



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

MCPB
 Item:
 Date: 7/9/15

June 30, 2015

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *M*
 Mitra Pedoeem, Acting Deputy Director, Department of Parks *Mitra Pedoeem*
 Michael Ma, Acting Chief, Park Development Division *by*
 Patricia McManus, Design Section Supervisor, Park Development Division *PM*

FROM: Linda Komes, Landscape Architect/Project Manager, 301-650-2860 *LK*

SUBJECT: Facility Plan for the Renovation of Hillandale Local Park

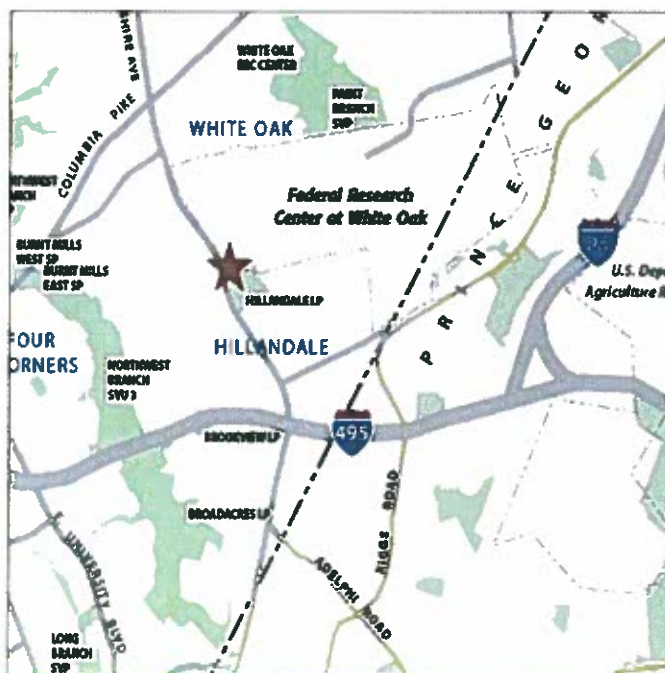
STAFF RECOMMENDATION: APPROVE the Recommended Facility Plan, including the cost estimate.

PROJECT DESCRIPTION

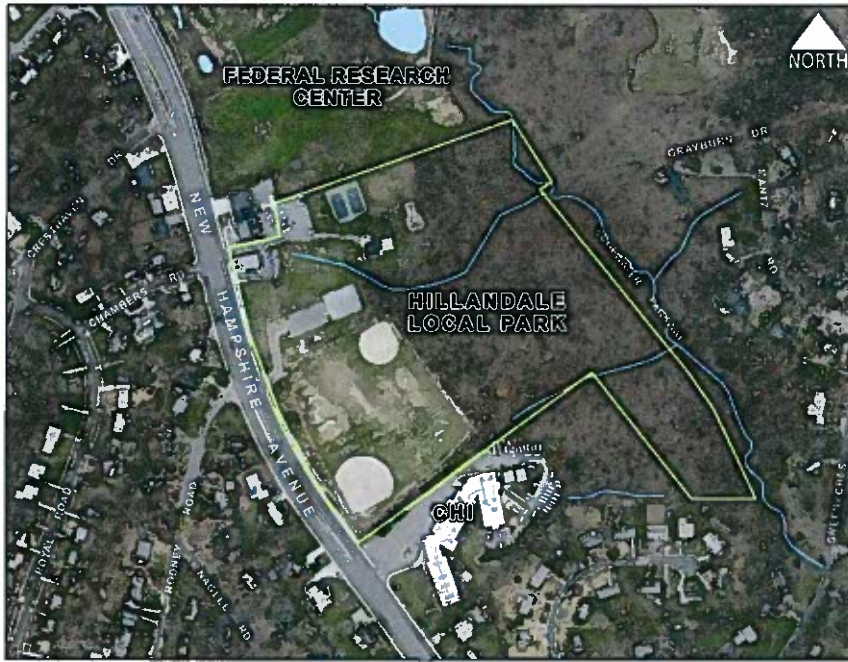
Introduction

The purpose of this project is to prepare a facility plan for the renovation of Hillandale Local Park located at 10615 New Hampshire Avenue in Silver Spring. A companion Preliminary Forest Conservation Plan, as well as a variance for impacts to trees 30 inches or larger in diameter, will be presented to the Planning Board for approval prior to presentation of the subject Facility Plan.

Hillandale Local Park is an existing 23.35 acre park located just outside and north of the I-495 Capital Beltway. The western property line of the park is formed by the New Hampshire Avenue right-of-way. Single family homes face the park across New Hampshire Avenue. Adjacent and to the north of the park is the Hillandale Volunteer Fire Station and the U.S.



Food and Drug Administration (FDA) headquarters located in the Federal Research Center (FRC) complex. To the east of the park is an unbuilt road right-of-way, formerly known as Edgewater Parkway, which includes a perennial tributary to the Paint Branch. The CHI Centers, Inc. (formerly Center for the Handicapped, Inc.) abuts the park to the south and occupies a disused Montgomery County Public School building.



Vehicular access to the park is currently provided via two separate, unconnected entrances off New Hampshire Avenue. There is no obvious main entrance to the park. The southern entrance provides access to a small 28-space parking lot. Sight distances along New Hampshire Avenue are poor at this entrance point. The second access point provides access to the Hillandale staff office building, tennis courts, a playground, and two additional parking areas with a total of 29 spaces. This access road is located

between the staff office building and the Hillandale Fire Station. This entrance does not align with opposing Chalmers Road at the traffic light at MD 650, making turning movements into the site difficult.

Pedestrian access to the park is provided via an existing public sidewalk along New Hampshire Avenue. At the time of this writing, and in response to a request by the community, a natural surface trail connection is being constructed through the stream valley, providing pedestrian access to the park from the residential neighborhoods east of the park.

The parkland was acquired by the Commission in 1943 and was developed with active recreational facilities in the early 1950's. Existing facilities consist of the following:

- Two Softball fields with a soccer field overlay with non-functioning lighting
- Two lighted Tennis Courts
- Two lighted Basketball Courts
- One playground
- A 28-space asphalt parking lot and two small parking lots with an additional 29 spaces.



A two-story, brick office building, known as the Hillandale Office Building, is located in the northwest corner of the park, adjacent to the fire station. The circa 1975 building was acquired by the Commission in 2007, and is approximately 5,500 square feet in size. It currently houses staff offices for the Commission's Enterprise Division and the SmartParks Unit.

Within the last month, in May of 2015, a small recreation building which was located in the northern portion of the park behind the fire

station was demolished by the Facilities Management Division. The building was originally built in 1944 as a prototype for future park recreation buildings and had been modernized and expanded over the years. A small fire in the 1990's caused structural damage requiring major modifications which further compromised the historic integrity of the building.

The building was not connected to the public sewer system and in 2008, the Montgomery County Department of Health, Well and Septic Division, limited use of the building to no more than 3 times a week with a 50 person maximum group capacity. The permit was valid until 2013, at which time M-NCPPC was required to either demolish the facility or connect to the WSSC sewer located on the west side of New Hampshire Avenue. A study completed by the Park Planning and Stewardship Division recommended demolition of the facility following expiration of the permit in 2013. Since that time, up until its recent demolition, the building had not been used and was vacant. A new custom designed picnic shelter is currently under construction by the Facilities Management Division. It is located near the footprint of the former building and will be completed within the next several months. The new shelter will utilize salvaged stone from the former community building chimney and will include four picnic tables inside and three tables outside on a flagstone terrace. In addition, accessible parking and a new accessible drinking fountain will be provided.

The eastern portion of the park contains 13.2 acres of environmentally sensitive land (over 56% of the total park acreage), of which approximately 1.4 acres is currently improved with park facilities which were developed before environmental protection legislation restricted development. The remaining undeveloped land is predominantly forested stream valley, including areas of steep slopes, floodplain, and erodible soils. The perennial stream, an unnamed tributary to the Paint Branch 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 the Paint Branch. There are three onsite intermittent streams which convey storm runoff from the existing park to the perennial stream. There are areas of highly eroded side slopes associated with the intermittent stream channels that will be stabilized as a part of this project.

Hillandale Local Park is a very popular park and has served the community well for the past 65 years; however, the park is in need of renovation. There are a number of issues including universal access noncompliance, lack of parking, poor circulation, poor sight distance at the

vehicular entrances with no clear main entrance, and outdated, deteriorating and difficult to maintain facilities.

Project Funding and Timing

The facility planning study was funded with \$360,000 from the Department of Parks Capital Improvements Program in the Facility Planning Local PDF. Facility planning represents thirty percent (30%) complete construction documents, including a proposed design, cost estimate and determination of regulatory feasibility. Charles P. Johnson & Associates, Inc. was hired in February 2013 as the project's prime consultant, leading a team of sub-consultants that included Annapolis Landscape Architects, and Kim Engineering (geotechnical). If approved the project would be proposed for design and construction in the Fiscal Year 2017-2022 Capital Improvements Program (CIP.) The project schedule will be determined during review of the CIP. Refer to Attachment 2 for the Facility Plan Report.

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. Prepare and obtain approval of a Natural Resources Inventory/Forest Stand Delineation Summary Map.
3. Meet with the community to discuss existing concerns and ideas for the park.
4. Identify final program of requirements.
5. Prepare park design alternatives.
6. Present design alternatives to the community and stakeholders.
7. Develop preferred alternative based on input received.
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. Coordinate recommended plan with the community and stakeholders and resolve any outstanding issues with stakeholder groups and regulatory agencies.
10. Finalize plan based on input received.
11. Prepare a Preliminary Forest Conservation Plan (PFCP) submission.
12. Prepare facility plan report, cost estimate, and operating budget estimates.
13. Present facility plan recommendations and costs to the Montgomery County Planning Board for approval along with companion PFCP.

MASTER PLAN RECOMMENDATIONS

White Oak Science Gateway Master Plan, Approved and Adopted July 2014

A comprehensive amendment to the 1997 White Oak Master Plan known as the White Oak Science Gateway Master Plan was approved and adopted in July of 2014, while the facility planning process for Hillandale Local Park was underway. The document includes the following language on page 88 regarding the renovation of Hillandale Local Park:

The existing Hillandale Local Park needs renovation and reconfiguration. The play area is hidden from view, parking and vehicular circulation are disjointed, and the Park Activity Building is underused. While removal of the Park Activity Building provides opportunities to redesign the park, the site has little or no room for reconfigured parking and additional needed facilities. This Plan recommends exploring opportunities with the FRC and the adjacent Hillandale Volunteer Fire Station for possible expansion of Hillandale Local Park's land area to allow for additional facilities to meet community needs.

The discussion in the Master Plan continues with the following specific recommendations on pages 88, 89 and 93:

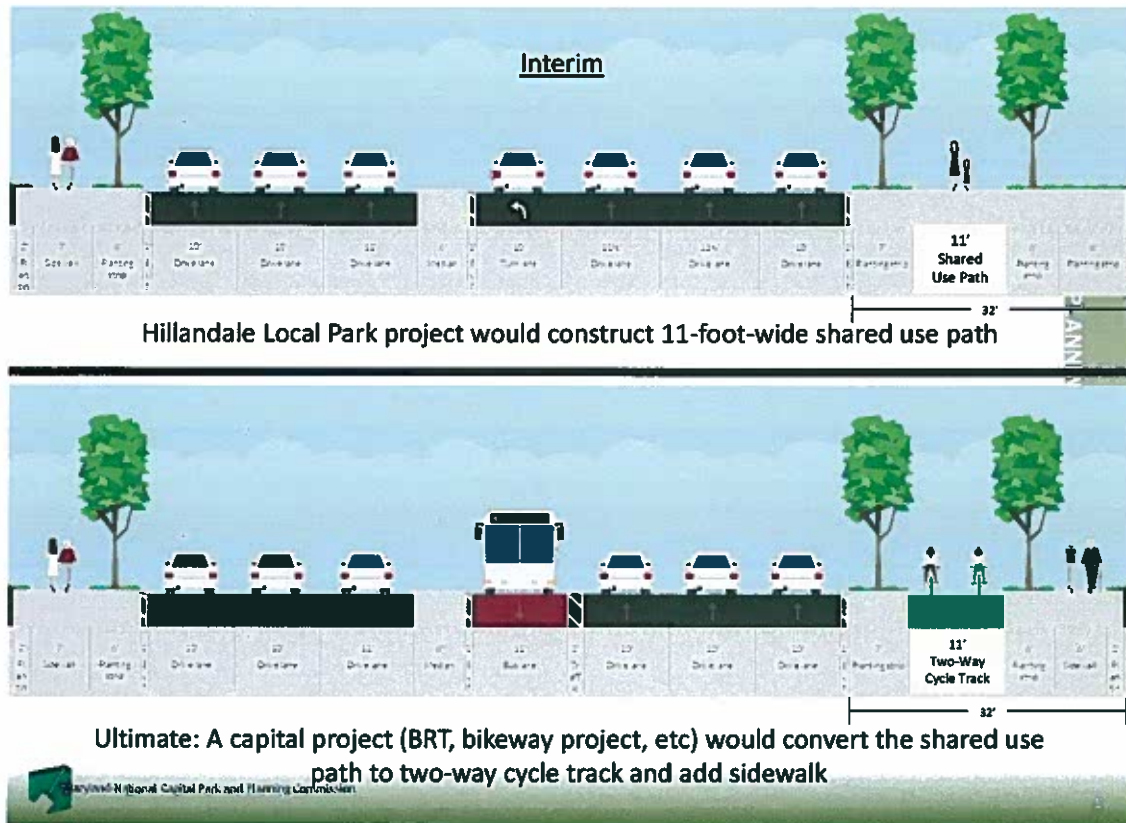
- *Remove the Park Activity Building in Hillandale Local Park and repurpose park land with facilities that are in demand, such as community open space and reconfigured play areas. The final program and park design will be determined through the currently funded Facility Plan*
- *The paper street adjacent to Hillandale Local Park, Edgewater Parkway should become part of the Park via abandonment. Easement, or other agreement between M-NCPPC and the County.*
- *Pursue acquisition of the Hillandale Volunteer Fire Station site for purposes of expanding the area of Hillandale Local Park if the Fire Station relocates to a larger site and there is a willing seller;*
- *Consider acquiring land or an easement from the FRC property adjacent to Hillandale Local Park to allow for needed facilities such as an adult rectangular field.*
- *Efforts to improve access between CHI Centers and Hillandale Local Park should be explored through the facility planning process to redesign and renovate the park.*

In addition, the Master Plan calls for a 130 foot-wide road right-of-way along the Park's New Hampshire Avenue frontage. The existing right-of-way in the vicinity of the park varies but is approximately 110 feet wide. The park design provides an additional 20 feet of right-of-way along the New Hampshire Avenue frontage and is in compliance with all Master Plan recommendations.

Countywide Bikeways Functional Master Plan, Approved and Adopted March 2005

The 2005 *Countywide Bikeways Functional Master Plan* recommends a dual-bikeway, shared-use path along the park's New Hampshire Avenue frontage. This recommendation for this segment of the bikeway was superseded by the 2013 *Countywide Transit Corridors Functional Master Plan*. The 2013 *Countywide Transit Corridors Functional Master Plan* recommends that concurrent with the development of the future Bus Rapid Transit system proposed along New

Hampshire Avenue, that a two-way cycle track and a separate sidewalk be provided in lieu of a shared use path. The ultimate condition also includes a shared use path on the east side of New Hampshire Avenue. The figures below illustrate the interim and ultimate cross-sections. The facility plan will provide the interim shared use path in its ultimate location which could be converted in the future to a two-way cycle track. At the time that the BRT is constructed, a separate sidewalk can be added within the 130' wide right-of-way.



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. The final plan, dated June 2011, identifies Hillandale Local Park as located in the East Transit Corridor planning area. Volume 2 of the current draft (page 63) indicates that the East Transit Corridor area has the highest population of all planning areas and also has the greatest concentration and access to recreation components. On page 22 of Volume 2, user surveys identified facilities of highest importance, including trails, playgrounds and natural areas. There are no detailed recommendations specific to the renovation of Hillandale Local Park.

In the table on pages 75 and 76 (Appendix E), 2010 survey results from the East Transit Corridor planning area show increasing demand and need to maintain high levels of service for multi-purpose fields, playgrounds, picnic shelters, and natural and hard surface trails.

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.

Hillandale Park is classified as a Local Park which is described by the PROS Plan as “Larger parks that provide ballfields and both programmed and unprogrammed recreation facilities.” The PROS Plan provides an inventory of facilities taken in 2005 and projects the need for additional facilities by the year 2020. Figure 9 on page 58 refers to the 2005 LPPRP/PROS Plan, page III-26, for inventory needs by planning areas in the County. The field needs by the year 2020 for the Eastern County area indicate a slight surplus in youth (age 0-9) multi-purpose diamonds, a surplus of over 20 youth baseball/adult softball diamonds, a slight surplus of adult baseball diamonds, and a deficit of multi-purpose rectangular fields.

FACILITY PLANNING PROCESS

Preliminary Program of Requirements

A Preliminary Program of Requirements (PPOR) for Hillandale Local Park was prepared by Park Planning and Stewardship staff based on an analysis of existing facilities and their use, surrounding conditions, policy guidance, and analysis of duplication of service. Refer to Attachment 1 for memo (Farquhar to Komes, dated 11/3/11.) The PPOR was provided as a guiding document and was presented to the community during the facility plan work sessions. The PPOR included the following facilities for consideration during the facility planning process:

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.
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.

COMMUNITY OUTREACH

Community Meeting #1

A public meeting was held on July 24, 2013, and there were 21 community members in attendance. The goal of this first meeting was to present the site analysis and the recommended PPOR for the park. The Consultant prepared nine different schematic layouts and a series of image boards in an effort to obtain clear direction and input from the community. After presentation of the layouts and images, attendees were given red, green and gold stickers. Community members were instructed to place red stickers on facilities that they did not like or thought were undesirable, green stickers on those that they liked and felt were necessary, and gold stickers to place on their preferred layout.

In general, residents were opposed to volleyball, dog exercise areas and skate board facilities, and supported rectangular and diamond fields, tennis and basketball courts, picnic facilities, drinking fountains, and trails. Residents were unanimous in their desire to have a new playground located in a central and visible area of the park and noted a shortage of parking. A reoccurring comment from residents was the desire for working restroom facilities and a hard surface trail loop.

Two preferred layouts were identified during the meeting. One of the layouts included a park drive located east of the rectangular field along the edge of the forest. The second layout located the park road closer to New Hampshire Avenue. Both options included parking distributed along the length of the road, as opposed to separate parking lots.

Community Meeting #2

A second community meeting was held on March 19, 2014 in conjunction with the Eastern County Recreation Advisory Board (ECRAB). Approximately 20 community members attended. Several elected officials, including County Executive Isiah Leggett and County Council members Nancy Floreen and Cherri Branson were in attendance for the meeting.

Staff presented the further developed plans, answered questions and collected input from the community. There were questions about the timing of the demolition of the community building, whether an improved entrance and better alignment with Chalmers Road was possible, a desire to protect the stream valley, a request for staff to pursue locating a ballfield on the adjacent Federal

Research Center property, a desire for working restrooms, a Heart Smart Trail around the perimeter of the site, and fencing around the playground. There were also several complaints about the persistent poor condition of the existing playing fields.

Community Meeting #3

A third and final meeting was held with the Hillandale Civic Association as part of their monthly meeting on March 26, 2014. Thirty five members of the community were in attendance. There was a lengthy discussion regarding the disposition of the land in the paper street right-of-way in the stream valley buffer along the eastern perimeter of the site. The community also fully supported and urged staff to continue to actively pursue locating a ball diamond on the adjacent Federal Research Center property.

During the meeting the community voted on the two different layout options for the park and the vote was split evenly. In follow-up discussions with Park Region staff, a decision was made to select the option with the internal park road located closest to New Hampshire Avenue, which would provide a separation between recreation activity areas and New Hampshire Avenue and would also provide greater visibility and vehicular access for enhanced park security.

Agency Coordination and Regulatory Approvals

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

M-NCPPC Department of Parks

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 Park Police, Area 2 Planners, Facilities Management, Southern Region, Urban Forestry, Water Resources, and Property Acquisition, and Park & Trail Planning. Staff also met early on in the process with senior management to discuss critical issues such as the demolition of the community building, coordination with GSA and the Hillandale Volunteer Fire Department, the community's request for restroom facilities, synthetic vs. natural turf, and the future of the existing Hillandale Office building and its impact on park access.

M-NCPPC Department of Planning / Montgomery County Department of Environmental Protection (DEP)

The NRI/FSD was approved on November 20, 2013 (File # 420140270). On November 25, 2014, a Preliminary Forest Conservation Plan (File #PP2015001) was submitted for review. Approval of the plan is being recommended by staff. PP2015001 is a companion case to the subject facility plan and will be reviewed by the Planning Board prior to review of the Hillandale Local Park Facility Plan.

M-NCPPC Department of Planning / Planning Area 2

During the facility planning process for Hillandale the White Oak Science Area Master Plan was being completed. Parks staff coordinated closely with Planning Staff. As a result several recommendations which impact the park were included in the Master Plan including a provision that would allow acquisition of the Hillandale Volunteer Fire Department site if it should become available, abandonment of the abutting paper street previously known as Edgewater Parkway, and acquisition of land or an easement from the adjacent Federal Research Center property.

Montgomery County Department of Permitting Services/Water Resources (DPS)

A stormwater management concept plan (#270935) was submitted to DPS on December 17, 2014 and was approved on May 1, 2015. Stormwater for the renovated park is being provided by nine micro-bioretenment facilities, one bio-swale and non-rooftop disconnection.

Montgomery County Department of Permitting Services (DPS)/Right of Way Plan Review

A request was made by the Hillandale Community that the paper street right of way along the eastern edge of the park be abandoned. On December 5, 2014 an email request was made to staff of DPS requesting permission to use the dedicated but unbuilt portion of the road. On December 9, 2014, permission was granted on a "revocable basis" by DPS.

Arts and Humanities Council of Montgomery County (AHCMC)

On January 26, 2015, staff presented the project to the Public Arts Trust Steering Committee of the AHCMC as a potential candidate for public art. Given the park's prominent location in the Hillandale community, the park's high level of use and high public visibility, the Public Arts Trust supports the inclusion of public art in this project and is especially interested in incorporating a public art component in the themed playground.

Hillandale Volunteer Fire Station

Coordination with the Hillandale Volunteer Fire Department has been ongoing throughout the design process. On December 19, 2013, park staff met with members of the Hillandale Volunteer Fire Department to share plans for the park and to discuss the Fire Department's long term plans for its existing facility. The Fire Department stated that it has outgrown its 1940's facility and is looking for a new station location within its service area. At the time of this writing no definite plans for relocation of the facility are available.

CHI Centers, Inc.

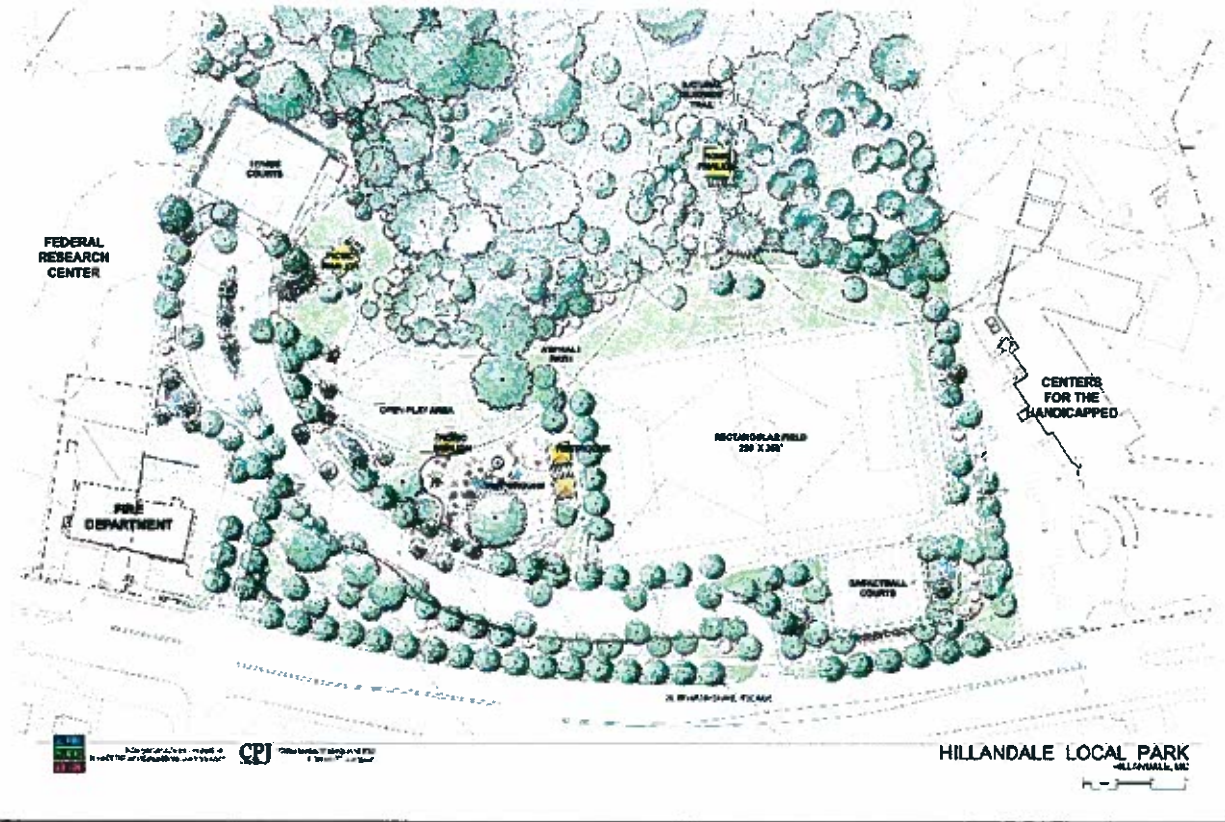
A meeting between parks staff and the Director of the CHI Centers, Inc. was held on August 13, 2013. CHI is in full support of the project and has requested that a direct and accessible pedestrian connection be provided between the two properties. Outdoor exercise equipment for use by the Center's adult population was also requested. A follow-up meeting with the Center's new Director is scheduled for July 1, 2015.

Maryland State Highway Administration (MDSHA)

Charles P. Johnson and Associates met with MDSHA on December 3, 2014 to review a concept plan of the proposed ingress/egress locations. MDSHA responded with a letter stating that there were no issue with the locations at that time but review of the design plans will be required during design of the park.

U.S. General Services Administration (GSA) / Federal Research Center (FRC)

Staff had numerous phone conversations with GSA and FRC staff regarding the possibility of locating a diamond field on the GSA property along the New Hampshire frontage. Initially GSA and FRC staff were supportive of the idea, noting that the facility would also be used by FRC employees. Despite efforts by park staff, communications have since stalled and have not proceeded further. Staff will continue to pursue this option in the interval between planning and design. The park design is able to accommodate a diamond overlay on the soccer field should it be considered necessary and desirable in the future.



RECOMMENDED FACILITY PLAN

The Recommended Facility Plan for Hillandale Local Park seeks to preserve and enhance the site’s significant natural features while satisfying the recreational needs of the community. After a thorough analysis of the existing park’s constraints, the plan aspires to turn these into opportunities by developing a forward thinking design approach and a plan that will serve the community well into the future.

Approximately 52% of the site is located in a stream valley buffer and will be protected. The forested portion of the site is a valuable site amenity and provides a unique character to the park. Aply named hill and dale, the forested park area is characterized by an open understory which permits views throughout the gently rolling wooded stream valley. The plan includes a hard surface trail carefully sited along the edge of this important natural site amenity. A natural surface trail loop with two small foot bridges was recently constructed by park staff in the forest to allow the Hillandale community east of the park, access to park facilities on foot. The proposed and existing trail network will connect and the combination of these two different trail networks will provide park users with a variety of experiences within the park.

The west side of the park along New Hampshire Avenue will continue to be the area with active recreation facilities. The park includes almost 1,000 feet of frontage along New Hampshire Avenue, a Maryland state highway (MD 650). An average of approximately 55,000 vehicles passes by the park each week day. Vehicular and pedestrian access to the park has been carefully analyzed and improved. Views into the park from New Hampshire Avenue as well as views from the park into the surrounding community were considered and helped to inform the design of the

park. Between the expanded road right-of-way and the increased stream valley buffer, these constraints have shaped a plan that focuses on the best and more efficient use of the site's unique character and resources.

Although the Preliminary Program of Requirements recommended that the plan "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", given the physical space constraints imposed on the park by the expanded stream valley buffer and New Hampshire Avenue right-of-way, it was not possible to achieve two diamonds fields. Region staff noted that there are underutilized diamond fields located nearby in Martin Luther King Recreational Park that can meet current demand. In addition, the park has been designed to accommodate one diamond field overlay (if necessary), and discussions will continue with GSA on the possibility of locating a diamond field on their adjacent property.

The proposed site improvements include the following:

Vehicular Access Improvements

- This plan recommends demolition of the Hillandale Office Building to address current park access and safety concerns. One of the main issues in the park today is that there is no obvious main entrance to the park. Removal of the building will allow the construction of a main park entrance which directly aligns with Chalmers Road at the traffic light at its intersection with New Hampshire Avenue. Currently the entrance road between the office building and the fire station is offset from Chalmers Road, exacerbating sight distance issues and creating awkward turning movements. Removal of the building will allow this situation to be corrected and create a strong entrance for the park. It is noted that staff currently located in the Hillandale Office Building will be relocated to the new Wheaton headquarters building upon its completion in 2018. The 1970's Hillandale office building also has accessibility and maintenance issues. Removal of the building will greatly improve park access and safety. It is intended that the building's sanitary sewer line will be utilized for the proposed new restroom facility in the park.



- New right-in/right-out ingress/egress point along New Hampshire Avenue – A new vehicular entrance is proposed south of the existing entrance along New Hampshire Avenue to improve safety and circulation. Sight distance is poor at the existing entrance creating a hazardous condition for park users turning south into speeding traffic along New Hampshire Avenue. The new entrance will provide right-in/right-out turning movements only and will provide access to an internal park road with parking that will connect to the park entrance at the Chalmers Avenue light.

Pedestrian Access Improvements

- Currently a 6' foot wide concrete sidewalk is located directly behind the New Hampshire Avenue curb creating an unfriendly place for pedestrians. The plans include demolition of the existing sidewalk and construction of an eleven-foot wide hiker biker trail per the Master Plan. Street trees will also be added between the trail and the highway creating a safer and more pedestrian-friendly trail.
- An eight-foot-wide Heart Smart trail system is proposed with four fitness stations. The trail will loop through the park connecting to the natural surface trail in the wooded portion of the park and to the CHI Center to the south of the park. A concrete ramp will provide direct and convenient, barrier free access between the CHI Center and the park's Heart Smart Trail system.
- There are two areas along the Heart Smart Trail system which traverse environmentally sensitive areas, where boardwalk is proposed. One of these areas is in a natural amphitheater. The boardwalk in this area has been widened slightly to function as a stage for impromptu or planned small performances.

125 Space Parking Lot

- A new parking lot with approximately 125 parking spaces is proposed. Although access improvements are included in the plan, Hillandale is still predominantly a drive-to park. Sufficient parking is provided to enable the full size rectangular field to host one or more games/practices simultaneously and also provide parking to support other park facilities. At the time of detailed design this parking could be reduced slightly, if necessary, to facilitate grading, landscape planting, etc.

Restroom Facility

- A restroom facility will be included in the park at the request of the community. At this time it is thought that the facility will be equipped with a remote locking mechanism that will allow the facility to remain open during park hours and to be locked remotely by Southern Region personnel. The restroom facility is centrally located, and integral with the playground and one of the picnic shelters.

Soccer Field

- A full size (220' x 360'), natural grass rectangular field is proposed. The field will be built with an upgraded cross section (such as those being built at Greenbriar and Laytonia parks) and be equipped with an irrigation system and fencing allowing the field to be closed during periods of inclement weather. Although Local Park fields have not historically been fenced, because there have been repeated complaints by the community over the poor condition of the fields in Hillandale, and ongoing frustration by Region staff in their failure to fulfill maintenance expectations, staff has decided to try a new approach. The field will remain open for public use at all times except when poor weather renders the field unsuitable for play, at which time it will be locked and protected. During final design staff will look at ways to make the fence less obtrusive such as including large or numerous gated openings. The

size of the field will also be more carefully studied and may be slightly reduced to facilitate grading if necessary. It is noted that the soccer field has been designed and located so that if necessary, a softball field overlay can be constructed over top of the rectangular field with the skinned area located outside of the soccer field playing area.

Themed Multi-age Playground with integral public art component

- A destination playground designed around a “Native Inhabitants” theme is proposed. The playground will be designed for ages 2-12 and be accessible. The theme “Native Inhabitants” allows children and their caregivers to explore the theme which incorporates elements associated with Native Americans, native animals and plants, and prehistoric creatures. The concept includes a series of footprints as well as a large snake that winds throughout the play area. An eagle’s nest climbing structure, bear cave, small re-circulating water feature (that will also be accessible to users in wheel chairs), teepee, Indian mound in the shape of a buffalo, a dinosaur bone sand exploration area, and swings and slides will provide lots of exciting activities for children of all ages and their adult companions. A small picnic shelter is included in the play area at the request of the community who expressed an interest in being able to use it for children’s birthday parties. The restroom facility is also planned as integral to the playground area. It is envisioned that the playground will incorporate a public art component.

Picnic Shelters

- A total of three small picnic shelters are proposed in carefully selected locations throughout the park. One is currently under construction in the area where the community building once stood. Another, previously discussed is integral with the playground area, and the third is proposed east of the soccer field, just inside the forest edge. All picnic shelters will be accessible.

Lighted Tennis Courts with stand-alone ball wall

- Two new tennis courts with efficient LED lighting and a stand-alone ball wall and fencing are proposed in the area behind the existing Fire Station.

Lighted Basketball Courts

- Two basketball courts with efficient LED lighting are proposed in the Southwest corner near the CHI Center. If the Fire Department relocates and the land is added to the park, basketball courts and parking could be added to this area.

Stormwater Management

- The park currently does not include any stormwater management facilities and as a result there are significant areas of erosion in the stream valley buffer and along the New Hampshire Avenue frontage of the park. A series of micro-biofiltration facilities will be used to treat the stormwater runoff in the park. In addition, as previously mentioned, a small stream stabilization project is included in the budget to address several of the highly eroded areas on slopes within the stream valley buffer.

COST ESTIMATE

Construction Costs

A summary of construction costs is outlined in the table below. A detailed cost estimate is included in the facility plan report.

Item	Subtotal
Site Preparation and Demolition	\$596,150
Sediment & Erosion Control	\$298,500
Earthwork	\$382,225
Stormwater Management	\$582,750
Utilities	167,150
Vehicular Pavement	\$500,625
Pedestrian Pavement & Hardscape	\$457,050
Recreation Facilities (Basketball & Tennis Courts, 240' x 380' Rectangular Field, Fitness Stations)	\$612,000
Playground	\$614,123
Structures (Restroom building with trellis connection to picnic shelter, Picnic pavilion, Trellis, and Boardwalk)	\$784,000
Site Lighting, Amenities, Furnishings, and Public Art Allowance	\$350,500
Landscaping, Micro-bioretenention Plants, and Maintenance	\$372,200
Miscellaneous (Asbuilts, Electronic Submittal Submission, Stream Stabilization (Allowance)	\$180,000
Construction Subtotal	\$5,897,273
Construction Contingency (15% of Construction Subtotal)	\$884,590
Construction Total (Subtotal plus Contingency)	\$6,781,864
Design Contract with Contingency (8% of Construction Total)	\$542,549
Staff Chargebacks for Design (15% of Design Contract)	\$81,382
Construction Management & Inspections (2% of Construction Total)	\$135,640
TOTAL PROJECT COST	\$7,541,435

Operating Budget Impact

Annual operating budget costs to maintain the renovated park are expected to increase slightly. Significant savings in utilities and maintenance should be realized with demolition of the Hillandale Office Building. It is anticipated however, that these savings will be offset by maintenance costs associated with the new, larger playground, trails, and picnic areas. The existing diamond playing fields in the park with the soccer field overlay are extremely difficult to maintain to an acceptable standard. The new field is designed with maintenance in mind and includes irrigation and fencing so that the field can be closed and protected from inappropriate use. The new parking lot lighting and basketball and tennis court lighting systems will be much more energy efficient than what currently exists in the park, however, the size of the lighted parking area has expanded, which may minimize the cost savings. The projected maintenance

requirements will be carefully analyzed and quantified prior to development of the Project Description Form (PDF).

CONCLUSION

Staff recommends approval of the Recommended Facility Plan and the associated cost estimate. The proposed plan recognizes, protects and enhances the unique character and features of Hillandale Local Park and reflects the collective vision of the Hillandale community. The program is balanced to meet the needs of all park users, and greatly improves the appearance and function of the existing park. The proposed project will help improve efficiency in maintenance and operations, and is designed for the enjoyment of current and future generations.

ATTACHMENTS

- Attachment 1: Preliminary Program of Requirements as provided by the M-NCPPC Park Planning & Stewardship Division
- Attachment 2: Facility Plan Report