



MONTGOMERY COUNTY DEPARTMENT OF PARKS

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: November 3, 2011

TO: Linda Komes, Planner Coordinator, Park Development Division

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

FROM: Brooke Farquhar, Supervisor, Park and Trail Planning, (PPSD)

SUBJECT: Preliminary Program of Requirements for Hillandale Local Park

The attached Preliminary Program of Requirements was requested by your Division to help guide the Request for Proposal for the Facility Plan of Hillandale Local Park. Please feel free to discuss this with me as you move forward. Of particular note is our pending recommendation to Parks Director Mary Bradford to remove the Hillandale Park Activity Building from Hillandale Local Park. A briefing will be scheduled with Director Bradford soon on that topic.

cc: Mitra Pedoeem, Chief, Park Development Division
Tricia McManus, Supervisor, Park Development Division
Brian Woodward, Chief, Southern Parks
John Nissel, Chief, Facilities Management
Darien Manley, Chief, Park Police

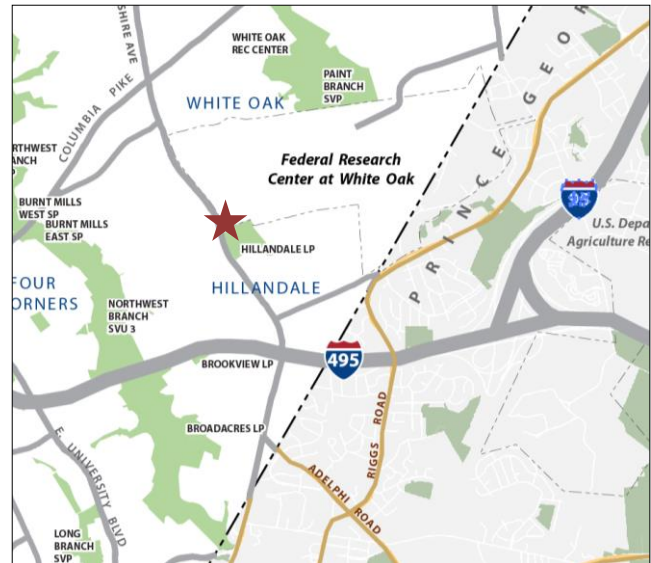
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Preliminary Program of Requirements

HILLANDALE LOCAL PARK

10615 NEW HAMPSHIRE AVE.
HILLANDALE, MD 20903

- [List of Components / Facilities](#)
- [Preliminary Program of Requirements](#)
 - *Analysis of Need for Components*
- [Basic Park Facts](#)
- [Existing Conditions](#)
 - *Park Map, Resource Atlas Map*
- [Policy Guidance](#)
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vicinity map

List of Components / Facilities

Based on the analysis of existing facilities and their use, surrounding conditions, policy guidance, and analysis of duplication of service, Staff recommends the following facilities be included in the park, in order of highest priority.

1. **Athletic Fields** - Continue to provide existing mix of fields -- one full size rectangular field and two diamond fields if adequate parking can be provided for peak use time.
2. **Playground** - Re-locate playground to central, easily visible location, with shade and seating, near picnic shelter.
3. **Basketball Courts** - Provide same number of courts, repair the lighting, and add a shooting pad/practice court if possible.
4. **Tennis Courts** - Continue to provide two tennis courts.
5. **Picnic Shelter** - Provide a first-come, first-served shelter in a visible area near a relocated playground to serve as a gathering area and for parents watching children on the playground.
6. **Park Activity Building** - To be removed pending comparison of overall service delivery strategy in the area affected by White Oak Recreation Center opening in 2012, and approval by Planning Board.
7. **Parking** -Reconfigure parking for maximum efficiency and layout of the park, and add landscaping.
8. **Park Trails** - Paved circumferential trail located outside of environmental buffers, and linked to bikeway on New Hampshire Avenue. Create natural surface trails in wooded area and access trail to adjacent neighborhood to the east if feasible.
9. **Natural Area** - Retain and increase access into undeveloped wooded area with natural surface trails.

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10. **Open Area for Gatherings and Informal Play** - Provide level, grassy, un-programmed open space suitable for small gatherings and play, near playground and picnic shelter, between ¼-1/2 acre.
11. **Volleyball** - Add one to two practice volleyball courts if there is space.
12. **Community Garden** - Provide space for 25-50 plots, per Parks Department standards, if there is space and demand from community.
13. **Benches/Sitting Areas** - Place near relocated playground and basketball.
14. **Access from New Hampshire Avenue** - Improve safety of New Hampshire Avenue entrances, potentially with acceleration and deceleration lanes. Bikeway access - Improve connection to bikeway along New Hampshire Avenue.
15. **Site Usability, Stormwater Management, Environmental Impacts** -Re-grade site to maximize use of central area where current swale is, if possible under environmental and other guidelines and regulations. Improve Storm water management. Remove or minimize impacts to environmental buffers.
16. **ADA** - Conform with applicable regulations.
17. **CPTED** - Conduct a security evaluation to determine design strategies to maximize visibility.
18. **Park Expansion** - Work with FDA/GSA on the feasibility of adding some of their land to the park, and move fencing back if possible, for relocation of existing facilities, additional open space, rectangular fields, or community garden.

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Preliminary Program of Requirements - Hillandale Local Park Analysis of Needs for Components

Facility	Existing	POLICY GUIDANCE				OTHER INPUT		Include in PPOR: Y / N, and Qty.
		1997 Master Plan	2005 PROS needs	2010 Vision 2030 Importance per Survey / Recommendations	2000 Park Survey	Capacity Utilization per Permit Data	Staff Comments, Observations	
PROS COUNTYWIDE FACILITIES								
Natural Area	12 Acres (approx)	NA	4595 acres	High / add strategically	NA	NA	High quality forest and sensitive areas should be retained.	Y: 12 acres (approx)
Skate Park	0	NA	15	Lowest / add strategically	NA	NA	Skatespot to be provided at White Oak Recreation Center	N
Dog Park	0	NA	16	Lower / add in urban areas	NA	NA	Not urban enough	N
PROS TEAM AREA FACILITIES								
Rectangular Field: Large	1	NA	4.8	Mid / add in East County / Re-balance existing mix of athletic fields to better fit current needs for rectangle and diamond fields.	NA	35% - MODERATE	Heavy non-permitted use	Y: 1
Diamond Field: Adult Softball & Youth Diamond Sports	2	NA	0	Lower / strategically repurpose	NA	60% - HIGH	Heavy use	Y: 2
PROS PLANNING AREA FACILITIES								
Playgrounds	1	NA	0	Higher / maintain high level of service	6% of park use- LOW	NA	Low- low visibility	Y: 1
Basketball Courts	2	NA	0	Lower / consider multiple uses of courts	21% of park use- HIGH	NA	Heavy use	Y: 2
Tennis Courts	2	NA	0	Mid / decrease underutilized courts	2% of park use - AVERAGE	NA	Moderate use- drop-in and organized	Y: 2

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		1997 Master Plan	2005 PROS needs	2010 Vision 2030 Importance per Survey / Recommendations	2000 Park Survey	Capacity Utilization per Permit Data	Staff Comments, Observations	
FACILITIES NOT ANALYZED BY PROS								
Park Activity Building	1	Evaluate need	NA	Divest – when no real historic value, and costs exceed return on investment	NA	21% - LOW	2012 Areas MP: No historic designation. Expensive sewer hookup required after 2014.	N
Non-Permitted Picnic Shelter	0	NA	21	High / add strategically	NA	NA	May replace some functions of a park activity building.	Y: 1
Trails: Hard Surface Loop	0	NA	NA	High / add connectors near higher density development	NA	NA	Community members asking for trails. Heart Smart or similar are popular.	Y
Trails: Natural Surface Loop	0	NA	NA	Highest	NA	NA	Community members asking for trails.	Y
Volleyball Courts	0	NA	NA	Groups of 4-6 courts, lighted, for tournament play	NA	NA	Single practice court minimum	Y
Open Area For Gatherings And Informal Play	0	NA	NA	na	NA	NA	Needed adjacent to picnic shelter and playground.	Y: ¼-1/2 acre
Community Garden	0	NA	NA	Moderate / provide especially in urban areas	NA	NA	Widespread popularity. Assess community interest.	Y

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Basic Park Facts

Park Name	Hillandale Local Park
Park Type	Local Park (see attached Classification System)
Facility Code	D53
Park Region, Sub Area, Current Manager	S-ML- Southern Region, Martin Luther King, Dave McGrady
Size (Acres)	24.5
Address	10615 New Hampshire Ave, Hillandale, MD 20903
Planning Area	33 (White Oak)
Community Based Team Area	2005- Forcast Area 6 , 2011- Area 2
Sector Plan Area	White Oak Science Gateway
County Service Center	East County
Recreation Advisory Board Area	East County
Council District	4: (East County)

Existing Site Conditions

<p>Facilities - Current Condition and Usage</p> <p>(no information on condition)</p>	<ul style="list-style-type: none"> - The Year 2000 Park User survey counts: 50% increase in visits to the park from 1995 to 2000. Basketball courts showed a much higher use than the average local park. Playground use was low when compared with the local park average, likely due to lack of visibility, and tennis court use was typical. - Fields - 2 Softball fields - heavy usage per permit data for peak month of May. Rectangular field - moderate permitted usage, and Region Staff indicated that in the fall the football/soccer overlay is more heavily used, and felt that there was a higher demand for soccer than baseball. Region Staff rotate the goal mouths to reduce wear. Region indicated a lot of un-permitted play occurs on the park fields. - 2 Tennis Courts (lighted)- Appear to be used every day for both drop-in and organized play. - Park Activity Building- Currently recommended for demolition per 2007 Functional Plan of Recreation and Ancillary Buildings. - Park Office Building (Barnett Building)- Currently occupied by Park Staff. Long-term use TBD.
<p>CIP or Major Maintenance Planned</p>	<p>Hillandale Local Park Facility Planning fy12</p>
<p>Zoning, Access and Parking</p>	<p>Zoning (setbacks, uses allowed, etc)- R-90 Zone - Residential - one family detached. Coverage 30% Setbacks- front-30'; side 25', rear 25' Maximum building height- 35 Frontage, access , parking- Minimum lot frontage, 75' at building line, 25' at street line. Access- Main access off New Hampshire Avenue to parking. Poor sight distance. Second entrance to building and tennis courts at light just south of fire house at Park Office Building.</p>

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Existing Adjacent Conditions	<p>Adjacent Land use-Park Office, Fire House, FDA, CHI Centers for the Handicapped.</p> <p>Adjacent Zoning-R-90 residential development (see above) tiny area zoned C-0 for the office building. Adjacent area to the North is the new FDA, and to the south is CHI Centers for the Handicapped building and parking. Unbuilt road right of way behind property, over stream.</p>
Environmental	<p>The eastern half of the site is mostly forested, and mostly otherwise environmentally constrained by steep slopes, stream valleys, floodplains, or erodible soils. The park contains 13.2 acres of environmentally constrained area 1.4 acres of which is improved, and 11.8 acres which is unimproved. The 10.5 acres of unconstrained has improvements on 8.9 acres, with 1.6 acres unimproved.</p> <p>The eastern portion of the park consists of forest with two ephemeral stream channels and a short section of a perennial tributary to Paint Branch. Both of the ephemeral channels are seriously eroded. The forest is dominated by tulip poplars, along with sycamores and several species of oak, with flowering dogwood, American holly, American beech, and red maple in the understory. The interior of the forest is relatively free on non-native invasives and contains some large patches of New York fern. Scattered invasives include periwinkle (one large patch), wine berry, barberry, and grape holly. The edges of the forest are heavily impacted by oriental bittersweet and porcelain berry.</p> <p>The perennial tributary to Paint Branch, directly downhill from the forested area, is mostly within an undeveloped road right-of-way. The stream appears stable, with several large areas of bedrock. Fish are present in the stream despite the fact that the stream enters a pipe just downstream of the southern end of the park property; the stream flows through the pipe for more than one half mile before leaving the pipe and flowing into the main stem of Paint Branch.</p>
Cultural Resources	<p>Hillandale Park contains a park activity building comprised of two periods of construction: a 1940s purpose-built recreation center and a prefabricated, World-War II temporary structure added to it in the 1950s. The building is one of a series of park recreation structures built throughout the park system from the Maryland-National Capital Park and Planning Commission's origins in the late 1920s up through recent decades. These park recreation buildings are analyzed in a brief historic context report prepared by Parks Cultural Resources Stewardship Section in Fall 2011. Its integrity has been subjected to alterations over time due to a small fire, termite damage, and other issues. The Historic Preservation Section Staff has preliminarily recommended the building not be designated on the Master Plan for Historic Preservation in the East County Science Center Master Plan. Put on list of sites that have "potential for future eligibility" instead.</p>

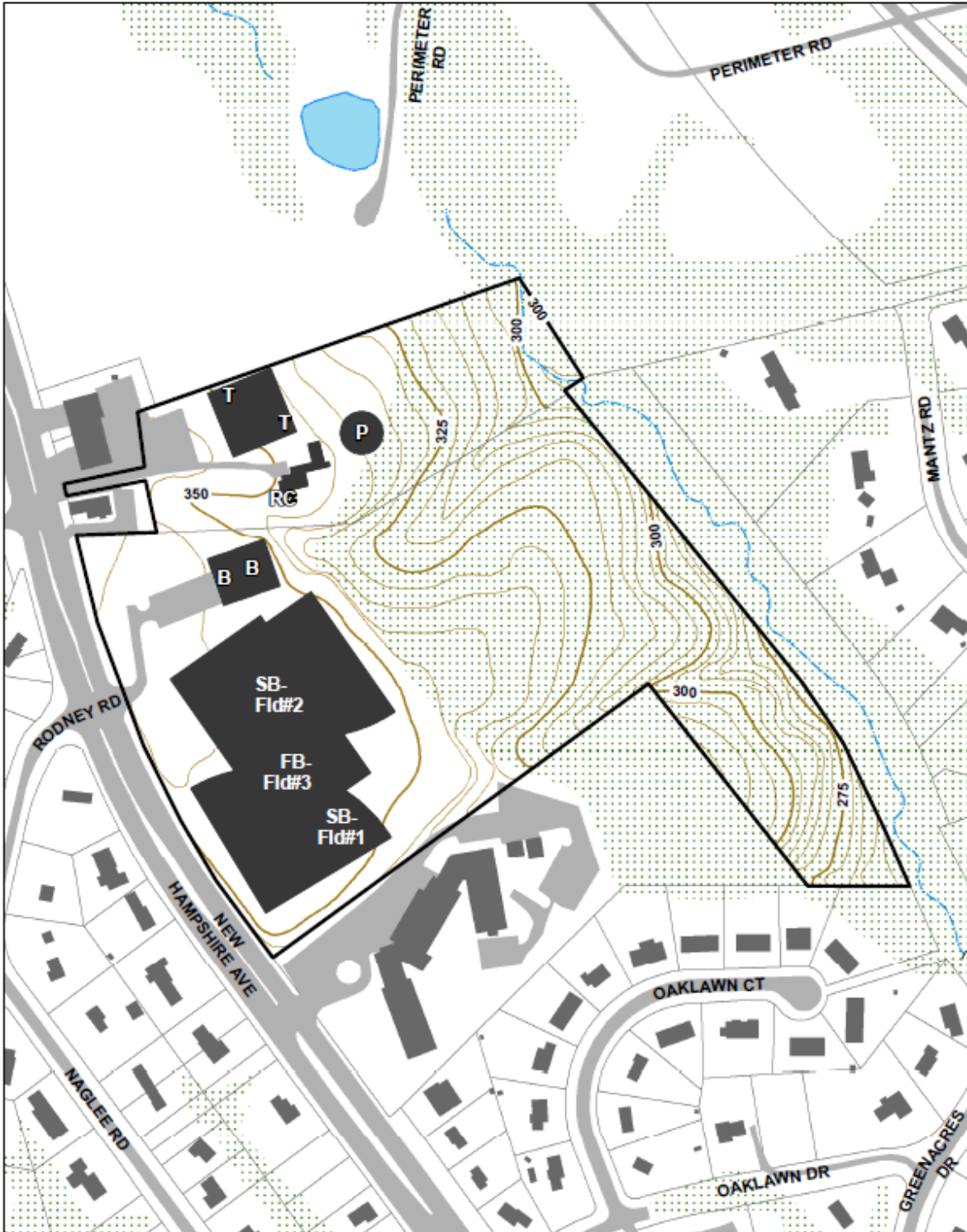
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	<p>As owner of the building, Parks may or may not support the recommendation.</p> <p>The Hillandale Recreation Building has a low utilization rate when compared to its capacity. It also has no sewer hookup and has a temporary septic permit that will expire in 2014</p>
<p>Demographic information</p>	<p>The East County Science Center Master Plan Scope of Work, February, 2011 states that for the study area (in which Hillandale Local Park is located) population is estimated at 35,655 people in 14,195 households. Renters account for 36 % of area households (compared to 25 % Countywide) and there is a larger share of single-person households (31 percent, compared to 24 % Countywide) and fewer families (68 %) than there are Countywide (73 %). This household data reflects the Plan area’s relatively large multifamily housing stock; 43 % of the residential units are multifamily and 57 % are single-family (compared to 32 % multifamily and 68 % single-family Countywide). With regard to ethnicity, 39 % of study area residents are African American (compared to 16 % Countywide) and 36 % are white (compared to 54 % Countywide). Compared to the County overall, the study area has fewer Hispanic (14 % versus 16 %) and Asian (9 % versus 13 %) residents. The residential areas closest to Hillandale consist primarily of single-family detached homes.</p>
<p>Nearby Parks, trails, recreational facilities (including alternative providers)</p>	<p>Parks and recreational facilities located within a mile of Hillandale include: Brookview and Broadacres Local Parks. Cresthaven Elementary School and Key Middle School are located to the north off New Hampshire Avenue. With the ultimate employee population at FDA of 9,000, additional recreation facilities may be needed in the immediate vicinity. FDA’s on-site facilities, not accessible to the public, will include: fitness center - 10,000sf, picnic areas throughout, landscaped central commons, walking path, soccer/softball field, bicycle lockers, showers, clubs: softball, soccer, tennis, basketball, bowling, flag football, kickball, volleyball, bicycle commuter group, farmers market.</p>

Park Map

Hillandale LP

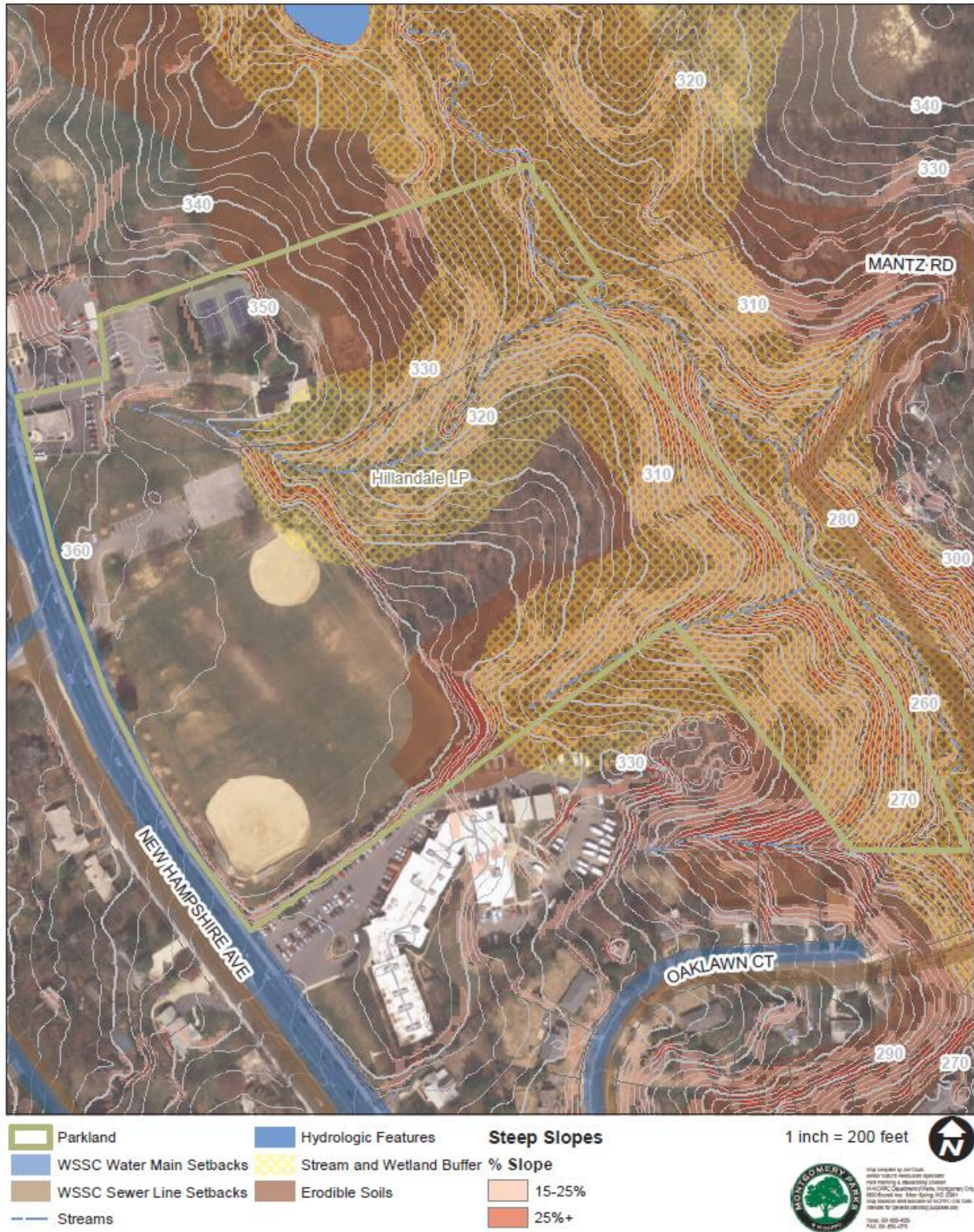
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Resource Atlas Map



Policy Guidance - Area Master Plans, Park Master Plans, Vision 2030, PROS

<p>Needs analysis (PROS and Vision 2030, Site Selection Studies) for typical or appropriate facilities for this park type</p>	<p>2005 PROS Plan Additional Needs</p> <ul style="list-style-type: none"> - Planning area 33- White Oak- -Basketball Courts-0, Tennis Courts- 0, Playgrounds- 0 (no new facilities needed) - Team Area --Ballfields- Eastern County - 4.8 large multi-purpose Rectangular fields needed <p>Vision 2030</p> <ul style="list-style-type: none"> - Park in South Central- Highest Need Area- Consider re-purpose of some Tennis Courts, multiple use of Basketball Courts, Maintain high Level of Service for Playgrounds, strategic potential to add Picnic Shelters, Skate Parks, Community Gardens - Look for opportunities to add trails, dog parks, volleyball. Recreation Centers- Add fewer, larger centers with aquatics
<p>New emerging facilities that might be considered</p>	<ul style="list-style-type: none"> - Community Gardens - Volleyball
<p>Appropriate Facilities for this Park Type</p> <p>List of possible components according to Park type</p>	<p>Local Park Components On Classification Table</p> <ul style="list-style-type: none"> - Ballfields - Play equipment - Tennis Courts - Multi Use Courts - Picnic Areas or Shelters - Buildings <p>Other less frequent facilities found in individual local parks</p> <ul style="list-style-type: none"> - Spray grounds - Volleyball Courts - Skate Spots - Cricket Fields - Historic Buildings - Exercise Course - Community Gardens - Dog Parks
<p>1997 /White Oak Master Plan Recommendations related to Hillandale Local Park</p>	<ul style="list-style-type: none"> - Pursue transfer of the front buffer of the Naval Surface Warfare Center (NCWC) which includes golf course, club house, picnic area, athletic field, and areas adjacent areas to Paint Branch Stream Valley. "Montgomery County Parks should assist GSA in providing recreational resources on their site for their employees and the surrounding communities if possible". - p. 96 - New recreation center recommended in the vicinity of April Stewart Lanes. Evaluate the potential to expand and improve the recreation facilities at Hillandale Local Park. - p. 55 - Pursue an easement for pedestrian access between the FDA center and the White Oak Commercial Center. - p. 57 - Extend sidewalk on N. H. Ave, east side - south of fire station.

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Planned park, trail, and recreation facilities in area master plans, park master plans,	Development of April Stewart Lane Local Park (will be developed with large recreation center and local park facilities including playgrounds, skateboard area, basketball court and soccer field).
Planned bikeways, road classifications limiting access, future ROW impacts, etc	Bikeway (shared use path) on east side of New Hampshire Avenue.
Service Area Analysis	Per Vision 2030: Tennis, Basketball, Playgrounds - Serve Planning area- or 1 mile radius. Ballfields and Recreation Center serve 2005 team areas or 3 mile radius.
	See attached memorandum

Operational Considerations

See the attached meeting report from May 10, 2011.



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

MEETING REPORT

MEETING DATE: May 10, 2011, Hillandale 1st Floor Conference Room

ATTENDING:

Christine Brett	Dave McGrady
Steve Chandlee	Tricia McManus
Brooke Farquhar	John Nissel
Linda Komes	Mark Wallis
Jamie Kuhns	Brian Woodward
Mitra Pedoeem	

SUBJECT: Hillandale Local Park Renovation – Facility Plan Scoping Meeting

The purpose of this meeting was to discuss ideas for the preliminary program of requirements for the project. Existing conditions, problems with the park and goals for the renovation were discussed. Comments from the meeting are outlined below.

1. **Site Circulation:** The curb cut into the park makes it difficult to get in and out. Now that the Department owns both the office building and the park, the entrance should be reconfigured for better park identity, circulation flow and layout of parking. Changes to New Hampshire Avenue access might be needed. In general, the facilities in the park are good, but the layout, relationships between activities and circulation flow need to be improved. Signage also needs to be improved. A lot of people from the neighborhood walk to this park, so pedestrian circulation and access also needs to be considered. A connector trail to the east through the wooded area to the neighborhood should be considered, as well as connections to the New Hampshire Avenue sidewalk/trail.
2. **Parking:** Parking is one of the main problems with the park in that the parking is inadequate. There is a general agreement with the adjacent fire department that they use the back spaces of our parking lot, because they need additional space. We should review old plans on microfiche that are sketches to improve the parking configuration.
3. **Fields:** There is one baseball and one softball field with a football/soccer overlay that is used in the fall. There seems to be a high demand for soccer in the park and less demand for baseball. Region staff flip flop the goal mouths in order to address wear patterns for the rectangular field. It was suggested that we might want to consider eliminating at least one diamond in order to have two full size soccer fields (provided there is adequate parking.) There is a lot of non-permitted play in the park. MLK Recreational Park and Montgomery Blair LP are available nearby for baseball. Proper orientation of the fields needs to be addressed, and overlays need to be removed. Spectator areas should also be considered.

Park permit data for 2010 shows that Softball Field 1 was permitted for 138 hours (for youth games) out of 2,684 available hours, Softball Field 2 was permitted for 288 hours (for youth games) out of 2,684 available hours, and the football/soccer field was permitted for 577

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hours out of 2,684 available hours. Dave McGrady indicated that he thinks the permit data for the rectangular field is low and that there is a lot of non-permitted use that occurs, especially on weekends.

4. Basketball: There are two lighted basketball courts in the park, and these are a major attraction. They are heavily used, and if more were available they would also be used. The lighting needs to be replaced. Police would prefer the basketball courts to be closer to the road for observation, but the community would probably prefer them to be further back in the site.
5. Tennis: There are two courts on site, which appear to be used every day. There is both drop in and organized play. Some of the vocal community members will want to keep the tennis courts.
6. Playground: The existing playground is located out of view and adjacent to a wooded, environmentally sensitive area. It should be relocated to a more secure area in better proximity to other park activities.
7. Hillandale Office Building: The upstairs of the building, where Enterprise is located, is ADA compliant and accessible. The lower level of the building, where Property Management is located, is not accessible and should be made accessible. It's possible that the training room might be relocated here in the future and that Property Management could move. It would not be difficult to reconfigure the lower level to make an accessible building entrance from the parking lot. This might be easier than installing an elevator.

Community Building: The building is in poor shape and should be removed. In 2010, it was rented for 886 hours out of 4,901 available hours. Even though the usage is relatively low, there is opposition from the community to remove the building. The park renovation was considered a trade-off to the community for the removal of the building. The fire station, adjacent school, and the White Oak Recreation Center offer other nearby rentable meeting spaces. The community building could be replaced with a picnic shelter.

There was a problem with the septic system to the building, and the repair to the septic system is worth more than the building. It would require a sewer pumping system, because the drain fields are uphill from the building. The Department did temporary repairs to the existing system that will allow it to remain in place until 2014, after which time we will be required to remove the system (by code). The WSSC sewer mainline is located on the other side of New Hampshire Avenue, making a new connection to this extremely expensive and difficult.

The front part of the building was originally built in 1943-1946, and the back part of the building was originally built in 1956. In the 1980's the entire building was replaced on its original foundation. Historic Preservation is considering placing this building on a list of buildings to be preserved. The Department of Parks Cultural Resources staff is in the process of trying to explain to Planning staff why it is not worthy of preservation and that there are better examples of community buildings from the original time period within the park system.

8. Security: There are homeless people in the park and there are often beer cans tossed around. Consider moving activities, such as shelters or basketball, closer to the Hillandale office building for better surveillance.

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9. Community Outreach: Nancy Sturgeon in Planning should have a list of contacts for community outreach. We should consider different forms of outreach to draw all users of the park to the meetings (basketball players, field users, etc.), not just the vocal community members. Eileen Finnegan and Betsy Bretz are active members of the community and will want to be involved.

10. Miscellaneous Comments: There are some oaks near the parking area that have compacted soil and are not in great shape. The benches in the park are well used. If needed we could discuss the potential of using some of the FDA land for park activities, since we used to run the golf course on their property within the historic buffer. We might want to consider stream restoration or acquiring the paper street ROW in the wooded area to the east of the park.

This meeting report will be recorded as accepted unless the preparer is contacted in writing within two weeks. This report was prepared by:

Patricia A. McManus
Design Section Supervisor

Distributed for Review: July 18, 2011
Revised & Finalized:

Copy: Attendees