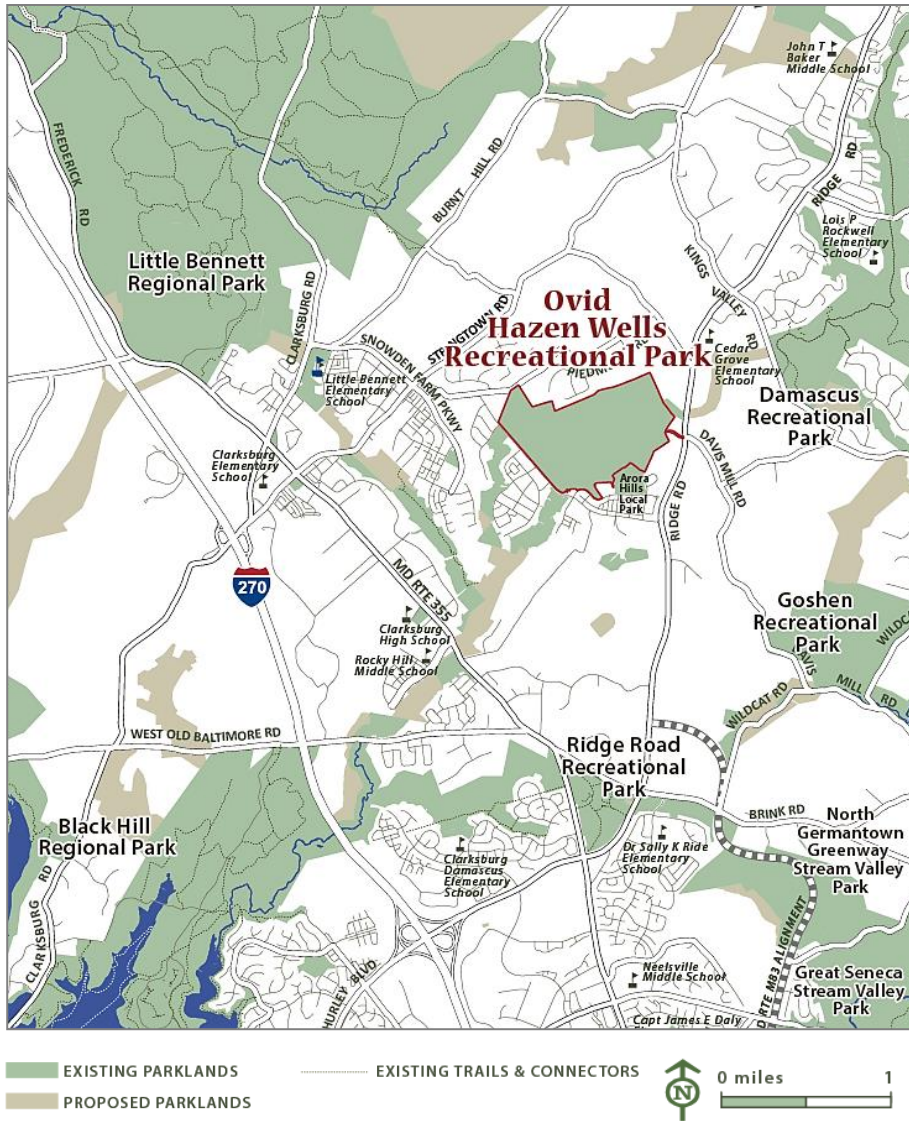


Figure 1 - Park Locator Map

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Purpose of the Plan

The purpose of the Plan is to update the 1995 Ovid Hazen Wells Recreational Park Master Plan.

On March 6, 1981, Hallie A. Wells made the decision to convey 290 acres of land in Clarksburg, Maryland to the Maryland-National Capital Park and Planning Commission. The conveyance of the property required relocation of the carousel currently located at Wheaton Regional Park, once the Ovid Hazen Wells Park is “serving a sufficient number of park users”. That time has come—the park has been functioning since the early 1980s for many park users.

The conveyance came with a list of 7 conditions including:

“At such time as the property hereby conveyed is serving sufficient numbers of park users to justify the placement of a carousel on the property, the party of the second part agrees to relocate the OVID HAZEN WELLS carousel to this property provided that this carousel has not been destroyed by fire, vandalism, act of God or other means.”

A list of all the requirements can be found in [Appendix 1: Deed of Conveyance](#)

Guiding Documents

The update to the master plan has been guided by four documents:

[1994 Clarksburg Master Plan and Hyattstown Special Study Area](#)

This plan proposes a trail system that links the three major parks in the study area: Little Bennett Regional Park, Black Hills Regional Park and Ovid Hazen Wells Recreational Park; provides future residents of Clarksburg easy access to outdoor experiences; creates a trail system that provides linking the Town Center and key community facilities; and proposes that the greenway system be part of the M-NCPPC park system.

[1995 Master Plan for Ovid Hazen Wells Recreational Park - June 1995](#) [6.9 MB PDF FILE, 101 PAGES]

This plan provides guidance for the development of a Greenway Network; an Active Recreation Area; a Special Recreation Area (which included the carousel); a Natural Recreation Area; and a Potential Future Development Area (which has now become Arora Hills Local Park) – *See Figure 3.*

Proposed Park and Open Space System

Figure 48

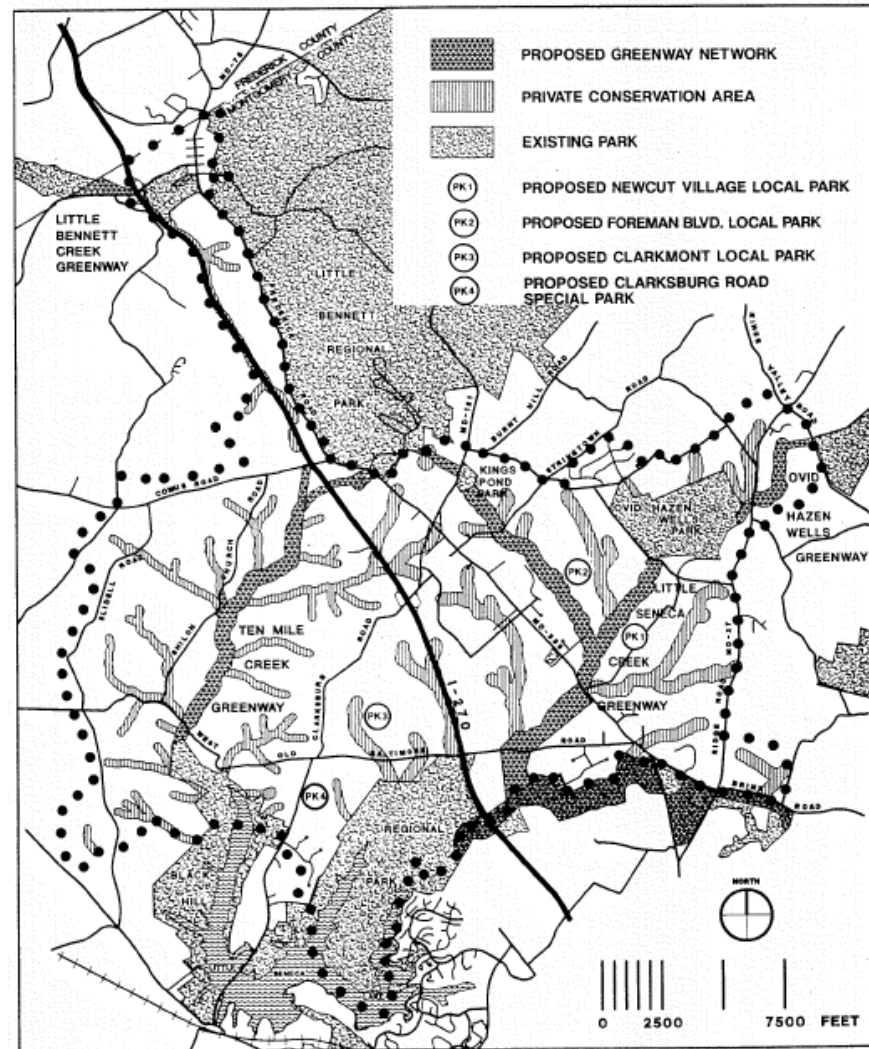


Figure 2 - Park and Open Space System for the 1994 Clarksburg Master Plan and Hyattstown Special Study Area, figure 48

2002 Red Wiggler Farm Partnership Agreement [3.6 MB PDF FILE, 94 PAGES]

This agreement is a Public-Private Partnership with M-NCPPC Montgomery Parks. The community farm provides “gainful employment for adults with developmental disabilities through a unique horticulture program that uses organic agricultural practices”. The partnership was approved by the Montgomery County Planning Board in January 31, 2002 (item #5).

2008 Countywide Park Trails Plan – 1998, 2008

This plan provides background materials, describes the planning processes and outlines a plan for the development of Countywide Park Trails in Montgomery County, Maryland. It contains materials on natural and hard surface trail corridors and planning, needs assessments and implementation strategies. It aligns with the 1994 Clarksburg Master Plan’s trail recommendations for linking Ovid Hazen Wells Recreational Park with Little Bennett Regional Park, Black Hills Regional Park, Clarksburg Town Center, and Damascus.

M-NCPPC Montgomery Parks has been working on an amendment to the Countywide Park Trails Plan Amendment which will be reviewed by the Planning Board in the fall of 2014.

OID HAZEN WELLS RECREATIONAL PARK

APPROVED MASTER PLAN
June 19, 1995

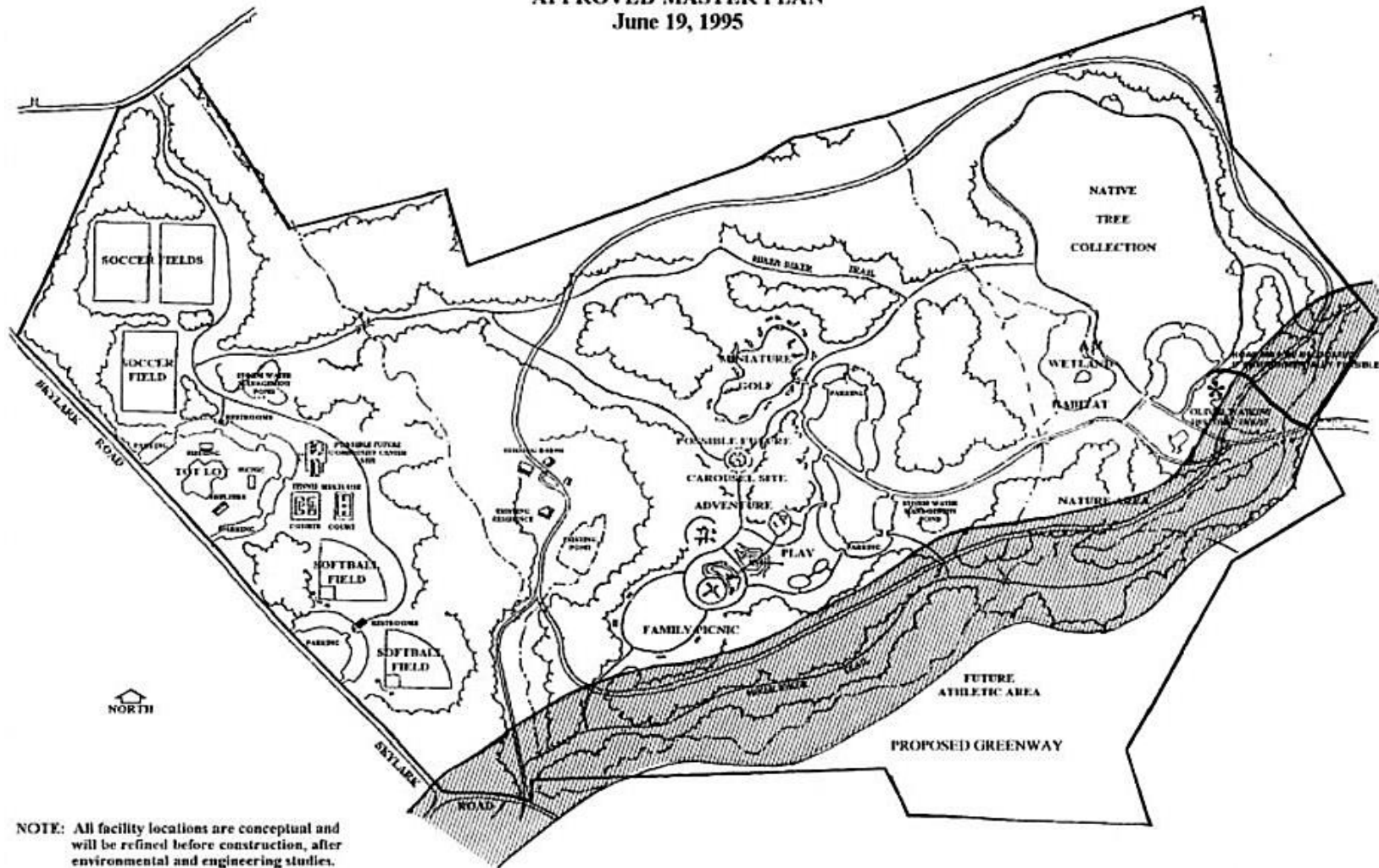


Figure 3 - 1995 Master Plan for Ovid Hazen Wells Recreational Park - June 1995

The Park Today

The partially developed 290 -acre Ovid Hazen Wells Recreational Park is located in the northern portion of Montgomery County in the Clarksburg Planning Area. *(See Figure 1 and Figure 3)*

Site Description

Today, Ovid Hazen Wells is a recreational park that includes several active recreation facilities along Skylark Road, including softball, baseball, and soccer fields. It also includes a playground, picnic shelters, trails, stormwater management, landscaping, and parking lots for 285 cars. *(See Figure 5)*

It is home to two historic properties: the Ned Watkins House and the Oliver Watkins house. The park also includes the Red Wiggler Farm, a public-private partnership that supports a community farming operation at the park for youth and adults with and without developmental disabilities. *(Figure 5)*

Active Recreation Area

The Active Recreation Area along Skylark Road *(Figure 4)* has been developed to include:

- 2 soccer fields
- 1 baseball field
- 2 softball fields
- 1 group picnic area with 3 picnic shelters that accommodate up to 100 people each
- 1 large playground
- Portable restrooms provided from April through October
- Looped hard surfaced trails connecting the amenity areas to each other and to the adjacent communities
- Parking for 285 cars



Figure 4 - Focus Areas of the Plan

Central Area

The Central Area of the park is currently not developed. It includes an historic property, the Ned Watkins Farm, where Ovid and Hallie Wells lived from 1952 until Hallie's death in 1991. The house, pictured below, is designated as an individual resource on the [Montgomery County Master Plan for Historic Preservation](#) and has an associated historic environmental setting of 11 acres - [Appendix 7: Historic Settings Map](#).

The rolling pastures in the Central Area of the park are currently leased and farmed. The developable areas outside of the historic environmental setting, the wetlands and the stream buffers total approximately 62 acres - [Appendix 4: Developable Areas](#).



Above - the Ned Watkins House

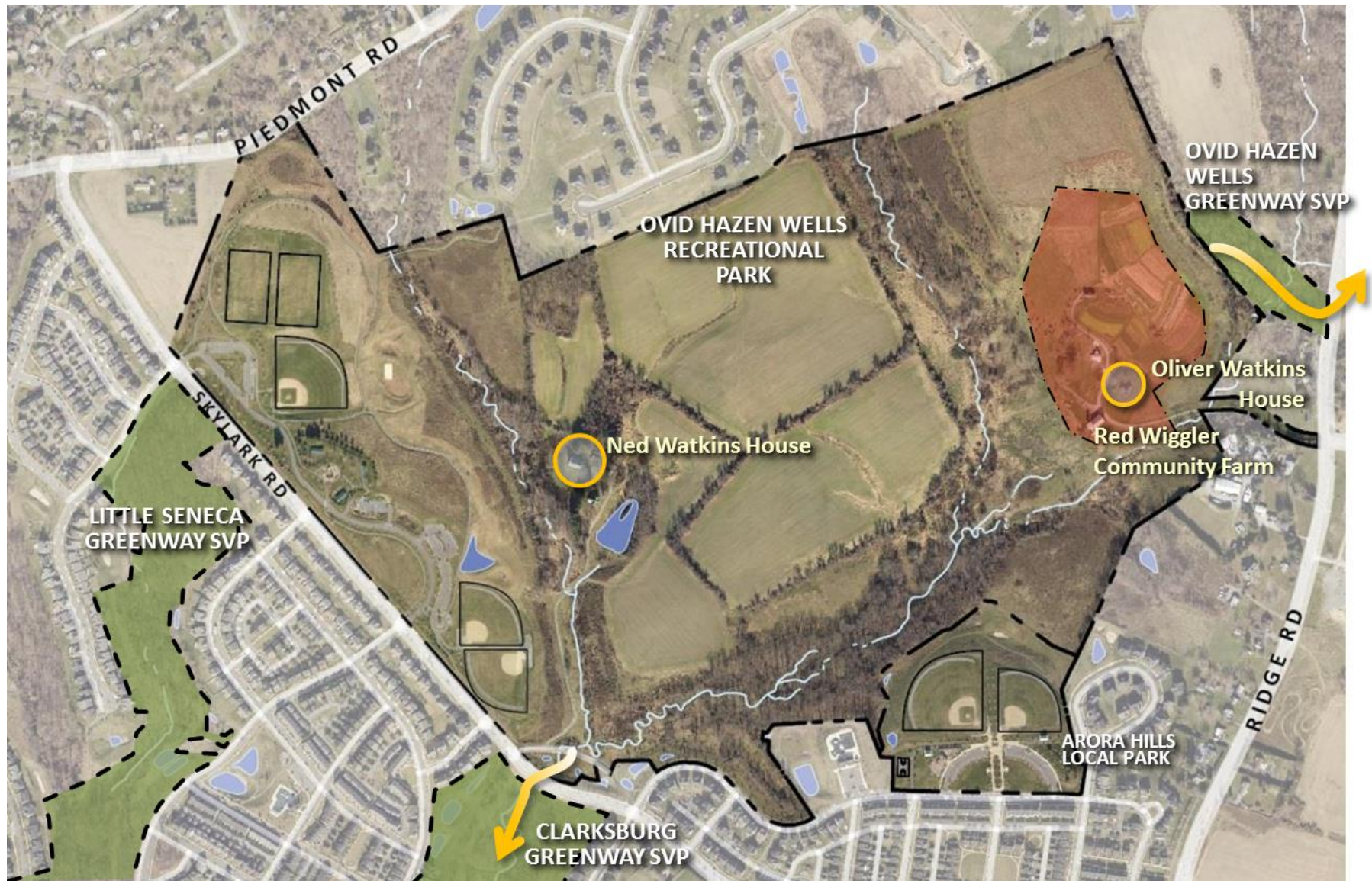


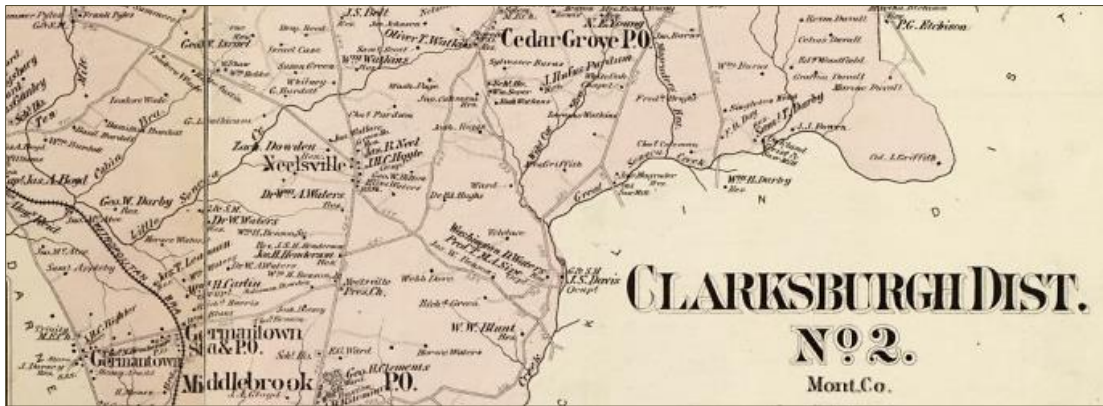
Figure 5 - The Park Today

Eastern Area

The Eastern Area of the park currently has the Red Wiggler Farm and the Oliver Watkins Farm. The Oliver Watkins House, pictured below, is designated as an individual resource on the [Montgomery County Master Plan for Historic Preservation](#) and has an associated historic environmental setting of 2.6 acres. The house is currently vacant. - [Appendix 7: Historic Settings Map](#).



Above - the Oliver Watkins House



Above - 1879 Hopkins Map of Cedar Grove, Clarksburg District. Photo Courtesy: Library of Congress



Above left - 1909 Photo of Cedar Grove. Photo Courtesy: Montgomery County Historical Society
Above right - Photo of the Oliver T. Watkins Farm. ca. 1900



The History

Cedar Grove, the Watkins Brothers, and the Wells Family

Ovid Hazen Wells Recreational Park consists of two farms located in Cedar Grove that were formerly owned by brothers Oliver T. and Edward “Ned” Watkins. The Watkins Family had established roots in the Clarksburg area, beginning with patriarch Alpha Watkins. Cedar Grove was bordered by a road running from Damascus to Goshen and another road running from Hyattstown to Damascus or in current terms, at the intersection of Ridge Road (Rte. 27) and Davis Mill Road. Today, this community has a Master Plan for Historic Preservation designated local historic district that envelopes several structures that speak to how this small turn-of-the-century crossroads town in rural western Montgomery County looked over 100 years ago. Cedar Grove began with the establishment of a general store owned and operated by merchant Oliver T. Watkins. In addition to this general store, Cedar Grove consisted of two churches and parsonages, two schools (post-1865), a post office (1877), a blacksmith shop, a saw mill, outbuildings of every sort (barns, hay barracks, granaries, ice houses, and chicken houses to name a few), fencing, and fine dwellings during the second half of the 19th century.

In 1851, Oliver T. Watkins built a modest farmhouse that was later remodeled in the Vernacular Queen Anne style by 1880. His farm included a smokehouse and a still existing two-story bank barn.

Unlike his brother, Edward was employed exclusively as a farmer – as were most male residents in Cedar Grove. Edward and his wife Sophronia bought their farm from Oliver T. Watkins in 1871. Here, they built a two-story cross gabled vernacular Victorian frame house in 1892 and the farm includes a bank barn, smokehouse, chicken house, and corncrib.

The last owners of the combined Watkins farm were Ovid Hazen Wells and his wife, Hallie. The Wells family decided to deed 295 acres of their farmland to M-NCPPC in 1956. One of the stipulations of the donation was that M-NCPPC would purchase the carousel clearly identified in the 1981 deed and it would be installed at the newly dedicated Ovid Hazen Wells Park when completed. The “Wells” carousel was constructed in the 1910s by the Herschell-Spillman Company, a New York based manufacturer that excelled in the production of “country fair style” hand carved wooden carousels. Our particular carousel has 33 jumping horses, 3 menagerie animals (3 zebras) and 2 chariots. Jim Wells (1917-2001) – a nephew of Ovid and Hallie Wells – was the concessionaire that operated this carousel for Smithsonian Institute on the National Mall in Washington, D.C. from 1967-1981 and ran the Fairhill Farms Antiques that sold the same carousel to M-NCPPC.



Tracy Lee Calfee, 4, of Alexandria, rides on the Mall.

New Smithsonian Carousel Delights Youngsters on Mall

By Claude Koprowski
Washington Post Staff Writer

The Smithsonian's latest addition to its musical instruments exhibit is one you can ride. It is a carousel which qualified as a genuine instrument because of its band organ heart.

But to the kids who pay 25 cents a ride it was just a case of a merry-go-round by any other name. When a mother started explaining its exhibitional importance, little Thomas just bolted for the ticket window.

There must be a carousel concessionaire, Jim Wells, pulled out a ticket

from a Christmas cookie tin and escorted the rider to his mount and strapped him in.

The belts are Wells' only compromise with the original equipment. Otherwise the machine looks very much like it did when it was made in 1922.

The 8½-ton machine is located in front of the Smithsonian's original building on Jefferson Drive sw. It can spin 43 children on its horses, dogs, pigs, and assorted fowl.

If the kids get bored with the ride, they can always look at the 1922 pinups

painted on the awning over the engine housing.

Or they can listen to the band organ which oompas and bangs during each ride. Restored by Wells, the old organ looks like a Rube Goldberg collection of connecting plastic tubes, wooden pipes, and bellows.

It can play ten tunes to an automatic, self-reversing roll. Each roll costs \$30.

Wells said yesterday he would like to see the merry-go-round become a regular feature of the Mall and hopes its present summer experimental run is successful.

Above - 1966 newspaper article about the "Wells Carousel" at its debut on the National Mall for Smithsonian. Photo Courtesy: Washington Post

Opportunities

The rolling agricultural land and forested stream valleys in this park offer many opportunities to respect the wishes of the Wells to have this area be maintained as a permanent open space, park and recreation area for public benefit. The recreation area has been realized on the western edge of the park and in the Arora Hills Local Park to the south. The undeveloped open spaces in the Central Area offer high points with vistas into the historic setting of the two Watkins Farms and the natural wetland areas that provide habitat for the Baltimore Checker Spot butterfly. The plan recommendations will recognize these special areas and provide guidance for proper development or protection.

Potential Constraints

There are currently three areas that may be constrained and will require additional study in the future:

- The stream and wetland crossings
- The street crossings
- The available water and sewer infrastructure

The stream and wetland crossings will be necessary to connect a trail system throughout the park to the existing and future amenities. It will be essential to minimize impacts to environmentally sensitive areas by using the latest construction techniques for sensitive bridge and boardwalk development. - [Appendix 3: Resource Atlas Map](#)

Street crossings will be necessary at Rte. 27/Ridge Road and at Skylark Road to connect a trail system to existing and future trails planned in the Clarksburg and Ovid Hazen Wells Greenways. Preliminary analysis indicates at-grade crossing of Skylark Road will need to meet safety standards provided by the Montgomery County Department of Transportation. The crossing of Rte.27/Ridge Road is more difficult. It will be necessary to look at both surface and under road crossings at this location (*Figure 6*).

The park is well served by public water along all edges of the park. The public sewer is running under the stream in the valley that separates the Active Recreation Area of the park from the Central Area. This existing infrastructure will be a major factor in determining where public amenities such as restrooms, community gardens and water features get sited. - [Appendix 6: Water and Sewer Infrastructure Maps](#)



Figure 6 - Proposed Recreation Vision for the Park

Plan Recommendations

Active Recreation Area

The Vision

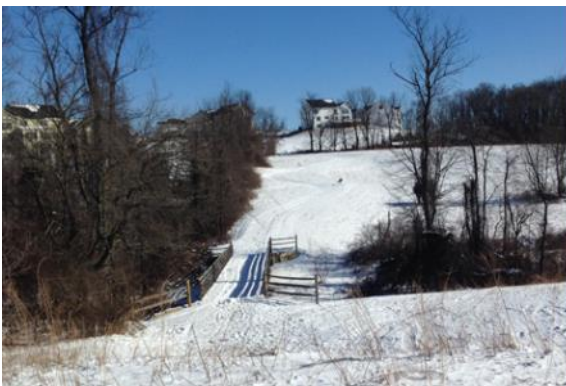
The vision for the Active Recreation Area is a unique and attractive family destination area. This should be a place where people of all ages want to come to spend an entire day, picnicking, riding the carousel, enjoying the breath-taking views, playing, lounging and walking the extensive trail system. It should be full of trees and beautiful plantings. It should be a one-of-a-kind place for Montgomery County residents and honor the intent of the Wells gift to use the land as open space, for parkland and recreation.

Preliminary Program of Requirements

In order for the carousel to be as successful as it has been at the Wheaton Regional Park, it needs to be supported by other family destination amenities in addition to picnic areas and playground areas. The plan is recommending that the carousel be located on the western side of the park in the undeveloped land adjacent to the existing playground and picnic shelters. This location is ideal because of its proximity to existing amenities and proximity to the existing sewer line in the stream valley. The carousel site will have a beautiful view of the historic Ned Watkins Farm and will have space for the new development planned to support the carousel.

The carousel will need to be supported by the following improvements:

- A building that would accommodate ticket sales, restrooms and meeting rooms suitable for birthday parties, etc.
- Infrastructure – connection to water, sewer and power.
- A larger themed play area similar in size to an adventure playground but with amenities unique to the park system;
- Additional picnic shelters.
- A splash pad similar in size to the splash park at South Germantown Recreational Park or similar unique synergy creating amenity.
- A terraced seating and lounge area.
- Food concession areas.
- A teen activity/play area.
- A maintenance area - [*Appendix 9: Maintenance Area for the Active Recreation Area.*](#)
- Additional parking for 270 more cars including bus parking.
- The entire area will need to be accessible according to current ADA standards.





Active Recreation Areas: Western Side of the Park

Focus Area A

1. Carousel Picnic Area & Splash Pad
2. Teen Play Area
3. Sledding Hill/Open green space
4. Lounge Terrace
5. Community Open Space
6. Dog Park
7. Renovated Play Area
8. Trail Connection

- PARK-WIDE FACILITIES**
- - - Natural Surface Trails - 5k Course
 - Hard Surface Trails
 - Active Recreation Areas
 - Programmed Areas
 - Bridges
 - Ⓟ Additional Parking

Figure 7 - Close-up of the Active Recreation Area

Central Area

The Central Area is the part of the park that includes the Ned Watkins historic house and farm and the leased agricultural fields.

Vision

The plan recommends creating an event area using the historic Ned Watkins house and the surrounding historic structures. The Ned Watkins house is in extremely good condition and is an excellent example of 19th century Victorian architecture. The Ned Watkins house will be the central event venue and is envisioned to host events such as weddings, graduations, farm to table fund raisers and organic food cooking demonstrations. The barn will provide shelter for event activities. Careful attention will need to be paid to keeping Historic Viewshed intact. The other buildings; the corn crib and the smokehouse will need to be evaluated to determine their usefulness. The existing entrance road will remain to provide the access into the farm and event areas.

The plan also recommends that the central area be minimally developed so as to keep with the intent of the deed of conveyance which states,

“The land and improvements hereby conveyed shall be used as open space, for parkland, and/or recreation in such manner as to evidence the conservation of soil, water, woods, and wildlife, and to that end, shall be so maintained.”

Preliminary Program of Requirements for the Ned Watkins Historic Area

In order to become a successful event center, there needs to be space for 150-200 guests and the following improvements will be necessary:

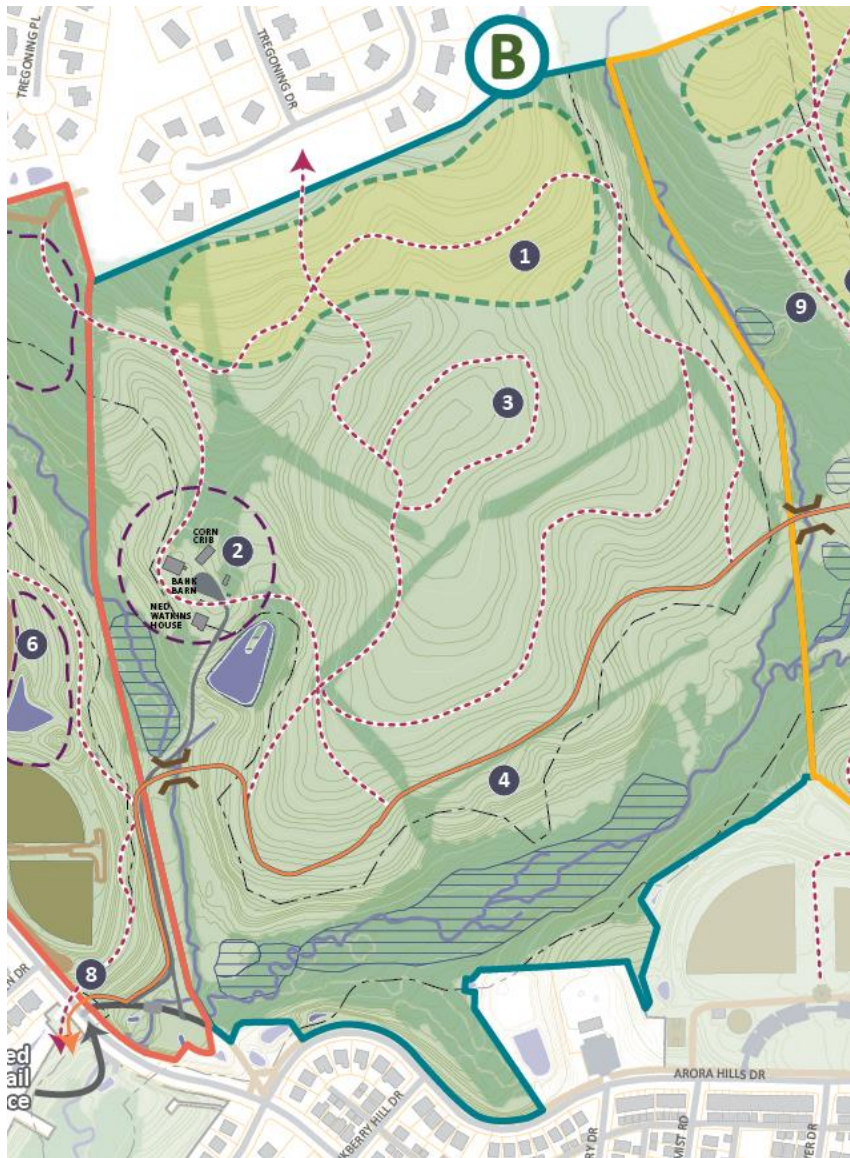
- Upgrade the Ned Watkins House to be accessible.
- Upgrade the bank barn to be accessible.
- Add a tent pad.
- Add a prefab drop-in restroom facility.
- Create additional parking for the events. Careful design is needed for the parking and drive entrance in the historic setting to maintain the beauty and agrarian feel to the property. The drive and parking material should be in character with the historic setting.
- Upgrade the existing access road into the property. This road is currently wide enough for one vehicle. It needs to be a two-way entry with an improved storm water management treatment and a beautifully designed bridge over the existing stream.

The Plan recommends creating a reforestation buffer along the north edge of the area to screen views of the housing development to the north. The reforestation area will have native plantings and plant identification markers as education for the trail users who pass through the buffer.

The plan recommends that a natural surface trail system be created throughout the Central Area. The trail system is envisioned to function as an interpretive self-guided educational element that takes people to and through unique landscapes. It is also envisioned as a community connector into the many areas of the park. The natural surface trail could accommodate many types of uses including a 5k run and a disc golf course.

Finally, within the Central Area, the Plan recommends the creation of a meadow. The meadow will provide a natural beauty to the rolling fields and will be a beautiful setting for the natural surface trail network. The meadow is envisioned to function as a low maintenance landscape with small areas mowed for the enjoyment of picnics either on a blanket or at a picnic table. The meadow areas will be located where the agricultural fields are currently within lease.





Active Recreation Areas: Central Area of the Park

Focus Area B

1. Reforestation Buffer
2. Watkins Historic Area
3. Meadow and Trails
4. Self-guided Interpretation

Figure 8 - Close-up of the Central Area

Eastern Area

The Eastern Area of the park includes the Red Wiggler Farm and the Historic Oliver Watkins house and farm.

Vision

This Plan recommends a Preliminary Program of Requirements that includes and complements the Red Wiggler Community Farm strategic plan. This Plan also recommends that the Oliver Watkins Historic Area become the site for the Home Foods Garden Program.

Preliminary Program of Requirements

Red Wiggler Community Farm

The Red Wiggler Community Farm (RWCF) has been achieving its vision since 1996, when it was founded. Red Wiggler's main tenet is to provide gainful employment for adults with developmental disabilities through a unique horticulture program on a 12 acre certified organic farm.

The bulk of this program focuses on building a vocational structure that identifies and builds on the capabilities of its clients with developmental disabilities. The Red Wiggler Farm currently occupies approximately 12 acres of land in the Eastern Area of the park. There are 7 acres of organic cultivated fields for crops. It uses the historic bank barn for food storage and distribution. It has a new office building with a growing conservatory and it has a solar farm building that functions as a working laboratory for energy efficient living and building. The Solar House was designed by an interdisciplinary team of University of Maryland students in architecture, engineering and related fields, and built by students and partners, for the U.S. Department of Energy Solar Decathlon in 2005.

In May 2014, the Red Wiggler Community Farm began a strategic plan for the Farm. The Red Wiggler strategic planning process will address mission and vision, define clear goals for programs, growth and resource needs and include performance measures. Red Wiggler Community Farm anticipates that the Planning process will take 9 – 12 months, to provide adequate time for participation and review by staff, the Board of Directors and key stakeholders. The outcome of the process will be a written strategic plan document that presents the Planning process, the research, the analysis, opportunities and strategies that will guide RWCF for the immediate future and the longer term.

Oliver Watkins Historic Farm

The historic Oliver Watkins Farm includes the Oliver Watkins house, the bank barn and the entry drive from Ridge Road, Rte. 27.

The vision for the Oliver Watkins Farm is to capture the enthusiasm of and to assist with sustaining the local food movement by developing a Home Food Gardens program, designed to demonstrate the techniques and importance of growing vegetables and fruits in home gardens. Home Food Gardens programs also focus on the advantages of home grown food and edible landscapes. The house will be a center for the program and will be developed into offices and classrooms. The public will be encouraged to visit the house and learn about its history from self-guided interpretive panels. Careful attention will need to be paid to keeping Historic Viewshed intact.

In order to become a center for a Home Food Gardens program, the following improvements will be necessary:

- Complete build out for the interior of the Oliver Watkins house for classrooms and offices. Locate an area open to the public for historic interpretation of the house.
- Upgrade the Oliver Watkins House to be accessible.
- Upgrade the bank barn to be accessible.
- Create additional parking for the program. Careful design is needed for the parking and drive entrance in the historic setting to maintain the beauty and agrarian feel to the property. The drive and parking material should be in character with the historic setting.
- Upgrade the existing access road into the property. This road is currently just barely wide enough for two vehicles. It needs to be a two way entry with an improved storm water management treatment and a beautifully designed bridge over the existing stream.
- Provide a community garden to as a learning plot.
- Provide community garden plots.
- Install demonstration garden areas and interpretation.
- Upgrade utilities to include WSSC water and sewer.
- Install security and deer fence.
- Install irrigation.
- Build maintenance complex to support the facility.
- Incorporate the Red Wiggler operation into the Home Food Gardens program.
- Upgrade main entrance on MD Rte. 27.
- Add a trailhead parking area along MD Rte. 27 for 8-15 cars.



Active Recreation Areas: Eastern Side of the Park

Focus Area C

1. Edible Plantings
2. Edible Plantings
3. Reforestation
4. Solar House
5. Red Wiggler Farm
6. Home Food Garden Center
7. Community Garden
8. Trail Connection and Trailhead Parking
9. Wetland Overlook & Self-guided Interpretation

Figure 9 - Close-up of the Eastern Area



Figure 10 - 2008 Countywide Park Trails Plan, Seneca Greenway Trail Corridor

Expanded Trail System

Since the 1994 Clarksburg Master Plan and Hyattstown Special Study Area the recommendations have been to provide a trail network to connect the numerous public facilities. This plan recommends that a hard surface trail connection be developed through Ovid Hazen Wells Recreational Park to *connect the existing Clarksburg Greenway Trail to the future Ovid Hazen Wells Trail (see Figure 6 - Proposed Recreation Vision for the Park)*.

This recommendation, if approved, will amend the Countywide Park Trails Plan to eliminate a parallel natural surface trail along the same alignment. Analysis conducted as part of the ongoing Countywide Park Trails Plan Update shows that stream valleys on either end of the park are too constrained to support both a hard surface and a natural surface trail in a sustainable manner.

This trail will function as a major trail connector to other public facilities such as Little Bennett Regional Park, Black Hills Regional Park and Clarksburg Town Center. This trail will also function as a connector trail within the park, linking the Active Recreation Area with the Central and Eastern Areas. This trail may be enjoyed by walkers, bikers and equestrians. Careful attention is needed when locating this trail so as to make use of the existing stream crossings where possible. It is intended that this trail be constructed outside of the environmental buffers wherever possible.

The Eastern Greenway Link and Trail Connection

Also envisioned since 1994, and which will be included in the upcoming County Wide Park Trails Plan Amendment, is the expansion of the greenway link east towards Damascus. The trail connection east of MD Rte. 27 will be built on environmentally un-constrained proposed parkland expected to be dedicated by developers. A section of parkland has already been acquired to accommodate the future trail.

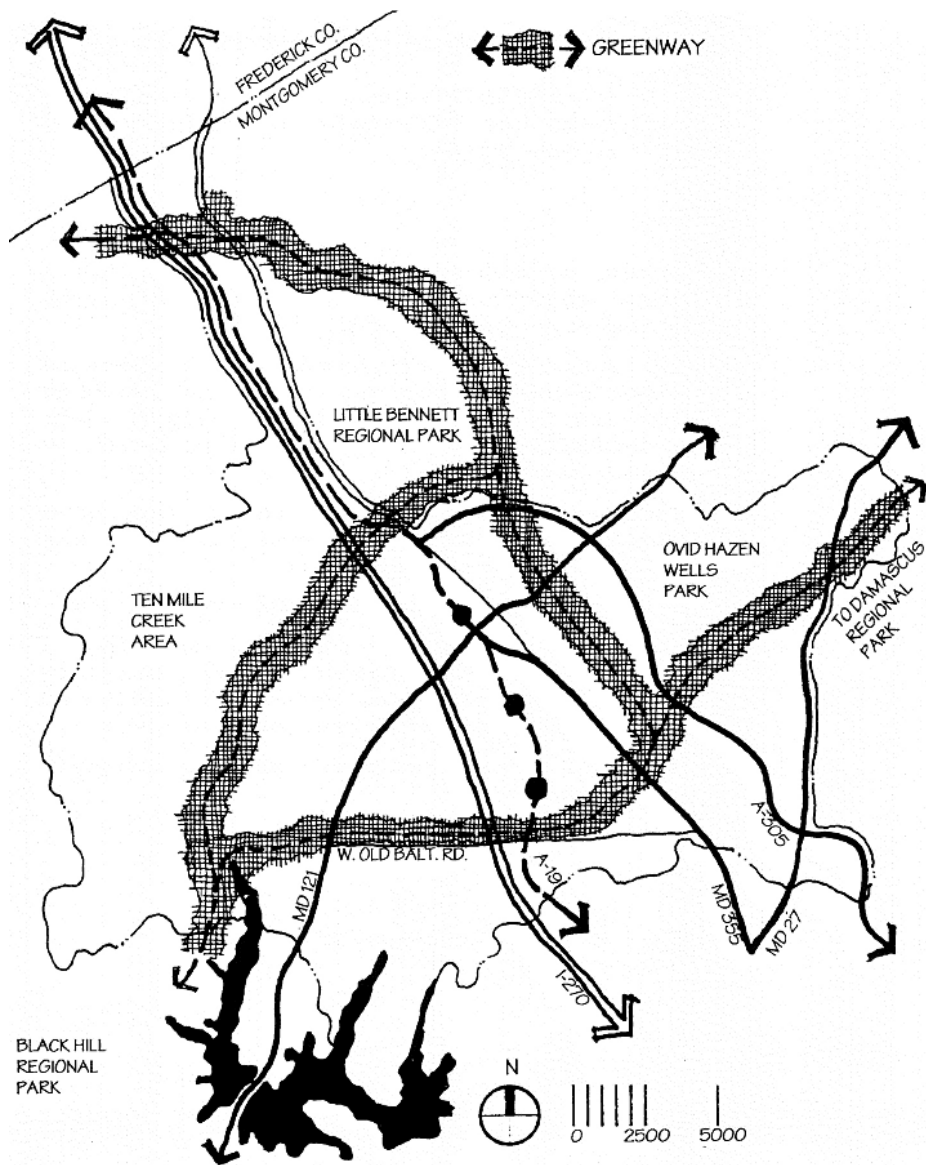


Figure 11- 1994 Clarksburg Master Plan and Hyattstown Special Study Area, Figure 9, "Greenway Network".

The Future Clarksburg Community Recreation and Aquatics Center

In 1995, the Montgomery County Recreation Department recommended that this park be considered as a possible site for the future Clarksburg Community Center. Since that time, the program of requirements for the future Community Center has grown. Below is a chart comparing the old community center program to the new recreation and aquatics center program. It shows that the space requirements have grown from 7+/- acres to 15-20+/- acres.

Program of Requirements 2000	Program of Requirements 2014
Indoor/Outdoor Aquatics & Community Center Facility – 135,000 net square feet	Community Recreation Center – 35,000 net square feet Aquatic Center – 72,000 net square feet
Parking – 350 + spaces	Parking – 400 spaces
Acres needed – 7 +/- acres	Acres needed – 15-20+/- acres*

This Plan recommends that parkland be acquired at the corner of Skylark Drive and Piedmont Road. This site should be considered as a potential site for the future Clarksburg Community Recreation and Aquatics Center. The parking requirements for the Clarksburg Community Recreation and Aquatic Center will not be able to be mitigated at the adjacent Active Recreation and Carousel Area, as envisioned by this plan (*See Figure 7*).

** The 15-20+/- Acre requirement provides all of the outdoor spaces in the POR including: Sports Fields (2), Hard surface courts (2), Playground (7000nsf) Parking (150 center; 250 Aquatic) plus required space for grade transitions, SWM, environmental easements, buffers, zoning setbacks, forestation, and sufficient “elbow room” to properly design a comfortable SDP to accommodate all components. If the two largest space requirements – parking and sports fields, can be mitigated by adjacent existing facilities or excellent mass transit opportunities, there may be possibilities to reduce the overall footprint to some limited extent. Until site selection, including a feasibility test fit, is complete it is not possible to know the extent, if any, of any space reductions/consolidations.*

