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

MCPB
Item:
Date: 9/24/15

September 17, 2015

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director
Mitra Pedoeem, Acting Deputy Director
Michael Ma, Acting Chief, Park Development Division
Andrew Frank, Engineering Section Supervisor, Park Development Division
Patricia McManus, Design Section Supervisor, Park Development Division

FROM: Kimberly Paniati, Engineer/Project Manager, 301-495-2465

SUBJECT: Facility Plan for the Expansion of Ovid Hazen Wells Active Recreation Area

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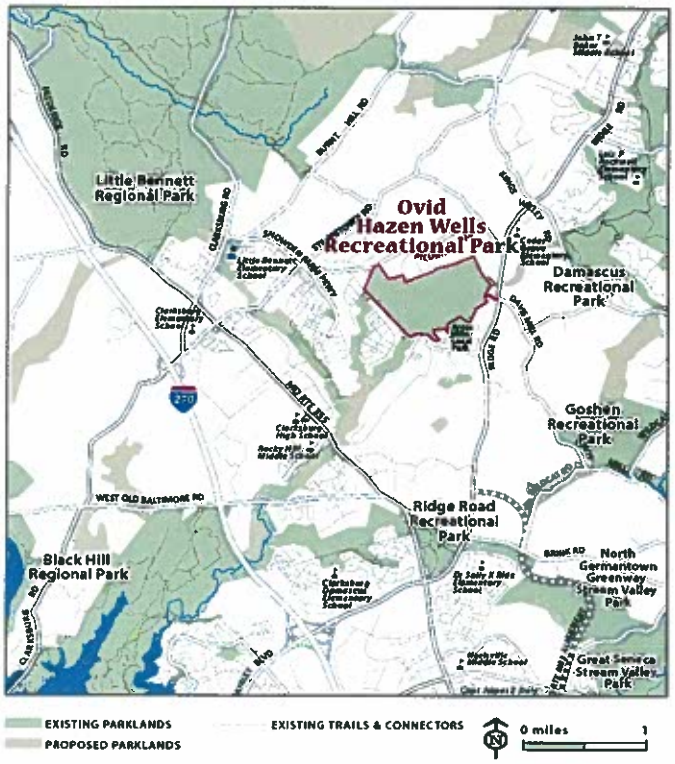
STAFF RECOMMENDATION:

1. Approve the Recommended Facility Plan and cost estimate.
2. Approve Phase 1 for inclusion in the FY17-22 Capital Improvements Program.

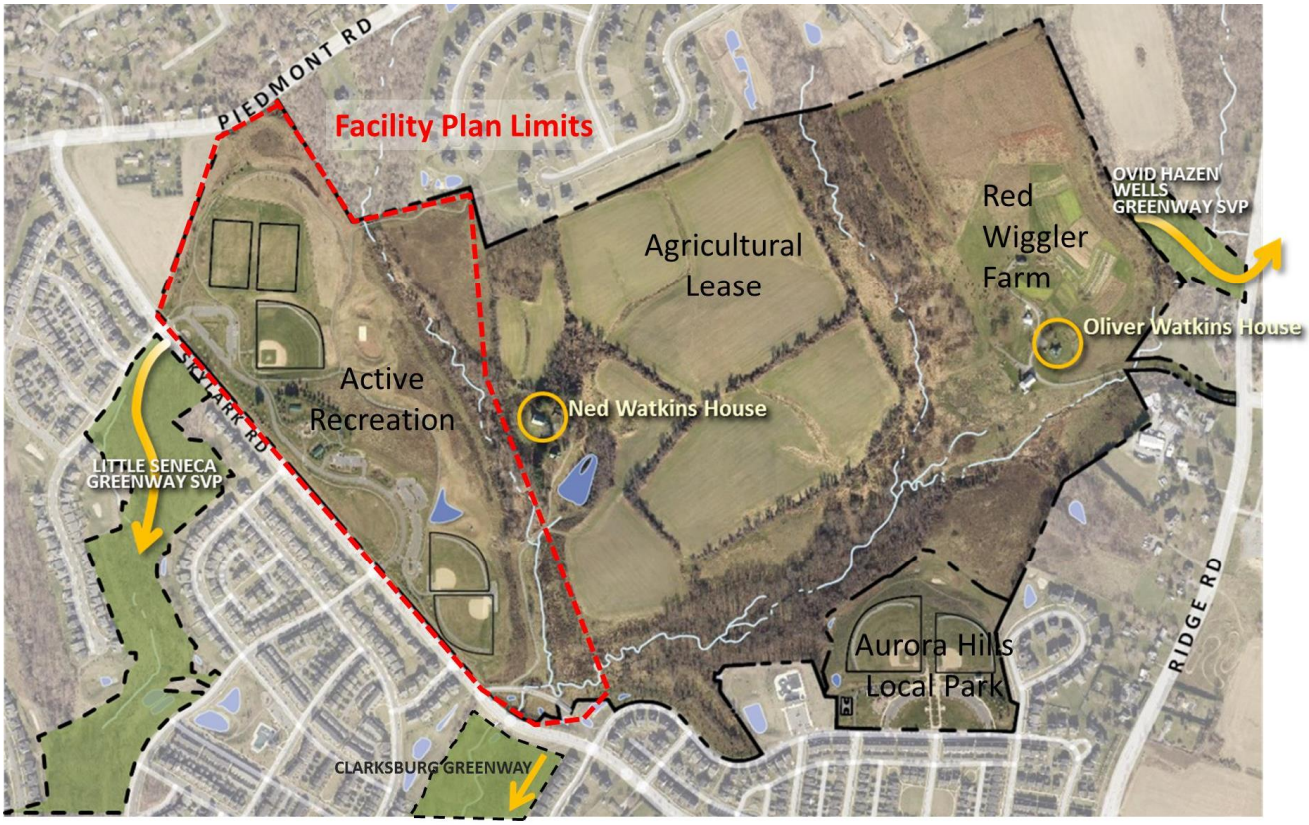
PROJECT DESCRIPTION

Introduction

The purpose of this project is to prepare a facility plan for the expansion of Ovid Hazen Wells Active Recreation Area located at 12001 Skylark Road in Clarksburg, as recommended in the 2014 Ovid Hazen Wells Recreational Park Master Plan Update. Ovid Hazen Wells Recreational Park is an existing 290-acre park located off Ridge Road about seven miles northeast of I-270. Two stream valley corridors divide the site into three areas. The Oliver Watkins historic site, home to the Red Wiggler Community Farm, is to the east, accessed from Ridge Road. The central portion contains the historic Ned



Watkins House and is currently farmed through an agricultural lease. The active recreation portion of the park is located to the west on Skylark Road and is the focus of this facility plan. It is surrounded by residential development and the undeveloped portions of the park.



The park was donated to the Commission by Hallie Wells in 1981. The Deed of Conveyance states that the property is to be maintained as open space, for parkland and/or for recreation. In reference to the carousel the deed states that ñat such time as (Ovid Hazen Wells Park) is serving sufficient numbers of park users to justify the placement of a carousel on the property, (the Commission) agrees to relocate the Ovid Hazen Wells carousel to (Ovid Hazen Wells Park) provided that this carousel has not been destroyed by fire, vandalism, act of God or other means.ò Since the initial phase of the park was developed, the Clarksburg community has been advocating for the carousel relocation to occur as soon as possible. The park master plan was updated in 2014 in response to this request to advance the project.

The initial phase of park development occurred in 2006 based on recommendations from the 1995 Ovid Hazen Wells Recreational Park Master Plan and an approved park facility plan from 2000. Existing recreation facilities include:

- Two Softball fields
- One Baseball field
- Two Soccer fields
- One playground and 3 large picnic shelters (100 people per shelter)
- 264 parking spaces connected to Skylark Road with two access points
- Portable restrooms provided April to October
- Hard surfaced paths connecting the park facilities and adjacent communities

The Montgomery County Department of Recreation is scheduled to begin a site selection study for the Clarksburg Community Recreation and Aquatic Center facility this year. The recently acquired property to the north of the active recreation area will be considered for this facility.

The Montgomery County Planning Board approved the Ovid Hazen Wells Recreational Park Master Plan Update on November 20, 2014, which determined that the carousel and supporting infrastructure should be incorporated into the existing active recreation portion of the park. Upon approval of the master plan, the Planning Board directed staff to complete the facility plan for the carousel relocation in time for the project to be considered for inclusion into the FY17-22 CIP. As such, the time period for the facility plan study was significantly abbreviated from that of a typical plan. Since there were numerous public meetings and coordination performed as part of the Master Plan process and the Clarksburg community was actively engaged in that process, the facility plan was able to build directly upon that effort.

Project Funding and Timing

The facility planning study was funded with $290,000 from the Department of Parks Capital Improvements Program in the Facility Planning Non-Local PDF. Facility planning typically represents thirty percent (30%) complete construction documents, including a proposed design, cost estimate and determination of regulatory feasibility. However, with the abbreviated time available, the completion level of this plan is more conceptual and approximately to a 15% completion level. Nelson Byrd Woltz Landscape Architects was hired in January 2015 to develop a conceptual framework plan and identify the best location for the carousel. McGraw Bagnoli Architects PLLC was also hired in January 2015 as the prime architect. Following completion of the concept plan, Norton Land Design was hired in March 2015 as the project's prime site design consultant, leading a team of sub-consultants which included Nobis Engineering, Inc. and ECS Mid-Atlantic, LLC (geotechnical). Other consultants included Carousel & Carvings (Carousel condition assessment and relocation cost), Lenhart Traffic Consulting, Inc. (Traffic Study), and Hush Acoustics LLC (Acoustical study).

The public has strongly expressed their desire for the project to be funded as soon as possible. Due to the high cost of the entire project recommended in the park master plan, the design team identified a phased approach with the first phase to construct the carousel with limited supporting infrastructure. Due to constrained fiscal capacity and existing projects already programmed within the CIP, the Department of Parks has recommended that only Phase 1 of the project would be programmed in the FY17-22 Capital Improvements Program, if the project is approved by the Planning Board.

Facility Planning Process

The facility planning process for this project included the following steps:

1. Review and analyze existing site conditions, project background information and site utilities.
2. Meet with park planning staff to transition information from recent park master plan update, community meetings, and program of requirements.
3. Conduct study to determine best location for carousel.
4. Review previously approved Natural Resources Inventory/Forest Stand Delineation Summary Map and update tree elements.

5. Prepare park concept plan.
6. Present concept plan to the community and stakeholders.
7. Refine concept plan.
8. Prepare stormwater management concept submission, conduct geotechnical investigations, and obtain approval of the stormwater management concept plan from the Department of Permitting Services.
9. Finalize plan based on input received.
10. Coordinate with Planning Department staff to ensure development complies with previously approved Forest Conservation Plan.
11. Prepare staff report, cost estimate, and operating budget estimates.
12. Present facility plan recommendations and costs to the Montgomery County Planning Board for approval.

MASTER PLAN RECOMMENDATIONS

2014 Ovid Hazen Wells Recreational Park Master Plan Update

Ovid Hazen Wells Recreational Park Master Plan Update - Approved Concept Map

This plan updates the 1995 Ovid Hazen Wells Recreational Park Master Plan. It determined a preliminary program of requirements for the three segments of the park: Active Recreation Area, Event Area, and Home Food Gardens and Organic Food Area. This plan determined that the carousel should be located in the Active Recreation Area of the park and recommended that it be supported by other family destination amenities in addition to existing picnic areas and playground areas. The additional recommended amenities are described on pages 6 and 7 of

this report under the Preliminary Program of Requirements. Additionally, the master plan identified a potential location for the carousel on undeveloped land within the Active Recreation Area. This was a change from the 1995 Master Plan, which recommended that the carousel be located in the central Event Area.

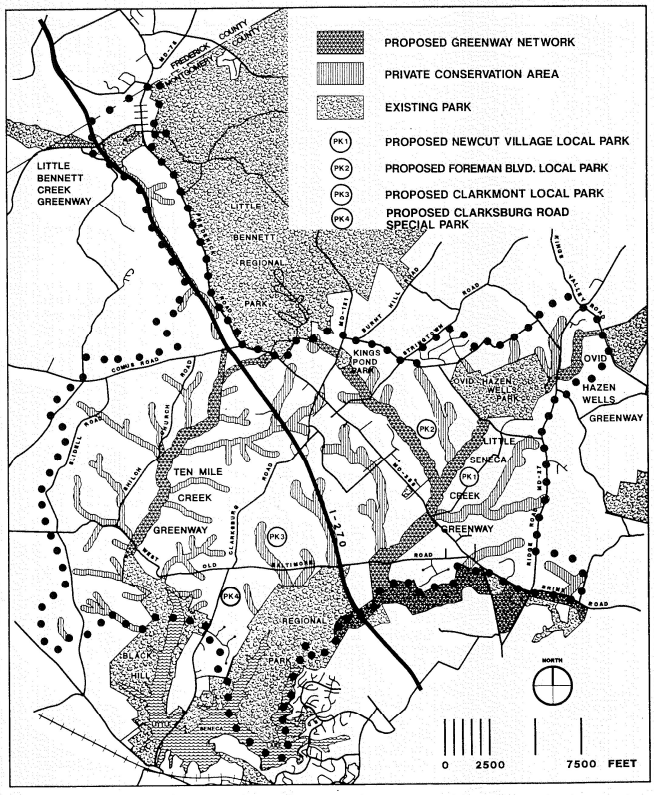
With respect to trails, the master plan recommends a 10-15 foot wide hard surface trail connection be developed through Ovid Hazen Wells Park to connect the existing Clarksburg Greenway Trail to future trails to the east of the park. This hard surface trail will function as a major trail connector to other facilities such as Little Bennett Regional Park, Black Hills Regional Park and the Clarksburg Town Center and will connect the existing internal areas of the park.

The master plan also recommends that parkland be acquired at the corner of Skylark Drive and Piedmont Road as a future potential site for the Clarksburg Community Recreation and Aquatic Center. Should this site not be selected for the community center, additional active recreation facilities can be expanded in this portion of the park.

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 Hill Regional Park and Ovid Hazen Wells Recreational Park. It provides future residents of Clarksburg easy access to outdoor experiences, creates a trail system that links to the Town Center and key community facilities, and proposes that the greenway system be part of the M-NCPPC park system.

Proposed Park and Open Space System Figure 48



MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Clarksburg Master Plan and Hyattstown Special Study Area
APPROVED AND ADOPTED JUNE 1994

2008 Countywide Park Trails Plan

This plan aligns with the 1994 Clarksburg Master Plan's trail recommendations for linking Ovid Hazen Wells Recreational Park with Little Bennett Regional Park, Black Hill Regional Park, Clarksburg Town Center, and Damascus.

Vision 2030: Strategic Plan for Parks and Recreation, Montgomery County, Maryland

Vision 2030 is a strategic plan for park and recreation services in Montgomery County for the next twenty years. Ovid Hazen Wells Recreational Park is located just outside of the North Central subarea near Clarksburg. Volume 2 of the current draft (page 63) indicates that the North Central area has the second lowest level of service for parks and recreation per population and the lowest population density of all four subareas of the County by a large margin.

On page 22 of Volume 2, user surveys identified facilities of highest importance, which included trails, playgrounds and natural areas. There are no detailed recommendations specific to the renovation of Ovid Hazen Wells Recreational Park. In the table on pages 75 and 76 (Appendix E), 2010 survey results from the North Central planning area show increasing demand and need to maintain high levels of service for multi-purpose fields, playgrounds, dog parks, community gardens, and aquatic and community recreation centers.

2012 Park, Recreation and Open Space (PROS) Plan

Building on the findings of the Vision 2030 Plan, the 2012 PROS Plan provides strategies and priorities for delivering the right kinds of services and facilities in the most effective locations. The PROS Plan includes an inventory of facilities from 2012 and projects the need for additional facilities by the year 2022. The plan recommends additional playgrounds, tennis courts, and basketball courts for the Clarksburg Planning Area. In addition, a combined recreation center and aquatic facility is needed in the North Central planning area where Ovid Hazen Wells Park is located. The I-270 Corridor is estimated to need 29 rectangular fields and 5 diamond fields by the year 2020, and other facilities that are estimated to be needed by 2022 on a countywide basis include:

- cricket fields - two in the Upcounty area;
- natural surface and hard surface trails to fill gaps in the regional trail system, as well as where they would serve high density population centers, and/or where they would connect to recreational facilities and activity centers;
- natural areas;
- dog parks, community gardens, picnic shelters and areas, and community open space;
- skateboarding facilities within safe walking distance of middle or high schools, in areas of high population density;
- volleyball courts, in groups of two to six, where there is room in regional or recreational parks.

Vision 2030 surveys showed that residents value weight and cardio fitness space. Page 32 of the PROS Plan shows this ranks 7th in the ñimportance of adding, expanding, or improving facilities.ò While the PROS Plan did not estimate needs for outdoor fitness areas, these facilities have greatly risen in popularity around the country in the last few years, and would likely be highly used in any recreational park.

PRELIMINARY PROGRAM OF REQUIREMENTS

A Preliminary Program of Requirements for the Active Recreation Area at Ovid Hazen Wells Recreational Park was included in the 2014 park master plan. The master plan included the following facilities and recommendations for consideration:

1. A building that would accommodate ticket sales, restrooms and meeting rooms suitable for birthday parties, etc.
2. Infrastructure ï connection to water, sewer and power.
3. A larger themed play area similar in size to an

adventure playground but with amenities unique to the park system.

4. Additional picnic shelters.
5. A splash pad similar in size to the splash park at South Germantown Recreational Park or a similar, unique synergy-creating amenity.
6. A dog park.
7. A sledding hill.
8. A terraced seating and lounge area.
9. A community open space for kite flying, etc.
10. A trail connection to the proposed Ovid Hazen Wells Trail.
11. Food concession areas.
12. A teen activity/play area.
13. A maintenance area.
14. Additional parking for 270 more cars including bus parking.
15. The entire area will need to be accessible according to current ADA standards.
16. A traffic and noise study should be conducted as part of the facility plan process.

During the planning process the need to upgrade existing athletic fields to recreational park standards was identified. This would include irrigation and lighting improvements.

FACILITY PLAN STUDY

Existing Site Conditions

The project site is typical of the rolling hills found in the Clarksburg vicinity. The hilly terrain varies from gently rolling to steeply sloping. The stream valley for the unnamed tributary to Little Seneca Creek defines the eastern edge of the project site. This valley has expanded stream valley buffer slopes up to 25% that are currently maintained in a meadow condition.

The property was previously cleared for farming, with only a few pockets of native forest and vegetation remaining along the stream buffer. Some reforestation areas were planted with the construction of the athletic fields and are located along the stream valley near Piedmont Road.

There is a central ridge which runs parallel to Skylark Drive through the site. The current playground is the highest point on the property, situated 80 feet above the stream valley. The southern plateau of this ridge has wonderful views over the stream valley into the agriculturally leased fields and beyond. These views are highly valued by the walkers who currently using the

loop trail that runs along the top of the stream buffer. The ridge also creates a buffer from the homes along Skylark Drive to the area that slopes down towards the stream.

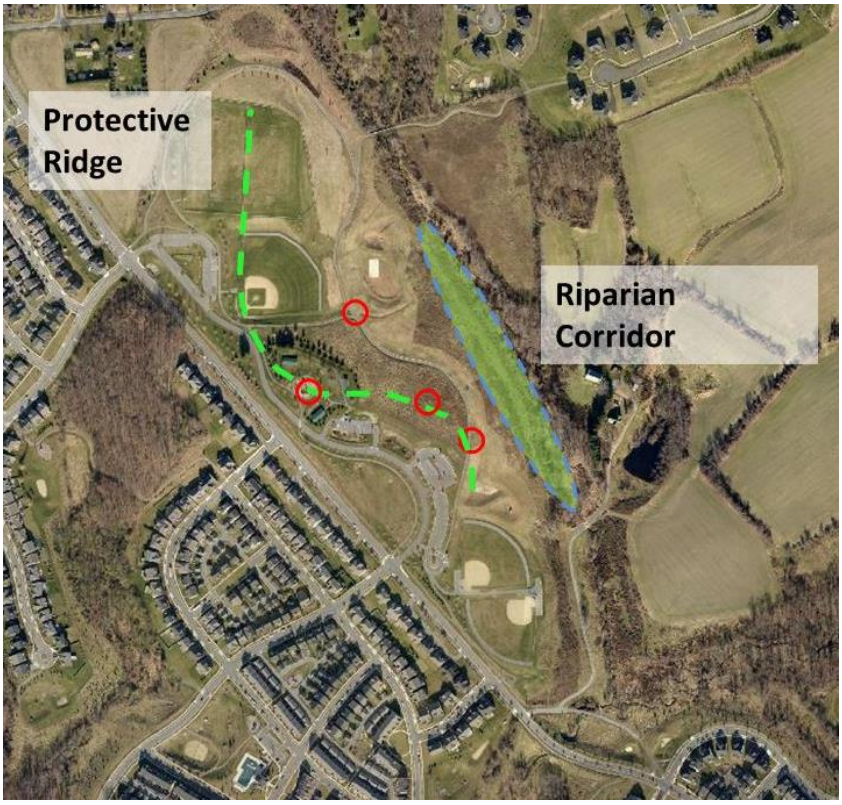
In the winter when the leaves are off the trees, there are views across the stream buffer of the Ned Watkins historic house and barns as well as a lovely specimen sycamore tree. The remainder of the project site borders directly to residential property. The closest homes are across Skylark Drive.

Design Approach

The design approach was guided by the desire to seamlessly integrate the new facilities into the existing site while maintaining the rural character, central knoll and views into adjacent parkland. The developed roadways and parking lot are all situated along a central spine adjacent to Skylark Road, so proximity to parking and the desire to minimize intrusive infrastructure into the more natural area of the site was critical. The residential development adjacent to the site was also considered in siting the program elements, and acoustics work was performed to ensure that the proposed plan would minimize sound impacts.

The final plan organized the development with a central axis created by two anchors to organize the park features. The northern anchor is the Shelter and Community Green. The southern anchor is the Carousel. There is a main loop trail that links all the major elements together, with activities placed along this loop in a õstring of pearlsò configuration to encourage users to circulate throughout the park. The current meadows and sense of open space on the knoll and along the slopes down to the stream buffer are maintained. The narrative below outlines the design process and items considered in developing the recommended facility plan.

Multiple meetings, site visits and schematic layouts were conducted during the initial study to develop an overall design concept and framework for incorporating the programmatic elements within the existing site. Several alternative schemes were developed to explore siting the carousel and other amenities in various configurations throughout the park.



The project team evaluated potential carousel locations by flying a balloon up to the height of the carousel top to determine visibility from other areas of the park and the surrounding community. The recommended location does the best job of providing direct access from the existing park

entrance road, utilizing and expanding existing parking and supporting infrastructure to minimize loss of additional open space, preserving open views and vistas within the park, and developing with sensitivity to adjacent residences by limiting views from homes to new buildings and parking areas.

An acoustic study was performed to predict the sound levels in the adjacent residential communities. Sound levels were measured at homes near the Ovid Hazen Wells Recreational Park to establish background sound levels and to help verify potential locations for siting the carousel. Sound was also measured at the carousel within Wheaton Regional Park with the volume control on low and high settings. With this combined data, a computer model was developed to predict the sound levels at the two nearest homes to the north and the south of the site. The study concluded that the projected sound levels from the carousel, when on the low volume setting, would be well below the limits set by the Montgomery County noise ordinance. The music will be audible at a low level for nearby residents who are outdoors. The Enterprise Division Chief has verified that the carousel music will be operated only at the low level and in compliance with the county ordinance. During the detailed design phase of the project, sound mitigation measures will be considered and incorporated if feasible. Refer to Attachment 5 for the acoustic study.

A traffic study was also conducted to evaluate whether the proposed new facilities would have an adverse impact on nearby roads and traffic. Existing and proposed parking conditions were also evaluated. There are two park access points from Skylark Drive, which is classified as a two-lane primary residential road in the Clarksburg Master Plan, and they both have acceleration and deceleration lanes. The site is located in the Clarksburg Policy Area with a Critical Lane Volume (CLV) standard of 1,425 or better. The study concluded that traffic volumes generated by the proposed park development would not exceed the roadway capacity. The traffic analysis predicts that the pre-development and post-development conditions will be a Level of Service A, which is the highest level. More specifically, the morning and evening peak hour CLVôs will be a maximum of 263 in the morning peak hour and 265 in the evening peak hour, which indicates that the park intersections will operate at a maximum of 18% of the allowable CLV standard. Also, the heaviest park use occurs on weekends, which will not coincide with the traditional rush hour. Refer to Attachment 4 for the traffic study.

There are currently 264 parking spaces serving the existing ballfields, playground and shelter. The park staff report anecdotally there are usually extra spaces available. Parking counts were performed on two days at both the Wheaton Regional Park Day Use Area (located at the Shorefield area near the carousel) and at the active recreation area of Ovid Hazen Wells Recreational Park, in order to document the use. The Institute of Transportation Engineers Trip Generation

Manual was used to estimate parking for the athletic fields if they were fully utilized. This estimate concluded that 422 parking spaces would be required for a typical peak weekend period, based on an assumed need for 50% of the parking currently available at the Wheaton Regional Park Shorefield area and an additional 58 vehicles per athletic field.

Based on this study and assumption of parking needs to fully accommodate the proposed development, 248 additional spaces (for a total of 512 spaces) are included in the recommended plan. The required number of parking spaces should be further evaluated during final design to determine whether the number of spaces could be reduced.

Community Outreach

A public meeting was held on June 3, 2015, and there were approximately 20 community members in attendance. The goal of this meeting was to present the site conditions, program of requirements, design approach and concept plan to the public and solicit input. Parks staff presented the project background, carousel siting analyses (including acoustic and traffic studies), a concept plan, and character images of site amenities, features, and structures. The remainder of the meeting was spent in a question and answer session.

There was general support for the overall project approach, concept and design elements. Many in attendance are regular park users and had concerns about disruption to the current park use. The residents across Skylark Road asked questions relating to traffic, noise, and lighting impacts to their community.

The attendees indicated support for the carousel relocation. There were several questions about how quickly the project could be constructed. Parks staff noted that phasing the work would be explored because there are many competing projects for funding, and the project would likely take longer to fund if it were built as one larger project.

There was a lot of interest in the triangular parcel that was recently purchased by Parks and will be considered for the UpCounty/Clarksburg Recreation and Aquatics Center. During the meeting and in many follow-up emails, residents expressed strong support for a Senior Center to be constructed as soon as possible in the Clarksburg vicinity. Refer to Attachment 6 for the public meeting summary.

Agency Coordination & Regulatory Approvals

The following is a summary of coordination performed for this project:

<u>M-NCPPC Department of Parks</u>
Staff met with various stakeholders within M-NCPPC throughout the planning process as part of the Planning, Design, Construction and Operations (PDCO) team process. This included staff from the Enterprise Division, Park Police, Facilities Management, Northern Region, Urban Forestry, Water Resources, Property Acquisition, and Park & Trail Planning.

<u>M-NCPPC Department of Planning</u>
The NRI/FSD was approved on January 24, 1997 (File # 4-97106). There is a Preliminary FCP, P-99002, approved 12/30/98 for the entire 290 acres. 22.62 acres of reforestation will need to be provided for the Phase 1 portion of the park where this project is located.

Montgomery County Department of Permitting Services (DPS) / Water Resources
A stormwater management concept plan (#277455) was submitted to DPS on December 17, 2014 and was approved on August 25, 2015. Stormwater management for the new park construction is being provided in micro-bioretention facilities. Refer to Attachment 3 for the concept engineering report and approval letter.

Montgomery County DPS / Building Permit & Fire Marshall Coordination
The ticket and carousel building, servicing more than 50 occupants, will be classified as an Assembly Use occupancy under the International Building Code (IBC). The outdoor shelter occupancy classification will vary between Assembly Use and Business Use based on size and maximum occupant loads. The maintenance building will be considered as Storage Use occupancy. Building and life-safety requirements will be in accordance with the most recent code adopted by the State of Maryland and Montgomery County amendments at the time of permitting with DPS.

Montgomery County Fire and Rescue Services will require a fire suppression system, fire department connections (FDC), and an adjacent hydrant for the ticket and carousel building. In addition, vehicular circulation and a 20ôx60ôfire apparatus staging area must be provided within 200 feet of hose pull off the furthest side of the buildings. This staging area will be located from the adjacent parking lot within 400 feet of a hydrant. The maintenance shed and outdoor shelter structures will not require fire protection systems, but will have emergency vehicular access.

All buildings shall be designed to comply with the 2010 Americans with Disabilities Act (ADA) Standards. The carousel may require modification to one of the chariots and a new portable ramp to accommodate those with physical disabilities.

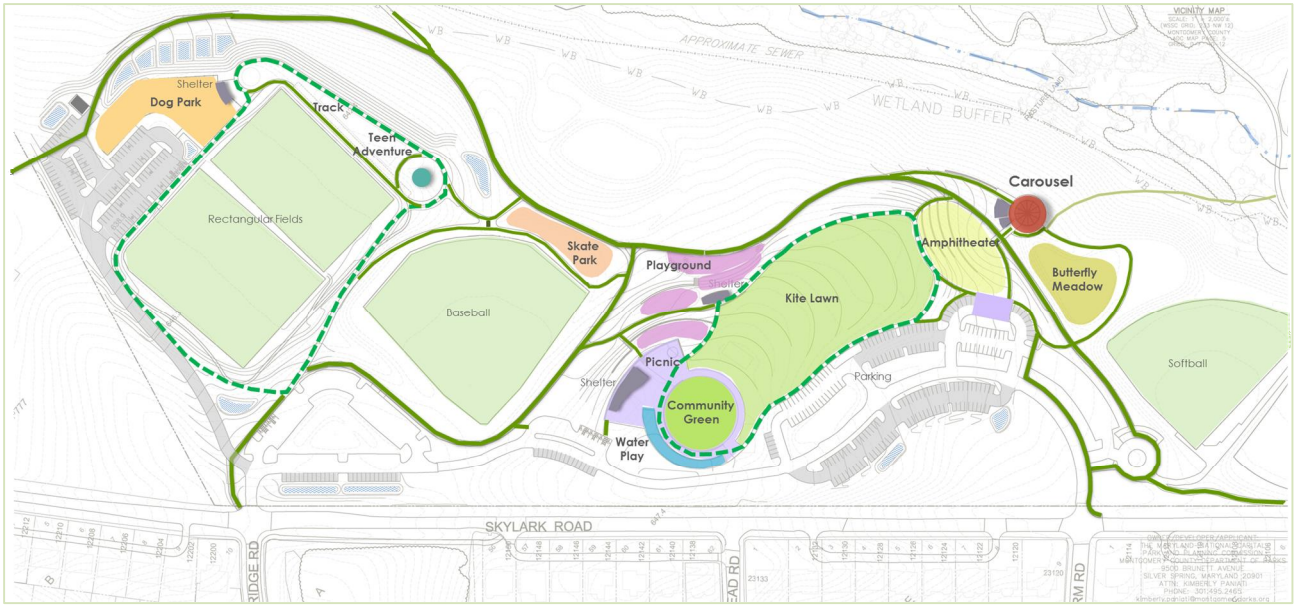
Red Wiggler Community Farm
Staff had several conversations and meetings with the Executive Director of the Red Wiggler Community Farm who expressed support for the carousel location and the concept plan for all proposed facilities. He stressed that it is important to maintain the bucolic nature of the site.

Upcounty Regional Services Center, Montgomery County Government
Staff had a meeting and several conversations with the Director of the Upcounty Regional Services Center of the Montgomery County Government, who noted the importance of an expanded playground and dog park. The new development should maintain references and links to Hallie Wells, who donated the property, and this park project should create a gathering space for community events such as the Kite Festival.

Carousel Condition & Relocation
Carousel & Carvings, Inc, (CAC) a specialty carousel company located in Ohio, evaluated the existing condition of the carousel and determined the cost associated with relocation. This carousel is a circa 1915 Herschell Spillman carousel with vintage horses, and is designed to be dismantled and re-assembled for carnivals on a regular basis. It is one of only 150 carousels remaining in operation in the United States from that era, and is on a registry with the National Association of Carousels.

CAC determined that the carousel is currently in good working order, and can be relocated and reassembled in a new roundhouse without any improvements. Parks will have the option to repaint the carousel structure and horses during the relocation to improve their appearance.

For safety purposes, the new carousel area must be secured with a 42ò high fencing that has a single entry point, and the operator and start button must be centrally located for visibility to the entire carousel. The carousel will need to be adjusted for accessibility by creating a portable access ramp and modifying one of the chariots.



Recommended Facility Plan

The Recommended Facility Plan for Ovid Hazen Wells Recreational Park seeks to incorporate the carousel and other expanded park features in a manner that preserves the bucolic character of the site. After a thorough analysis of the existing parkôs constraints and opportunities, the plan aspires to add new opportunities for enhanced play and recreation while maintaining the features that are currently enjoyed.

There is a 300-foot wide corridor of stream valley buffer along the entire east side of the project area, which will be left undisturbed, except for a trail connection to the Ned Watkins house and barn. The floodplain area is partially forested with pockets of native understory plants. Park staff has made steady progress to reduce the significant amount of non-native invasive plants within this corridor. New reforestation planting will be located in open stream buffer areas.

The site has a high point located at the existing playground, and a central meadow knoll. From this vantage point, all areas of the surrounding community and park are visible. The loop trails are enjoyed by many people for their views to the natural stream buffer and rolling vistas. The expanded development of this area of the park was designed in a way that preserves the natural stream corridor and views. Refer to Attachments 1 and 2 for Concept Plans.

This plan provides all of the elements recommended in the preliminary program of requirements except for two items. The proposed splash park is smaller than the splash park at South Germantown Recreational Park and would be unsupervised and free of charge. The food concessions for the park would be provided by food trucks instead of providing permanent concession facilities. It was determined that parking areas near the carousel and community green would provide a good location for food truck parking.

The proposed site improvements for the park include the following:

Amphitheater

Assimilated into the siteôs rolling topography, an amphitheater was envisioned as part of the carousel roundhouse area. It includes seat walls, stairs, a small stage and a terrace that can be easily accessed from the parking area. It can be used for programmed events of different sizes or for casual enjoyment as a sitting, lounging and picnic area.

Community Green

In the future and at the end of the lifecycle of the existing playground, this area of the park is a great location to be repurposed as a Community Green. Sited on the high knoll, the central lawn is encircled by seat walls and shade trees with various seating opportunities. Located adjacent to the group picnic pavilion and water play area, it invites people from the neighborhood to meet each other while enjoying the long vistas and fresh air. The pristine lawn can accommodate programmed events or casual recreation. This is a õmust stopò destination for everyone taking a walk.

Kite Lawn

The meadow over the ridgeline is to be preserved as the primary, central open space. As the heart of the park, this space provides a symbolic setting to highlight the siteôs natural and historic features. The open vista traverses from the high knoll of the existing playground to the carousel roundhouse, with the stream valley and Ned Watkinôs House and barn in the background. The space will carry on the tradition of hosting the annual õKites Over Clarksburgò event. The fairway-like space is designed to bring together adjacent recreational amenities via a loop trail system and connect to the parking areas.

Picnicking

With beautiful panoramic views into the valley, the area near the Community Green offers an opportunity for family and group picnicking. Sheltered by a grove of trees, families can enjoy

picnicking while watching the kids play in the playground or participating activities in the community gathering area.

Water Play

A multi-purpose water play area and water feature is envisioned near the Community Green and the group picnic pavilion. This attractive feature will provide fun activities for people of all ages. Whether for water play during the summer or for visual appreciation in spring and fall, the feature will welcome people into the park to explore many other great amenities. The adjacent pavilion and restroom conveniently provide needed support services.

Carousel, Roundhouse & Supporting Structures

The architecture of the carousel roundhouse, outdoor shelters, and supporting structures will take inspiration from the agricultural building types that were once emblematic of the landscape of Clarksburg and surrounding areas. Cues have been taken from the familiar forms and materials of farms, barns, sheds and silos. The buildings will adopt the modest material palette of wood, stone, and metal. Rather than directly replicate historical building types, the new architecture will interpret their agricultural precedents in a contemporary manner.

The roundhouse will stand approximately 37 feet high and 65 feet wide. Its supporting structure will include ticketing, a party room, small office, and restrooms for a total of 5,800 square feet. Reminiscent of the typical grain silo, the roundhouse façade will be rendered in a combination of metal screening and solid cementitious panels. The metal mesh screening is intended to allow views to the carousel even when it is not in operation. Metal mesh was chosen over glass for cost and maintenance reasons. The area where the carousel is housed will not be conditioned space, but the office and party space functions will have conditioned space. Reclaimed barn siding is proposed for the exterior of the supporting structure and standing seam metal roofs will shelter the building.

Two alternatives were studied for siting the carousel, roundhouse and supporting structures. In both alternatives, the carousel remains in the same location, but the supporting programs are relocated to different areas. The relative program adjacencies and functions correlate within both schemes, however, the final building masses are expressed in distinct ways. During final design, a more detailed exploration of these alternatives will be performed to determine which alternative will best meet the project needs.

Scheme 1: Carousel Roundhouse - Supporting Structure Wrapped around Roundhouse
This alternative of the carousel roundhouse building consists of a consolidated program that circumscribes the ticket booth, office, restrooms, and party room around the carousel. A high conical metal roof shelters the centralized carousel while a lower peripheral shed roof shades patrons purchasing tickets, using the restrooms, or viewing the carousel operation. Clear sightlines to the activity of the carousel are maintained from the main approach of the adjacent parking lot, as well as from the vista toward the stream valley.

Scheme 2: Carousel Roundhouse ï Supporting Structure integrated into Hillside
A second alternative explores the roundhouse as a distinct and separate building from the ticket booth, office, restrooms, and party room. The supporting building will be nestled into the southeast face of the hillside and neighboring amphitheater. This strategy celebrates the carousel as a unique object in the landscape, opening up more direct views toward the Ned Watkins property and stream valley. A green roof over the supporting building will also provide uninterrupted views from the southern area of the kite lawn. Additionally, the party room and restrooms are drawn closer to a proposed multi-aged playground, promoting greater self-sustaining activity in this area of the park.

Teen Adventure Play, Skateboarding, Fitness & Track
The park has elements that are designed with teens in mind: A climbing/fitness tower will provide an aerobic activity as well as provide views for people of all ages from the top. A 10,000 square foot skate park with a linear shape facilitates a skate park with good ñflowò Fitness equipment and a ¼ mile running track is located in this area, as well as a ½ mile trail

loop around the two rectangular athletic fields. There are steps that provide a secondary route to the athletic fields which will be constructed at a wider length for fitness purposes.

Dog Park
A 22,000 square foot dog park will have separate fenced areas for small and large dogs. There will be a shelter that extends into both areas for shaded seating, as well as benches. A water fountain will also be located near the gated entrance.

Athletic Field Improvements
The existing athletic fields are currently permitted to a local park standard because the lack of irrigation makes it difficult to maintain them to recreational park quality. The proposed water service to the park is sized to accommodate future irrigation, but irrigation costs are not currently included in the project budget. The community was notified at the public meeting that lighting and irrigation are typical elements for recreational park athletic fields, however lighting is not currently proposed at this time. Future improvements to the fields may have impacts on adjacent residences and would require further public outreach and discussion prior to implementation.

Pedestrian Access Improvements
The site currently has good pedestrian access from the surrounding community at five locations and there is a ten-foot wide circulation trail through the park that is well used for walking and maintenance access. The project will expand this trail network, and create loops for fitness. There will be a system of markers or signs to identify the route for different distances.

A second connection to the event area will provide a route to connect to the future Clarksburg Greenway Trail, as well as create the opportunity for a looped natural surface trail through undeveloped farmland/meadow. The project will also modify existing trails that do not comply with Americans with Disabilities Act, including reducing existing trail grades that exceed 5% (except where it was deemed impractical for the connection to Kigger Jack Lane) and providing accessible routes to existing and proposed facilities.

Additional Parking Spaces
New parking for 270 additional spaces has been included in the proposed plan. This number will provide ample space for all of the existing ballfield and playground uses, as well as the expanded park uses. Parking capacities have been provided which are similar to those provided at Wheaton Regional Park in the Day Use Area near the carousel facility. At the time of detailed design, a more detailed analysis of parking will be performed and the number of new spaces will be reduced and/or spaces converted to overflow parking if appropriate.

Restroom Facilities
Indoor permanent restroom facilities will be provided at two locations: the shelter at the Community Green (near the splash pad and playground) and the carousel, in the structure that houses the party room and ticketing. This park is over ½ mile in length, making it impractical for one facility to provide adequate coverage. The two locations are sited at the edge of the two athletic field areas, but are not close enough to warrant removal of the portable toilets that are sited directly adjacent to the fields.

Themed Multi-age Playground
A destination playground designed around an agricultural and farming theme is proposed. The playground will be designed for ages 2-12 and be accessible. The play elements will take advantage of the siteôs topography with multiple slides down the steeper slopes, and a long bay

of swings for all ages is sited to take advantage of the beautiful view into the stream valley. Picnic shelters and a restroom will be in close proximity to the playground. The shelters will provide a shady vantage point for parents as well as a good location for parties.

Stormwater Management

Stormwater management for the existing park development is provided by a network of bioretention facilities, infiltration trenches, and two very large existing combination sand filter/stormwater retention ponds which were initially oversized in the 2006 development to accommodate a future aquatic center that was not constructed. These existing facilities do not meet current stormwater regulations. Staff worked with DPS to maximize the use of the existing facilities, and is proposing micro-bioretention designed to current regulations to treat the new proposed development. The existing sand filters will have organic media and soil incorporated into their surface and would be planted with butterfly-attracting plants to function as a converted bioretention facility.

Maintenance Building

A maintenance building of 2,500 square feet is proposed. This structure will accommodate maintenance equipment, fuel storage locker, pesticide storage locker as well as shelf and pallet storage for materials and supplies. Space will also be provided for possible future lighting and irrigation controls for the ballfields. An adjacent fenced enclosure will be provided for outdoor storage.

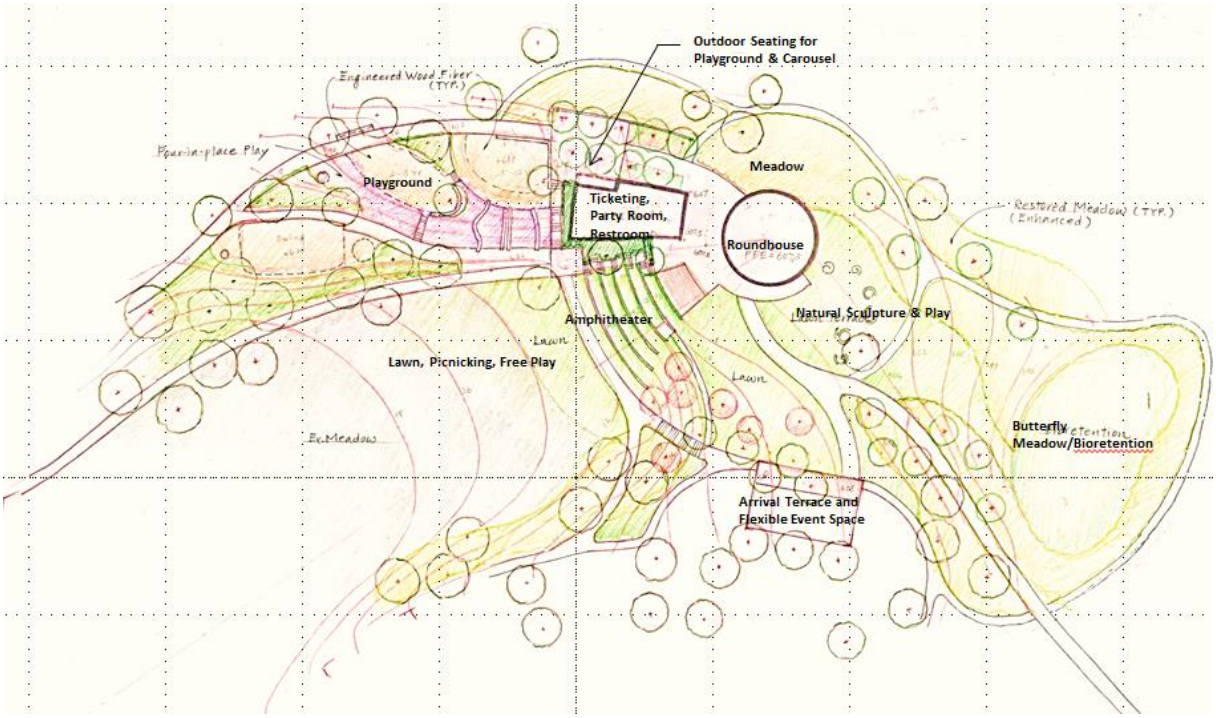
COSTS AND PHASING

Total Project Construction Costs

A summary of construction costs for the complete project is outlined in the table below.

Item	Subtotal
Site Preparation & Demolition	$767,000
Sediment & Erosion Control	$693,000
Earthwork	$1,010,000
Stormwater Management & Storm Drainage	$1,025,000
Utilities	$780,000
Vehicular Paving	$718,000
Pedestrian Paving & Walls	$915,000
Recreation Facilities	
Playground near carousel	$875,000
Playground near shelters	$525,000
Skatepark	$750,000
Teen Adventure Tower	$250,000
Track & Fitness Equipment	$370,000
Water Play	$650,000
Dog Park	$75,000
Buildings	
Carousel, Roundhouse, Ticketing, Party Room, Restrooms	$3,185,000
Large Pavilion & Restrooms	$700,000
2 Smaller Pavilions	$400,000
Maintenance Building	$280,000
Amenities, Furnishings, Public Art	$347,000

Landscaping & Reforestation	$437,000
Miscellaneous (As Built Drawings, Electronic Submission)	$50,000
Construction Subtotal	**$14,802,000**
Construction Contingency (15% of Construction Subtotal)	$2,220,300
Construction Total (Subtotal plus Contingency)	**$17,022,300**
Design Contract with Contingency (8% of Constrction Total)	$1,361,784
Staff Chargebacks for Design (15% of Design Contract)	$204,268
Construction Management & Inspections (2% of Construction Total)	$340,446
TOTAL PROJECT COST	$18,928,798
	$19,000,000



Phase 1 Construction Costs: Carousel and Supporting Infrastructure Only

Due to the high cost of the total project, a phasing strategy has been developed to create a smaller project that only includes the carousel and the minimum additional development required to support its operation. An illustration of the park with the phase 1 elements is on the following page, and an enlargement of the carousel vicinity is above. These elements are included:

- Carousel relocation
- Roundhouse and Accessory Building (ticketing, restrooms, and party room)
- Outdoor Seating Terrace
- Themed playground (area near carousel)
- Amphitheater
- Flexible Lawn Area for Programmed Activities (climbing wall, etc.)
- 100 New Parking Spaces
- Reconfigured vehicular access and arrival/drop-off zone
- Reconfigured parking spaces to meet accessibility requirements for the softball field
- Pedestrian circulation and reconfigured walkways to connect to other facilities
- Re-grading of kite lawn
- Segment of the Clarksburg Greenway Trail through the facility plan area
- Stormwater management and utilities
- Butterfly meadow and reforestation

With many projects competing for limited funds in the CIP, this smaller project is likely to be funded and implemented more quickly than the entire project recommended in the 2014 park master plan update. If Phase 1 is designed and built separately, the cost estimate for the total project should be re-evaluated to determine the cost of the remaining elements when constructed as a separate phase.

Phase 1 KEY

- A - Carousel & Roundhouse
- B - Ticketing, Party Room, Restrooms
- C - Picnic Terrace
- D - Multi-age Playground
- E - Amphitheater
- F- Kite Lawn
- G - Butterfly Meadow & SWM
- H - Flexible Activity Area
- I - Arrival Terrace
- J - New Parking Spaces (Total 100)
- K - Reconfigured Existing Parking
- L - Clarksburg Greenway Trail Segment
- M - Natural Surface Trail
- N - Utilities (Water, Sewer, Electric)

Ovid Hazen Wells Active Recreation Area: Phase 1 Site Plan

NORTH

A summary of construction costs for Phase 1 is outlined in the table below.

Item	Subtotal
Site Preparation & Demolition	$310,000
Sediment & Erosion Control	$250,000
Earthwork	$290,000
Stormwater Management & Drainage	$248,000
Utilities	$185,000
Vehicular Paving	$340,000
Pedestrian Paving & Hardscape	$350,000
Playground near carousel	$875,000
Buildings (Carousel Roundhouse and Ticketing/Party Room/Restroom)	$3,185,000
Amenities & Furnishings	$62,000
Landscaping & Reforestation	$204,000
Miscellaneous (As Built Drawings, Electronic Submission)	$31,500
Construction Subtotal	$6,330,500
Construction Contingency (15% of Construction Subtotal)	$949,575
Construction Total (Subtotal plus Contingency)	$7,280,075
Design Contract with Contingency (8% of Constrction Total)	$582,406
Staff Chargebacks for Design (15% of Design Contract)	$87,361
Construction Management & Inspections (2% of Construction Total)	$145,602
TOTAL PROJECT COST	$8,095,443
Rounded	$8,100,000

Operating Budget Impact

Annual operating budget costs to maintain the renovated park will increase. The Operating Budget Impact Cost for the first phase has been estimated at $100,000 for Year 1 and $53,000 for Year 2, with 0.449 Work Years for each year.

CONCLUSION

Staff recommends approval of the recommended facility plan and cost estimate, and inclusion of a Phase 1 project in the FY2017-22 Capital Improvements Program. The proposed plan recognizes, protects and enhances the unique bucolic character of Ovid Hazen Wells Recreational Park's Active Recreation Area and realizes the vision of Hallie Wells to integrate the carousel and other recreational amenities into the park to create a family destination. The proposed project will provide a community space for the Clarksburg Area for current and future generations.

ATTACHMENTS

Attachment 1 ï Concept Site Plans

Attachment 2 ï Concept Building Plans

Attachment 3 - Stormwater Management Concept Engineering Report & Approval Letter

Attachment 4 - Traffic Study

Attachment 5 - Acoustic Study

Attachment 6 - Public Meeting Summary