

Attachment G

Rockwood Manor Special Park

Driveway Alignment Alternatives May 2016

Montgomery County Parks is studying ways to improve access and circulation into and within the Rockwood Manor site. Specific goals for this project include:

Safety Goals

- Improve emergency, service vehicle and bus access to the site and internal site circulation.
- Improve passenger vehicle ingress and egress.
- Reduce internal conflicts between pedestrians and vehicles.

Space Efficiency Goals

- Maximize efficiency and function of parking layout.
- Economize service and loading areas.

Environmental Goals

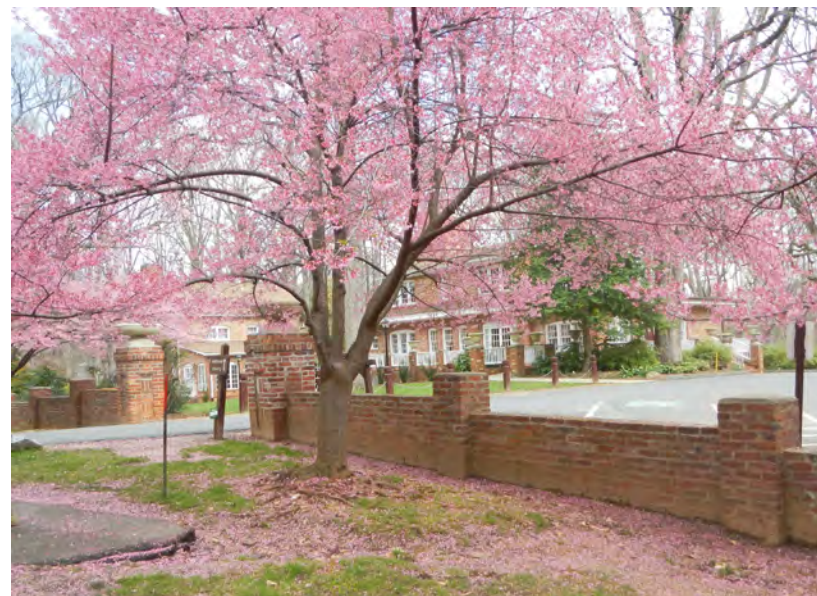
- Preserve the site's existing mature tree canopy to the maximum extent possible.
- Reduce impervious cover.

Customer Service Goals

- Improve accessibility to comply with the Americans with Disabilities Act (ADA).
- Improve first impressions of the property and wayfinding into and throughout the property.
- Retain and enhance the original character of the property.

Five concept alternatives were developed to address these goals. Montgomery County Parks is seeking public comment on these alternatives prior to presenting them to the Montgomery County Planning Board. Each alternative described in the following pages includes a written description followed by a site plan showing the proposed driveway alignment and significant trees that would have to be removed.

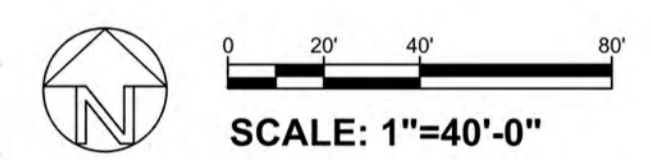
The public review and comment period is open through June 6, 2016. Please contact the Project Manager, Aaron Feldman, at Aaron.Feldman@MontgomeryParks.org or 301-650-2887 with any questions or comments.



FINAL SCANNED: PARK CODE: C10 PLAN SCANNED:



Existing Condition



Designer's Name	DESIGN		
Address	Landscape Architect	Date	Checked By:
City/State/Zip	Architect	Date	Checked By:
Telephone Number	Engineer	Date	Checked By:
	Drawn by	Date	Checked By:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

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 9500 Brunnet Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON _____		
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Rev. No.	Date	Description

Rockwood Special Park
 11001 MacArthur Boulevard
 Potomac, Maryland 20854

Liber 05989 Folio 0866

DWG. # **L-000**
 SHT. # ___ of 14
EXISTING CONDITIONS

Alternative 1. Create a one-way driveway loop that enters the site at the existing driveway on MacArthur Boulevard and exits the southwest edge of the site via a right-turn only onto Belfast Road. (This is the original staff recommendation from the Planning Board presentation on 30 July, 2015).

Features

- The existing driveway alignment from MacArthur Boulevard is maintained as an entrance only.
- Parking spaces along the entry drive are removed and the existing parking lot at the rear of the property is reconfigured to accommodate all of the site's parking needs, apart from accessible spaces near the Manor House. *Note: parking capacity will remain unchanged.*
- The accessible parking spaces are reconfigured near the entrance to the Manor House so they meet ADA standards.
- A small entry court/drop off area is created in front of the Manor House. This space doubles as a lay-down area for emergency vehicles.
- A new sidewalk is constructed in front of the Manor House, connecting the parking lot to the building's main entrance.
- Dumpsters are relocated from the loading dock to an enclosure adjacent to the parking lot.
- A new one-way exit driveway is constructed between the French House and the Maintenance Garage, bridging over the drainage swale that runs along the southwest edge of the property and connecting to Belfast Road. The exit driveway turning radii and signage are configured to encourage right turn movements and make a left turn movement difficult. *Note: this driveway location complies with the 100-foot minimum required distance for a commercial driveway from a road intersection.*

Advantages

- Emergency vehicle access and laydown is accommodated.
- There is space to provide a sidewalk in front of the Manor House without removing significant trees, which provides safe pedestrian circulation from the parking area, separated from vehicular traffic.
- Internal circulation patterns are improved and separate points of entry and exit allow vehicles to enter and/or leave the site even if one route is blocked.



View to Belfast Road, looking between the French House and the Maintenance Garage.



Proposed one-way exit to Belfast Road.

- Relocation of the dumpsters eliminates conflicts between trash collection and deliveries to the loading area.
- The narrow driveway alignment associated with the one-way drive allows for the preservation of significant and character-defining trees along MacArthur Boulevard and adjacent to the Manor House.
- The narrow, curving driveway alignment may reduce vehicular speed, resulting in a safer pedestrian experience.
- Construction of a bridge over the swale at the proposed exit may reduce the amount of land disturbance and tree removals compared to the construction of an at-grade driveway.
- The driveway exit onto Belfast Road is located near MacArthur Boulevard and removed from any residential development.
- The site's overall impervious cover is reduced.

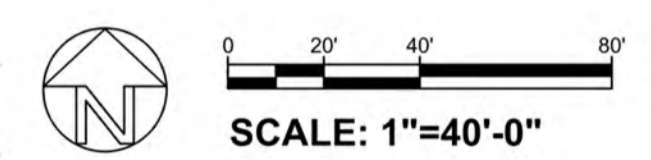
Disadvantages

- The bridge at the exit drive would be costlier than traditional driveway construction.
- Trees would be removed where the driveway exits at Belfast Road.
- Additional signage would be required to enforce the one way traffic flow, including signage at the site entry and exit.
- The exit driveway is in close proximity to one end of the French House, which is used for overnight accommodations.

FINAL SCANNED: PARK CODE: C10 PLAN SCANNED:



Alternative 1



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DWG. # **L-001**
 SHT. # ___ of 14
DRIVEWAY OPTION 1

Alternative 2. Create a one-way driveway loop that enters the site at the existing driveway on MacArthur Boulevard and exits onto Belfast Road directly across from Whiterim Terrace.

Features

- The existing driveway alignment from MacArthur Boulevard is maintained as an entrance only.
- Parking spaces along the entry drive are removed and the existing parking lot at the rear of the property is reconfigured to accommodate all of the site's parking needs, apart from accessible spaces near the Manor House. *Note: parking capacity will remain unchanged.*
- The accessible parking spaces are reconfigured near the entrance to the Manor House so they meet ADA standards.
- A small entry court/drop off area is created in front of the Manor House. This space doubles as a lay-down area for emergency vehicles.
- A new sidewalk is constructed in front of the Manor House, connecting the parking lot to the building's main entrance.
- Dumpsters are relocated from the loading dock to an enclosure adjacent to the parking lot.
- The existing asphalt trail leading from the parking lot to the intersection of Belfast Road and Whiterim Terrace is widened to become a vehicular exit.

Advantages

- Emergency vehicle access and laydown is accommodated.
- There is space to provide a sidewalk in front of the Manor House without removing significant trees, which provides safe pedestrian circulation from the parking area, separated from vehicular traffic.
- Internal circulation patterns are improved, and separate points of entry and exit allow vehicles to enter and/or leave the site even if one route is blocked.
- Relocation of the dumpsters eliminates conflicts between trash collection and deliveries to the loading area.
- The narrow driveway alignment associated with the one-way drive allows for the preservation of significant and character-defining trees along MacArthur Boulevard and adjacent to the Manor House.
- The narrow, curving driveway alignment may reduce vehicular speed, resulting in a safer pedestrian experience.



Existing asphalt path from the parking lot to Belfast Road. This path connects to Belfast Road across from the intersection with Whiterim Terrace.



Proposed exit driveway to Belfast Road, across from Whiterim Terrace.

- Only minimal modifications to topography would be necessary to widen the existing asphalt trail into a one-way driveway.
- The site's overall impervious cover is reduced.

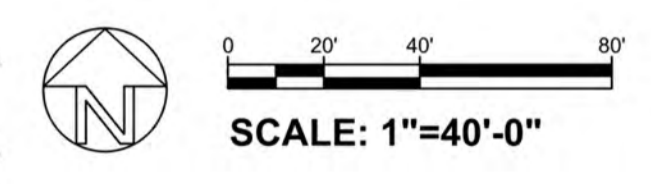
Disadvantages

- The exit driveway onto Belfast Road is located near residential development.
- This alternative could create additional traffic load on the residential streets within the Woodrock neighborhood.
- Upon exiting the site, it is not visually apparent that vehicles must turn right onto Belfast Road to return to MacArthur Boulevard.
- Trees immediately adjacent to the existing asphalt trail would need to be removed as the trail is widened into a driveway.

FINAL SCANNED: PARK CODE: C10 PLAN SCANNED:



Alternative 2



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DWG. # **L-002**
 SHT. # ___ of 14
DRIVEWAY OPTION 2

Alternative 3. Expand the existing driveway into a full-width, two-way driveway for the entire length of the site.

Features

- The existing driveway alignment is widened to fully accommodate two-way traffic from MacArthur Boulevard to the parking lot at the rear of the site.
- Parking spaces along the entry drive are removed and the existing parking lot at the rear of the property is reconfigured to accommodate all the site's parking needs, apart from accessible spaces near the Manor House.
Note: parking capacity will remain unchanged.
- The accessible parking spaces are reconfigured near the entrance to the Manor House so they meet ADA standards.
- A new sidewalk is constructed in front of the Manor House, connecting the parking lot to the building's main entrance.
- Dumpsters are relocated from the loading dock to an enclosure adjacent to the parking lot.

Advantages

- Emergency vehicle access and laydown is accommodated.
 - Internal circulation patterns are improved and simple to understand without an abundance of signage.
- The sidewalk in front of the Manor House provides safe pedestrian circulation, separate from vehicular traffic.
- Relocation of the dumpsters eliminates conflicts between trash collection and deliveries to the loading area.
 - The property's frontage along Belfast Road remains intact.

Disadvantages

- A wider driveway throughout the site allows for increased vehicle speeds.
- Widening of the entry drive necessitates the removal of at least two significant trees along MacArthur Boulevard and a third tree immediately adjacent to the Manor House.
- Widening of the entry drive necessitates partial removal of the culturally and visually significant brick entry wall adjacent to the Manor House.
- The widened driveway and new sidewalk in front of the Manor House brings the driveway significantly closer to Skyview Lodge and the French House, making them less desirable to guests for overnight accommodations.



Existing entry/exit drive onto MacArthur Boulevard.



Widened two-way entry/exit drive. Note the removal of the tree on the right and the brick pillar on the left.

- The reduced distance between the driveway edge and the front door of Skyview Lodge makes the current accessible entrance into Skyview Lodge too steep to meet ADA requirements and would require construction of additional switchback ramps.
- The overall appearance and character of the property is substantially altered and may negatively affect the desirability of the venue for customers.



Existing view toward the Manor House. Note the large oak trees that flank the driveway.

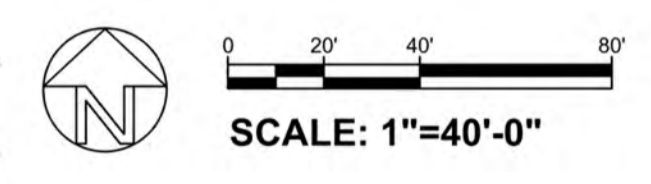


View toward the Manor House with a widened, two-way driveway. Note the large oak tree on the right and original entrance walls have been removed.

FINAL SCANNED:
PARK CODE: C10 PLAN SCANNED:



Alternative 3



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DWG. # **L-003**
 SHT. # ___ of 14
DRIVEWAY OPTION 3

Alternative 4. Create a one-way driveway loop that enters and exits from MacArthur Boulevard and extends to the front of the Manor House. Provide a widened two-way driveway between the Manor House and the parking area.

Features

- The existing driveway becomes an exit-only drive.
- A new entry-only driveway is constructed on MacArthur Boulevard, closer to the intersection with Belfast Road.
- The entry and exit drives connect on the east side of the brick entry wall, just in front of the Manor House.
- A small entry court/drop off area is created in front of the Manor House. This space doubles as a lay-down area for emergency vehicles.
- The existing driveway between the Manor House and the parking area is widened to accommodate two-way traffic.
- A new sidewalk is constructed in front of the French House and Skyview Lodge, connecting the parking lot to the new entry court.
- All of the site's parking spaces, including accessible spaces, are relocated to a reconfigured parking lot at the rear of the property. *Note: parking capacity will remain unchanged.*
- Dumpsters are relocated from the loading dock to an enclosure adjacent to the parking lot.

Advantages

- Emergency vehicle access and laydown is accommodated.
- The loop drive at the front of the property allows for easier drop off and pickup of guests.
- The entry drive alignment allows for an impressive view of the Manor House as vehicles come around the south side of the brick entry wall.
- Internal circulation patterns are improved.
- The new sidewalk from the parking lot to the Manor House provides safe pedestrian circulation separate from vehicular traffic.
- Relocation of the dumpsters eliminates conflicts between trash collection and deliveries to the loading area.
- The property's frontage along Belfast Road remains intact.



Existing view along the property's frontage with MacArthur Boulevard. The intersection of Belfast Road is in the background.



View of the proposed entrance along MacArthur Boulevard. Note how close the proposed entrance would be to Belfast Road.

Disadvantages

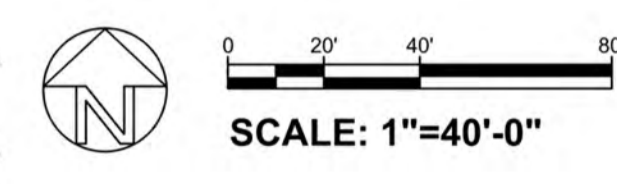
- The sidewalk that connects the accessible parking spaces in the reconfigured parking lot to the entry court requires pedestrians to cross the entry court, bringing them in contact with vehicles in a busy area.
- The entry drive is close to the intersection with Belfast Road, causing potential conflicts between turning vehicles.
- Steep slopes along MacArthur Boulevard at the entry driveway location may require significant land disturbance and additional removal of smaller trees not shown on the plans.
- The widened driveway to the parking lot will require the removal of one of the significant oak trees adjacent to the Manor House.
- An emergency vehicle parked in front of the Manor House could still block both the entry drive and exit drive, preventing vehicles from entering and/or leaving the site.
- The widened driveway and new sidewalk in front of the Manor House brings the driveway significantly closer to Skyview Lodge and the French House, making them less desirable to guests for overnight accommodations.



View toward the Manor House front entrance. The entry drive in this alternative would provide visitors with this view upon entering the site.



Alternative 4



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DWG. # **L-004**
 SHT. # ___ of 14
DRIVEWAY OPTION 4

Alternative 5. Provide minimal improvements to the existing circulation system to reduce some conflicts.

Features

- The existing driveway is widened to the maximum extent possible without damaging tree roots. *Note: pavement width in this alternative is less than the minimum acceptable width (22 feet) for a two-way driveway.*
- A lay-by is created along the entry drive near MacArthur Boulevard to allow one vehicle to pull over so another can pass.
- Parking spaces along the entry drive are removed and the existing parking lot at the rear of the property is reconfigured to accommodate all the site's parking needs, apart from accessible spaces near the Manor House. *Note: parking capacity will remain unchanged.*
- The accessible parking spaces are reconfigured near the entrance to the Manor House so they meet ADA standards.
- A sidewalk is constructed along one segment of the driveway between the French House and Skyview Lodge, where space is available.
- Dumpsters are relocated from the loading dock to an enclosure adjacent to the parking lot.

Advantages

- Emergency vehicle access and laydown is improved.
- Relocation of the dumpsters eliminates conflicts between trash collection and deliveries to the loading area.
- The narrow driveway alignment allows for the preservation of significant and character-defining trees along MacArthur Boulevard and adjacent to the Manor House.
- The narrow driveway may reduce vehicular speed, resulting in a safer pedestrian experience.

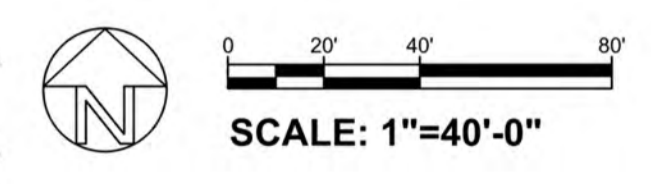
Disadvantages

- Driveway width does not fully accommodate two-way traffic. Similar to the existing condition, pavement is not wide enough for two cars to pass one another.
- There is not dedicated pedestrian space from the parking area to the Manor House; pedestrians must share the driveway with vehicles.
- Widening of the entry drive necessitates partial removal of the culturally and visually significant brick entry wall adjacent to the Manor House.

FINAL SCANNED: PARK CODE: C10 PLAN SCANNED:



Alternative 5



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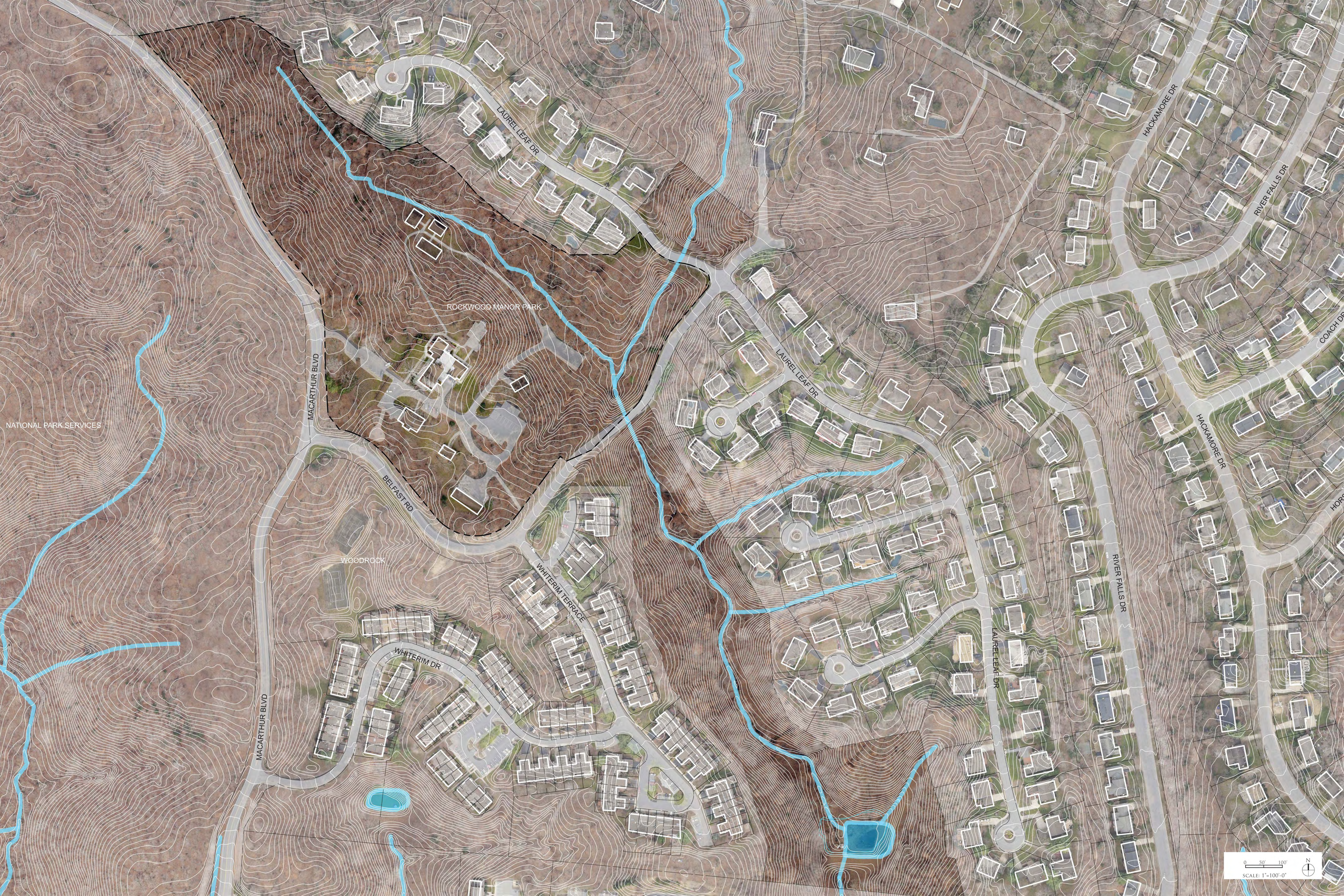
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DWG. # L-005
 SHT. # ___ of 14
DRIVEWAY OPTION 5



NATIONAL PARK SERVICES

ROCKWOOD MANOR PARK

WOODROCK

