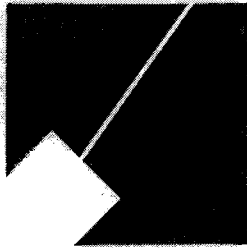


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

9500 Brunett Avenue  
Silver Spring, Maryland 20901

Agenda Item 1a2  
MCPB 9/13

September 7, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Donald K. Cochran, Director of Parks  
Mike Riley, Acting Chief, Park Development Division *M*  
Doug Alexander, Supervisor, Design and Project Management *KSA-D.A.*

FROM: Ellen Masciocchi, Planner Coordinator *em*

RE: Facility Plan for Reconstruction of Concord Local Park

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**STAFF RECOMMENDATION:** Approval of the Facility Plan

The recommended Facility Plan layout for Concord Local Park includes the addition of a playground, picnic area, and accessible park entrance with accompanying van accessible parking. The existing soccer field will be refurbished and the basketball court and multi-use court will be replaced in their current location. The existing fence will be replaced as well.

Background

Concord Local Park is comprised of 5 acres and it is located on Hidden Creek Road in Bethesda, south of the intersection of River Road and Nevis Road. It was deeded to the Commission on March 25, 1991 by Montgomery County, Maryland as part of a land exchange. Park property at Whittier Woods Local Park was deeded to Montgomery County Board of Education to allow for the expansion of Whitman High School and in exchange a portion of the closed Concord Elementary School property was deeded to the Commission. The park currently consists of a youth soccer field, a multi-use court and a basketball court. All of them are in disrepair. The project was listed originally in the Capital Improvements Program (CIP) under the Total Park Reconstruction PDF. After this program was closed out, it was included in the Facility Planning Local – PDF for FY01.

The Commission has contracted with Phoenix Engineering, Inc., a multi-disciplinary firm to prepare a facility plan for Concord Local Park. To date, four progress meetings have been held with Commission staff representing Park Development, Countywide Planning, Natural Resources, Park Police and the Region. At the kick-off meeting, the program of requirements was reviewed and staff provided input. Prior to the meeting, Park staff met on site to assess natural resources, park boundaries and recreational issues. At subsequent meetings, staff discussed the requests made by the community, which included playground requirements, court layout, a woodland trail, a tennis court, accessibility, fencing, lighting, CPTED and specific field requirements. The concept plan was reviewed and revised based on staff input. The plan was further reviewed by the pre-Development Review Committee, the Western Area Advisory Board, and through an informal Plan Review process.

### Community Outreach

Staff met with the Bannockburn Civic Association and received input on the list of requirements desired by the community. Major concerns of the community were preserving buffers, the need for a separate playground dedicated for the community, access for people with disabilities, refurbishing the soccer field, replacement of fencing, the need for a tennis court and at least a half basketball court. The community was most concerned about providing recreational opportunities for children. Currently, there are two small playgrounds and a swing area used by the programs housed in the Concord school.

A proposal for a facility plan was written based on the community's program of requirements. The contract was awarded in April 2001. Preliminary meetings were held with Park Natural Resources, Countywide and Park Development staff as well as the Park Manager.

Park Development staff and the Consultant met with the groups that lease space from MCPS at Concord School on June 5, 2001. They include Suburban Nursery School, Creative Enrichment, Clara Barton Center, and the FLES program. Representatives from all the programs housed in the building were present as well as the Building Service Worker on site. Their major concern was the need for a playground that the community could use during school hours. Nursery school and aftercare employees have had to ask community members not to allow their children on the school playground equipment during school hours so that they can focus their attention on children attending their programs. Another concern was maintenance trucks entering the park when children are outside and not notifying the teachers to allow them to make sure the children are out of the way. Other concerns included the need to refurbish the soccer field and improve recreational opportunities for children.

Park region and Park Development staff met with the Western Area Advisory Board to present the concept plan on June 14, 2001. Issues of concern to them

included a concern about whether the community had requested permission to raise additional funds to supplement the CIP funds for the playground project. The community did not make a request of this kind. Additional concerns included priorities for projects in this geographic area and how this park was scheduled in the CIP.

A meeting was held in July 2001 with a steering committee designated by the Bannockburn Civic Association. The Consultant and staff met on site to discuss the concept plan and any other concerns. The issue of a picnic area was raised as an additional need. Staff wanted to speak with the Park Manager before adding this request. It was explained that the request for a tennis court could not be honored because the PROS plan has found that tennis court use has been in a decline and there is a greater need for active recreational facilities that can serve more people at the same time. This seemed agreeable to the community members present. The concept plan was revised to include a picnic area in preparation for the meeting. Staff suggested that a community meeting should be held the first week in September in order to allow community members who were not part of the steering committee or away for the summer to provide their input. The meeting was held on Thursday, September 6, 2001. Fifty homeowners attended the meeting and unanimously endorsed the plan. Fifteen additional homeowners who were unable to attend the meeting e-mailed their approval.

#### Recommended Facility Plan

The facilities for the reconstructed park include a renovated youth soccer field, a full size basketball court, a multi-use court, which includes a half basketball court and replacement of fencing. Additions to the park include a picnic area, accessible parking, an accessible entrance, and a maintenance entrance.

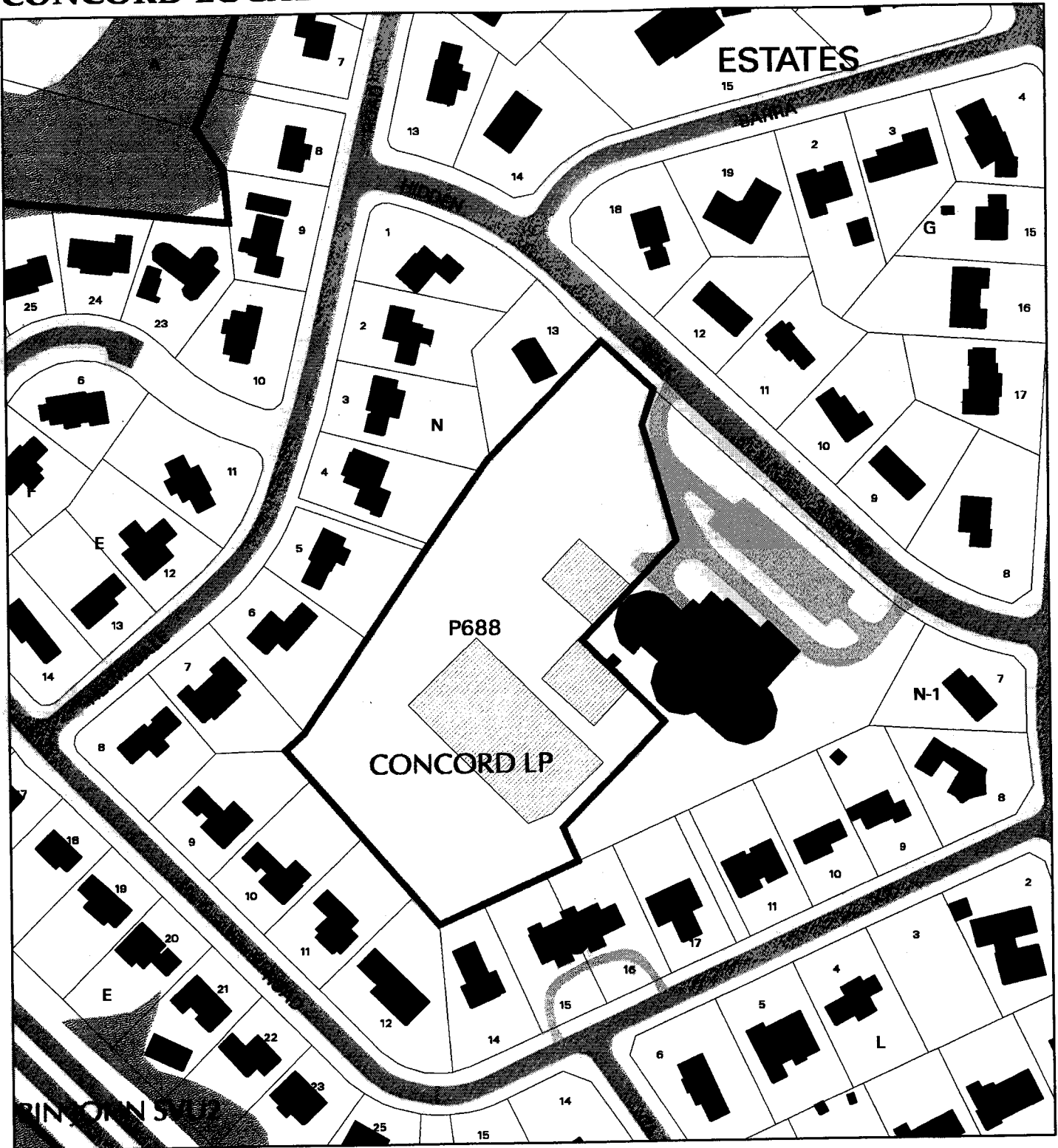
#### Cost estimate

The construction estimate for the park is \$364,634. A 15% construction contingency has been added which would bring the total construction cost estimate to \$419,329. The cost for design is \$62,899. The cost for construction management and inspection is \$41,329. Therefore the total project cost is \$523,557. The projected funding schedule is design in FY03-04 and construction in FY05-06.

#### Attachments:

Vicinity map  
Cost Estimate  
Facility Plan

VICINITY MAP FOR  
**CONCORD LOCAL PARK**



Map compiled on September 05, 2001 at 3:21 PM | Site located on base sheet no - 206NW07

**NOTICE**

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



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Research & Technology Center



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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

**II. DEVELOPMENT ISSUES**

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**SUMMARY**

**Construction Cost Estimate**

Demolition .....	\$18,000.00
<i>This item includes: removal of concrete curb and gutter, asphalt pavement, chain link fence, 3-5 medium to large trees, and shrub/scrub materials</i>	
Pedestrian Entrance and Parking Improvements .....	\$79,220.00
<i>This item includes excavation, grading, Allan Block walls, concrete steps, concrete pavement and ramps, concrete curb and gutter, asphalt parking area, painting, Park signage, parking space signage, vinyl coated chain link fence, and landscaping</i>	
Maintenance Access.....	\$21,375.00
<i>This item includes Allan Block walls, asphalt drive, removable bollards, and mountable curb</i>	
Basketball and Multipurpose Courts.....	\$90,865.00
<i>This item includes new asphalt pavement with new base material, painting, 3 basketball goals with posts, 8' chain link fence, and 5' chain link fence</i>	
Tot-Lot Play Area .....	\$59,946.00
<i>This item includes timber edging, Fibar brand surfacing with underdrain system, tot structure, 5-12 year old structure, spring animals, and swings</i>	
Soccer Field Improvements .....	\$73,874.00
<i>This item includes rough grading, soil amendments, minimal drainage improvements, fine grading to 1.5% maximum slope, seeding, new 6.5'x18' goals, and snow fence to protect the field during establishment</i>	
Miscellaneous Site Improvements .....	\$21,394.00
<i>This item includes various improvements throughout the site such as 5' chain link fence, at the perimeter of the active play area, picnic tables and concrete pads, benches, large shade trees, sediment and erosion control, additional site drainage systems, and yard drains</i>	
<b>Construction Estimate .....</b>	<b>\$364,634.00</b>
15% Construction Contingency .....	\$54,695.00
<b>SubTotal Construction Cost.....</b>	<b>\$419,329.00</b>
15% Design Cost.....	\$62,899.00
15% Construction Maintenance & Inspection .....	\$41,329.00
<b>Total Project Cost .....</b>	<b>\$523,557.00</b>

# **Concord Local Park Facility Plan Report**

Prepared for:  
**Montgomery County Department of  
Park and Planning  
Maryland National Capital  
Park and Planning Commission**

By:  
**Phoenix Engineering, Inc.**  
Consulting Engineers  
813 Maiden Choice Lane  
Baltimore, MD 21228

**September 13, 2001**

## Table of Contents

	<u>Page</u>
I. Introduction	
A. Project Overview .....	I-1
B. Master Plans .....	I-2
C. History of Property .....	I-2
II. Facility Report	
A. Site Conditions.....	II-1
B. Regulatory Compliance .....	II-4
C. Program of Requirements.....	II-5
D. CEPTD .....	II-7
E. Community Outreach .....	II-8
F. Cost Estimate for Design and Construction .....	II-10
Vicinity Map .....	Appendix A
Facility Plan.....	Appendix B
Planning Commission Proceedings.....	Appendix C
Approved NRI/FSD Summary Map .....	Appendix D
Stormwater Management Exemption.....	Appendix E
Cost Estimate .....	Appendix F

## CONCORD LOCAL PARK



### I. INTRODUCTION

#### A. Project Overview

Concord Local Park is comprised of 5.4-acres and it is located on Hidden Creek Road in the Bannockburn community. The park site was formally part of the Concord School property and the facilities were developed to service the school's needs. This property was deeded to Maryland-National Capital Park and Planning Commission in 1989. The facility includes a youth soccer field, an asphalt multi-use court, and an asphalt basketball court. Since the commission has taken ownership of the facility, there have been no capitol improvements made to the park. In March 2001, the Commission contracted with Phoenix Engineering, Inc., a multi-disciplinary firm, to prepare a facility plan for Concord Local Park. The Phoenix Engineering team has worked closely with M-NCPPC Staff to develop a plan for this facility that will meet the recreational needs of the community, provide appropriate accessibility for persons with disabilities, and protect the existing natural resources on the site.



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**I. INTRODUCTION**

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**B. Master Plans****The Bethesda-Chevy Chase Master Plan**

The Bethesda-Chevy Chase Area Master Plan was approved and adopted in April 1990. The Plan states that Concord is a closed elementary school in use by the Board of Education with leases to a nursery school and a counseling program for the handicapped. The Plan indicates that closed schools can benefit the community in many ways. It also indicates that school recreation facilities should remain open to the public to serve the recreational requirements of the community.

Concord Local Park is the outdoor recreation portion of Concord School that was transferred to the M-NCPPC in exchange for parkland at Whittier Woods Local Park to facilitate the expansion of Walt Whitman High School. Improvements to Concord Local Park have been proposed by M-NCPPC several times since its acquisition.

**The Park, Recreation and Open Space (PROS) Plan**

Concord Local Park is located within the Bethesda-Chevy Chase Planning Area. According to the Park, Recreation and Open Space Master Plan Implementation Study (June 2001) ballfields are the most heavily utilized recreation facilities in Montgomery County. The 1998 PROS Plan also indicates that there is a very high need for ballfields. The plan estimated that this particular planning area has an unmet need for 16 ballfields. The plan goes on to conclude that needs for basketball courts and playgrounds are met by existing facilities. As for tennis facilities, the PROS Plan indicates that county wide, public demand for tennis courts is very low. This decrease is largely due to decreasing participation in this sport and a large supply of courts at County middle and high schools. The improvements proposed at Concord Local Park are consistent with the PROS Master Plan.

**C. History of Property**

This property has a history that precedes its ownership by The Maryland-National Capital Park and Planning Commission. In 1962, the 9.34-acre school site was dedicated to the board of education as part of the Bannockburn Estates Subdivision. The Concord School was opened 5 years later in 1967 as a facility for children with disabilities. The school and the site were developed to facilitate use by this special needs population. In late 1980's, as mainstreaming became the preferred practice for educating handicapped children, the school was considered surplus by Montgomery County Board of Education. Montgomery County Public Schools (MCPS) leases the building to a variety of tenants. Currently, the school is home to several independent programs that include Suburban Nursery School, Creative Enrichment, Clara Barton Center, and the FLES program.

In March of 1991, a 5.4-acre portion of the Concord School site was deeded to the Commission as part of a land exchange. Park property at Whittier Woods Local Park was

**I. INTRODUCTION**

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deeded to Montgomery County Board of Education to allow for the expansion of Whitman High School. In exchange a portion of the closed Concord Elementary School property was deeded to the Commission. The record indicates that there were several concerns raised by members of the Bannockburn community during those proceedings [See Appendix C]. These concerns included the preservation of the existing 50' woodland buffer (reportedly agreed to by MCPS when the school site was developed in 1967) and the repair or replacement of the existing fence that had apparently been damaged during the storms of 1989. It was reported in the minutes that "Staff assured those residents present that the wooded buffer surrounding the school property shielding them from view would be retained." The Planning Board unanimously voted to approve the land exchange adding the condition that the existing fence be repaired or replaced.

The park currently consists of a youth soccer field, an asphalt multi-use court and an asphalt basketball asphalt court. All of them are in significant disrepair.



**Existing Basketball Court**

I. INTRODUCTION

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Existing Youth Soccer Field

In addition, there is no clear indication of this park on the street and there is no signage identifying this as an M-NCPPC Park. To access the park, the user must navigate a rutted, frequently muddy dirt path around the side of the school building.



Existing Access to Concord Local Park

## II. DEVELOPMENT ISSUES

### A. Site Conditions

#### 1. Location



Concord Local Park is located in southern Montgomery County in the Bethesda Planning Area (PA 35). In the Current PROS Plan it is grouped in the Bethesda-Chevy Chase-North Bethesda Community Based Planning Team Area (Area 2). It is located southwest of River Road and northeast of Cabin John Parkway on Hidden Creek Road in the Bannockburn community.

#### 2. Land Use History

As previously mentioned, the park was created in March of 1991 when a 5.4-acre portion of the Concord School site was deeded to Maryland National Capital Park and Planning. The change in ownership has not significantly changed the land use of the site. The recreation facilities located on the site are similar to the facilities originally developed by Montgomery County Public Schools. The Concord School was built on a school site dedicated in the subdivision of Bannockburn Estates in 1962. The school was opened in 1967, as a facility specifically suited for students with special needs. Neighbors indicated that some chose to move to the community because of this educational facility. The surrounding community, zoned R200, is comprised of single-family homes on roughly 1/2-acre lots.

#### 3. Natural Resources

The park is located within a residential community with homes built on moderate sized lots. Over half of the site is wooded. These forest resources are located at the perimeter of the site on relatively steep slopes flowing down to the property line. These wooded areas provide an effective buffer between the park and the

**II. DEVELOPMENT ISSUES**

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adjacent homes. The internal portion of the site slopes to several existing yard drains and a storm sewer system. The site, with the exception of localized depressions in the soccer field, currently drains well and there were no wetlands identified on or adjacent to the property.

**4. Existing Land Use**

The reported land area of the park is deceiving. Of the total site acreage (5.4 – acres), a large portion (2.9 –acres) is found on wooded slopes surrounding the site. The active recreation facilities on the remaining 2.5-acres consist of a youth soccer field, an asphalt multi-use court and an asphalt basketball court. All of the facilities are in significant disrepair.

A clear demarcation between the park and school property does not exist, and in fact, the uses overlap. The programs in the school utilize the park facilities and the neighbors, during off-hours, use the playground equipment owned by the school. The soccer teams, that lease the field in the evenings and on weekends, utilize the school parking lot, and thereby reduce the pressures of on-street parking. This arrangement is apparently working well with the exception of occasional daytime use of the play equipment by the community children. The tenants in the school have asked that the community not use the play equipment during the school day.



Existing play equipment on site

**II. DEVELOPMENT ISSUES**

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Existing play equipment on site

### 5. Geotechnical Investigation and Analysis

In June 2001, the consulting engineering firm E2CR, Inc. performed a geotechnical investigation of the site. The purpose of the investigation was to evaluate the subsurface conditions at the site and to determine relevant impacts of the findings on the proposed improvements. The scope of services included drilling a total of 10 soil borings (6 borings - 6' deep for the soccer field; 1 boring - 10' deep for the excavations associated with the development of the handicap parking area; 1 boring - 6' deep for the maintenance access; and 2 borings - 15' deep for the stormwater management facility). In addition to field observation during the sampling procedures, soil samples were analyzed in the laboratory to determine index properties of the subsurface soils as well as the fertility and drainage characteristics of the topsoil in the soccer field area.

The borings indicate that the subsurface conditions at the site generally consist of a mantle of residual soils. The overburden soil is a medium brown to reddish brown to greenish brown micaceous Sandy Silt and Silty Sand. Rock was not encountered in the depths investigated. The on-site soils are marginal in terms of drainage characteristics. The importation of free draining barrow material from off-site would be advisable to improve the subsurface drainage of the field. All fill should be uniformly compacted to a minimum of 90% of maximum dry density determined by Modified Proctor (ASTM D-1557).

The investigation determined that infiltration is not a viable option for stormwater management. The soils found at or near the bottom of the potential storm water management facility are anticipated to "Silt Loam", with a Hydrologic Soil Grouping of "C" and a minimum infiltration rate of 0.27 inches per hour. Groundwater was not encountered on site within the depths explored.

The soils in the area of the proposed parking and maintenance access path were evaluated for their ability to support loads. A complete analysis of the soils and recommended pavement sections can be found in the Geotechnical Report

## B. Regulatory Compliance

### 1. Wetland Delineation

Phoenix Engineering's environmental team surveyed the site for signs of potential wetland areas. No potential wetland areas were identified on or within 100' of the property.

### 2. Natural Resources Inventory/Forest Stand Delineation

After completing preliminary mapping of the site, we conducted field investigations of both the park and school properties. These investigations were completed on April 20, 2001 and May 8, 2001. There are no streams or wetlands on or within 100 feet of the two properties. The park consists of forest, two asphalt play areas, and lawn that is used for a soccer field, an asphalt parking lot associated with the school, and the school building. The fixed point sampling method as described in the Maryland Forest Conservation Manual (1991) and Trees: Approved Technical Manual (1992) was used and was supported by simplified cruising. Our on-site investigation determined that the project site contains a single forest unit of approximately 3.60 acres. The park site contains approximately 2.93 acres of this area.

There are two soil types within the stand as mapped by the Soil Survey of Montgomery County (1995). These soils are 2C – Glenelg silt loam, 8-15% slopes and 16D – Brinklow-Blocktown channery silt loams, 15-25% slopes. Soil type 16D is on the erodible soils list in Environmental Guidelines (2000). However, slopes greater than 15% were not observed in the areas mapped as this soil type. The southwestern portion of the site does contain slopes greater than 25% and are delineated on the FSD/NRI Summary Map [See Appendix D].

The canopy of this stand is overwhelmingly (about 90%) dominated by Tulip Poplar (*Liriodendron tulipifera*). The only other tree species found in the canopy is Black Locust (*Robinia pseudoacacia*). The average size class of the stand is 10-17.9" DBH, however, the Tulip Poplars range from 2-32" DBH. The understory of the stand is light. Species such as Eastern Redbud (*Cercis canadensis*), Box elder (*Acer negundo*), Red Maple (*Acer rubrum*) are found in small numbers scattered throughout the stand.

Several of the plant species listed above are typically associated with Tulip Poplar forests according to the Montgomery County Forest Association Species List (Brush et al., 1977). These species also indicate that the forest is probably in the late pioneer to early serial stage of succession. There is no apparent evidence of past management of the stand for timber production. Also, there is no apparent evidence of any serious insect or disease problems. Generally, the trees within

**II. DEVELOPMENT ISSUES**

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this stand are in good condition with full, healthy canopies. A few dead trees were noted and downed woody debris is relatively light. The stand has a good forest structure for habitat value according to the scale outlined by the Maryland Forest Conservation Manual (1991), however, there is a lack of diversity among the canopy trees and understory species. The portions of the stand associated with the slopes greater than 25% have a high priority for retention. The remainder of the stand has a moderate priority for retention.

A complete Preliminary NRI/FSD was submitted to the Environmental Planning Division of M-NCPPC for review and approval. We received notification on August 23, 2001 that the plans had been reviewed, approved and accepted.

### 3. Stormwater Management/Water Quality

On May 30, 2001, Ellen Masciocchi, MNCPPC Project Manager, and John Heinrichs of Phoenix Engineering, Inc., attended a "pre" pre-development meeting for the Concord Park project. The main purpose of the meeting was to introduce the project to the reviewing agencies and to get their initial comments. We specifically inquired about stormwater management requirements for the site. We spoke informally with several representatives of the review agencies including Jay Beatty of the Montgomery County Department of Permitting Services. He told us that, because of the project size, it would probably be exempt from stormwater management requirements. He asked that we send him a copy of the plan with a letter explaining the scope of work. The letter was sent on June 13, 2001 [See Appendix E]. Mr. Dave Kuykendall, from Montgomery County, responded with a phone call on June 20, 2001 saying that Mr. Beatty was in agreement with the letter we sent, and that the project as depicted on the plan would be exempt from stormwater management.

## C. Program of Requirements

The task of the design team was to develop a Facility Plan that can be used to develop a budget and to direct the future design development and construction documents for the improvements to the park. M-NCPPC Staff in concert with community input has identified three primary goals for the park.

1. Improved access, for both pedestrian access including an accessible route to the facilities, and improved vehicular access for regular maintenance activities.
2. Improvements to the athletic facilities within the park.
3. Additional play opportunities for community children on equipment that is separate from the structures owned and used by the tenants in the school building.



**II. DEVELOPMENT ISSUES**

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Several alternative concept plans were developed and presented to the M-NCPPC Staff and to the community. Through the design process these plans evolved into the Final Facility Plan. This plan addresses many issues including those outlined by the POR.

**Access:**

Initially, it was presumed that all access to the park would be located as it is today, across the school property and on the southeast side of the building. The Final Facility Plan shows a new pedestrian entrance to the park from the parking/service area on the north side of the building. This entrance will include a system of ramps and stairs that meet ADA requirements and provide a proper place for all to enter the facility. The plan also includes minor modifications that up-grade the parking area to provide 3 "van accessible" handicap spaces in close proximity to the entrance. The proposed improvements also include signage for the park. The visible entrance to the park, the removal of the steep slope, and the new signage in this area will increase the presence of the M-NCPPC facility from the Hidden Creek Road.

Vehicular access for emergency vehicles and maintenance equipment will remain in their current location at the southwest corner of the building. However, the access will be improved with the addition of pavement, a low retaining wall to increase the available maneuvering space, and bollards to restrict unapproved access.

**Athletic Facilities:**

The soccer field is a small field with small goals. The proposed improvements will not alter its size or general location. The field will be re-graded and the upper layers of the soil profile will be amended to improve the drainage and the soil fertility. Some of the excess soil generated by the grading operations will be placed on the south side of the field in a low, organically shaped berm (3' high) for spectator viewing. Several trees will be planted in this area to provide some shade and visually soften the edge between the playing field and the wooded slope. In many areas along this edge, vegetation, primarily invasive exotic species, has overgrown the existing fence and is encroaching on the field. The proposed plan calls for the removal of this vegetation and the removal and replacement of the existing fence which is in disrepair. The fence is an important design element to restrict the errand pass or shot on goal from rolling too far down the hill. A 72" mowing strip behind the fence is recommended to facilitate the ongoing maintenance operations and prevent future encroachment by the invasive plant species.

The existing multi-use courts are in poor condition. The proposed plan calls for the removal and replacement of the courts. Specifically, the plan shows one "full court" basketball court and one "half court" as well as opportunities for additional court games such as four-square, dodge ball and hop-sotch. The court games for

**II. DEVELOPMENT ISSUES**

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the younger children are located on the asphalt area on the northwest side of the building adjacent to the proposed pedestrian entrance. The plan also includes benches, plantings, and a new fence to help control any loose balls in this court area.

The overall area covered in asphalt will remain approximately as it is today. The configuration of the courts will be modified slightly.

**Tot Lot /Playground:**

A playground is proposed for the area between the existing soccer field, the woodland buffer and the multipurpose court on the north side of the school. The area will be bound with timber edging and a “fibar” resilient surface and drainage system is proposed. There are two primary play structures proposed for the playground area. One structure is for children ages 5 to 12 and the other smaller structure is for children ages 2 to 5. Both of the structures will include transfer stations to facilitate access for children in wheelchairs. The proposed play equipment also includes belt swings, tot swings and handicap swings.

The Facility Plan includes a group of movable picnic tables on a paved surface adjacent to the tot-lot and multipurpose court. These tables could be incorporated into a larger grouping for community events.

Another issue that has been raised by the community is the protection of the 50’ wooded buffer between the active play areas and the adjacent homes. The forest resources found on the site will remain for the most part as is. The plan indicates minor clearing in three areas. The plant material involved in the removal and replacement of the fence is noted above. The construction of the handicap parking area and entrance will likely involve the removal of some vegetation. Specifically, a couple of the tulip poplars and some existing understory vegetation may need to be removed from this area. Finally, to widen the maintenance access and build the retaining wall on the south side of the school, some understory vegetation, and perhaps one smaller tulip poplar will be affected. None of these activities will significantly impact the nature of the existing 50’ buffer.

**D. CPTED – Crime Prevention Through Environmental Design**

There were some concerns raised both by the community and the tenants in the school regarding the potential for crime in the park. These concerns were primarily related to acts of vandalism and under-age drinking on the property. CPTED was developed from the realization that a constructed environment effects crime and the fear of crime. (PROS Plan, 2001 pg. 93) Officer Dean Smith of Maryland-National Capital Park Police was involved in the review of these plans. The facilities at Concord Local Park were developed utilizing the five basic

**II. DEVELOPMENT ISSUES**

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CPTED principles; Territoriality, Surveillance, Activity Support, Access Control, and Maintenance.

The new entrance to the park will create a focal point for the park and increase the awareness of the park and visibility from the street. The entrance will provide a distinctive and clear entrance to the park, but will also communicate the message that this facility is a cared for by M-NCPPC and the community.

The layout of the activities within the park supports the need to avoid “user conflict.” The active “full-court” basketball is separate from the more passive multi-use court and the playground. Options to improve the visibility within the park were also discussed and investigated. The existing fenced garden and greenhouse on the rear of the school significantly restricts sight lines through the park. Preliminary discussions with MCPS Staff indicated that this structure could be removed.



Restricted on-site visibility caused by the overgrown garden area, fence and greenhouse.

Finally, the poor condition of the park facilities communicates a lack of maintenance and concern. The new pavement, goals, and playground equipment, and improved field will do the opposite. Future visitors to Concord Local Park will find a clean well maintained park that meets the needs of the community.

**E. Community Outreach**

M-NCPPC Staff met with the Bannockburn Civic Association prior to securing a contract with a consultant for the design the Facility Plan. The staff received

**II. DEVELOPMENT ISSUES**

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valuable input from the community during this meeting and subsequent conversations and correspondence. The community prepared a list of desired elements to be considered. Major concerns of the community included the preservation of existing buffers, the addition of play facilities dedicated for community use, improved access for people with disabilities, a picnic area, improved fields, the need for a tennis court, and at least a half basketball court. The community was particularly concerned about providing recreational opportunities for children. This information was very useful and was incorporated into the proposal to select a consultant to develop a facility plan.

Phoenix Engineering, Inc. was awarded the contract in April 2001 to develop a facility plan for Concord Local Park. Progress meetings were held throughout the design process. M-NCPPC Staff including persons from Park Natural Resources, Countywide Development, and Park Development, Park Police, as well as, the Park Manager attended these meetings.

The park has an unusual history and is in very close proximity to Concord School. For these reasons, M-NCPPC Park Development Staff and the Consultant met with the groups that lease space from MCPS at Concord School on June 5, 2001. These groups include Suburban Nursery School, Creative Enrichment, Clara Barton Center, and the FLES program. Representatives from all the programs housed in the building were present, as well as, the Building Service Worker on site. Their major concern was the need for a playground that the community could use during school hours. Nursery school and aftercare employees have had to ask community members not to allow their children on the school playground equipment during school hours so that they can focus their attention on children attending their programs. Another concern was maintenance trucks entering the park around the side of the building where their program is located without prior notification. Other concerns included the need to refurbish the soccer field and improve recreational opportunities for children.

The Park Manager made the Western Area Advisory Board aware of the project following the Kick-off meeting. On June 14, 2001, the Project Manager along with the Assistant Park Manager followed up with a formal presentation of the concept plan to this Advisory Board.

In lieu of Plan Review, plans were sent to Central Maintenance, Natural Resources and the Region for review and comment.

**II. DEVELOPMENT ISSUES**

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A meeting was held in July 2001 with a steering committee designated by the Bannockburn Civic Association. The meeting was held at the site and the Consultant and Staff presented the concept plan. A discussion period followed the presentation where several observations, concerns, and comments were addressed. Overall, the community expressed positive feelings about the plan during the meeting and in the correspondence that followed. Several neighbors expressed concern about potential impacts to the existing forest buffer. The limit of disturbance shown on the plan indicated that the proposed improvements would not significantly impact this buffer. In addition, the need for a handicap accessible picnic area was raised. The Consultant was asked to investigate options for this addition and present them to the Park Manager for consideration. It was explained to the group that the request for a tennis court had been investigated. It was not possible, given the proposed Program of Requirements, to incorporate a tennis facility on this site. Furthermore, we explained that the PROS plan found that tennis court use has been in a decline throughout the county. The Plan also stated that there is a greater need for active recreational facilities that can serve more people at the same time. This seemed agreeable to the community members present.

The plans were shared with the community at a second community presentation on the evening of September 6<sup>th</sup> at the Concord School. This presentation gave community members who were not able to attend the initial presentation and discussions with the steering committee the opportunity to learn about the proposed improvements and to be included in the process.

**F. Cost Estimate for Design and Construction**

An estimate of the costs for the design and construction of the proposed facility was prepared by Phoenix Engineering, Inc. The following is a summary of that estimate. The complete estimate can be found in Appendix F.

**II. DEVELOPMENT ISSUES**

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**SUMMARY**

**Construction Cost Estimate**

Demolition .....	\$18,000.00
<i>This item includes: removal of concrete curb and gutter, asphalt pavement, chain link fence, 3-5 medium to large trees, and shrub/scrub materials</i>	
Pedestrian Entrance and Parking Improvements .....	\$79,220.00
<i>This item includes excavation, grading, Allan Block walls, concrete steps, concrete pavement and ramps, concrete curb and gutter, asphalt parking area, painting, Park signage, parking space signage, vinyl coated chain link fence, and landscaping</i>	
Maintenance Access.....	\$21,375.00
<i>This item includes Allan Block walls, asphalt drive, removable bollards, and mountable curb</i>	
Basketball and Multipurpose Courts.....	\$90,865.00
<i>This item includes new asphalt pavement with new base material, painting, 3 basketball goals with posts, 8' chain link fence, and 5' chain link fence</i>	
Tot-Lot Play Area .....	\$59,946.00
<i>This item includes timber edging, Fibar brand surfacing with underdrain system, tot structure, 5-12 year old structure, spring animals, and swings</i>	
Soccer Field Improvements .....	\$73,874.00
<i>This item includes rough grading, soil amendments, minimal drainage improvements, fine grading to 1.5% maximum slope, seeding, new 6.5'x18' goals, and snow fence to protect the field during establishment</i>	
Miscellaneous Site Improvements .....	\$21,394.00
<i>This item includes various improvements throughout the site such as 5' chain link fence, at the perimeter of the active play area, picnic tables and concrete pads, benches, large shade trees, sediment and erosion control, additional site drainage systems, and yard drains</i>	
<b>Construction Estimate .....</b>	<b>\$364,634.00</b>
15% Construction Contingency .....	\$54,695.00
<b>SubTotal Construction Cost.....</b>	<b>\$419,329.00</b>
15% Design Cost.....	\$62,899.00
15% Construction Maintenance & Inspection .....	\$41,329.00
<b>Total Project Cost .....</b>	<b>\$523,557.00</b>

Appendix A:

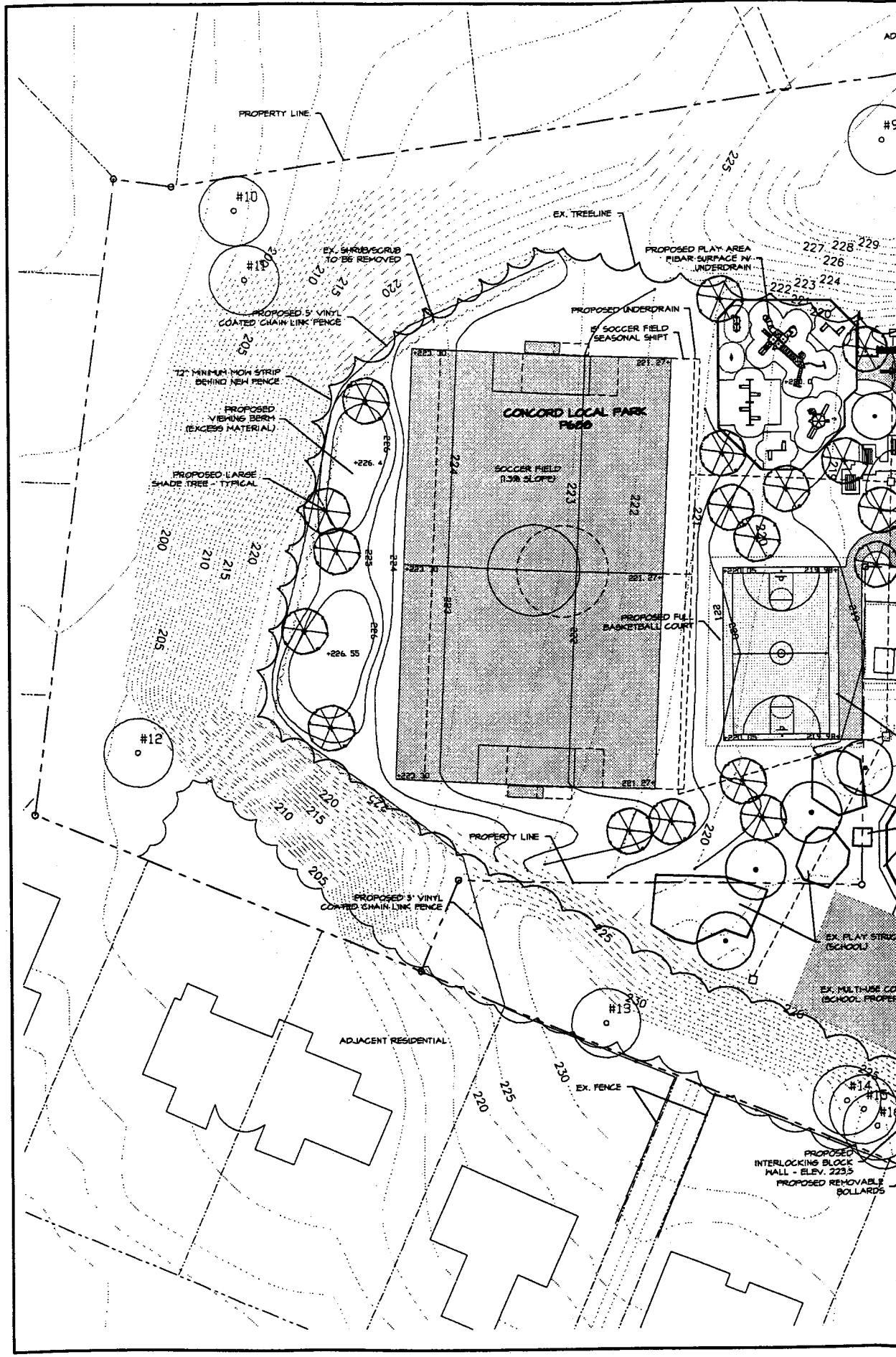
## Vicinity Map

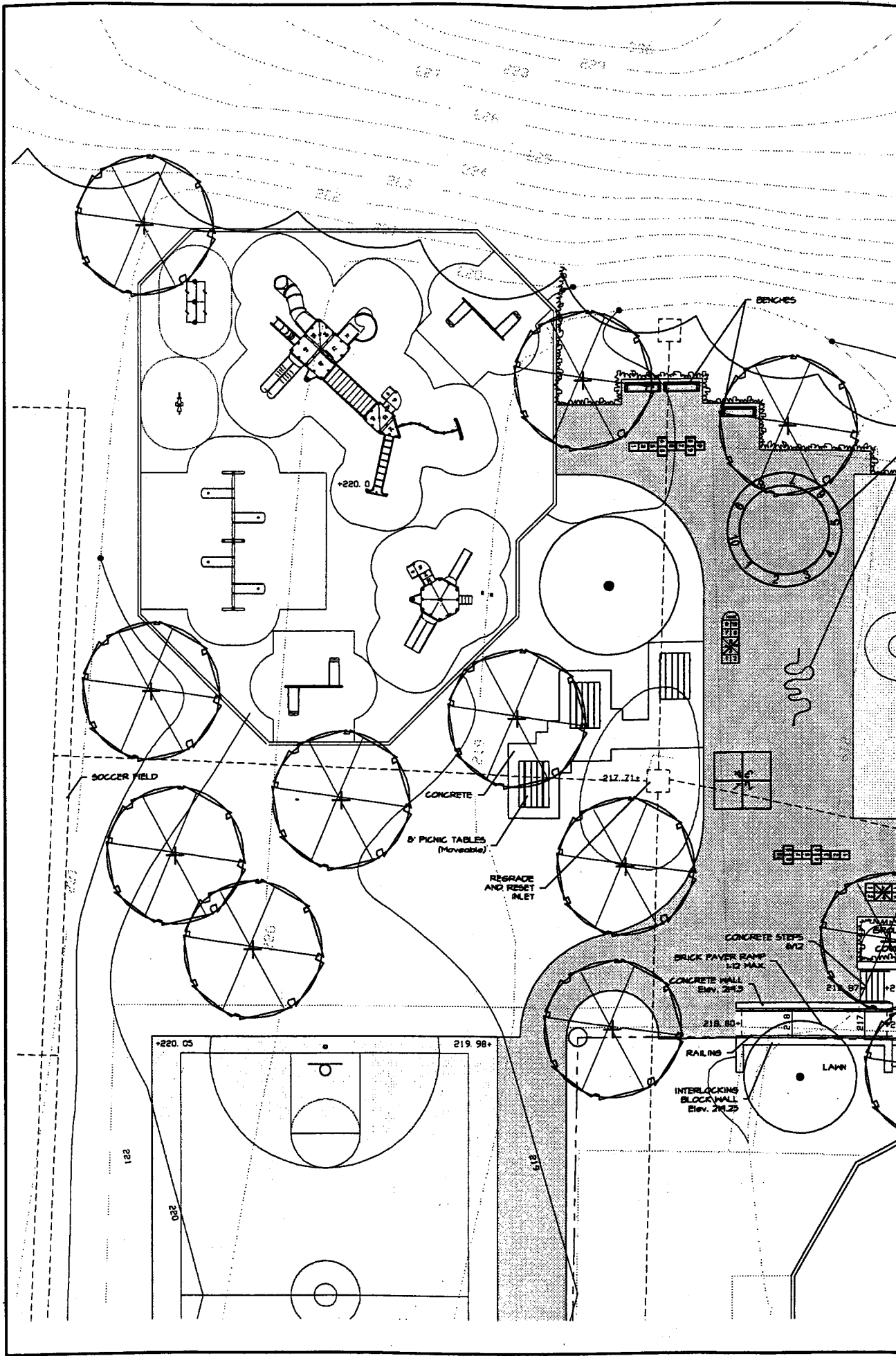




Appendix B:

## **Facility Plan**





**Appendix C:**

## **Planning Commission Proceedings**

PARK COMMISSION MEETING, SEPTEMBER 25, 1989, NOT APPROVED

Mr. Michael Grodin, President, Cloverly Civic Association, expressed concern that the civic association and many members of the community had not received adequate notification of the possible exchange. The civic association is strongly opposed to the exchange because it considers the park permanent green space which should not be transferred to another neighborhood. Mr. Grodin suggested that a traffic study was necessary, and that the decision to relocate the park should not be made hastily.

Mr. Neal Fitzpatrick, Audubon Naturalist Society, spoke in support of the comments made earlier by Mr. Frost of Trout Unlimited on the environmental issues, and suggested that if development of the Cloverly Park site occurs, a baseline study to quantify critical parameters of the Gum Springs aquatic resources be conducted.

Mr. Carl Barrons, an attorney representing a property owner adjacent to the Cloverly park site, expressed concern with the proposed exchange, and also recommended that environmental and safety studies be conducted.

Mr. Steve Gerwin, a resident of the Cloverly area, reported that he and his neighbors in the Peachwood Estates subdivision favored the land exchange.

The Director apologized to the citizens present who had not received adequate notification of the proposal, explaining that staff had been working with a short turn-around time and had been under pressure to prepare a plan quickly. He also noted that although reluctant to give up park land, staff was working for the best overall interests of the community.

ITEM 7. WHITTIER WOODS LOCAL PARK - REQUEST OF MCPS TO EXCHANGE 3.87+ ACRES OF PARKLAND AT WHITTIER WOODS LOCAL PARK FOR 5.4+ ACRES OF LAND AT THE FORMER CONCORD SCHOOL SITE

ACTION: Motion of Hewitt  
 Seconded by Henry  
 3-0 (Keeney and Floreen absent) Approved  
 staff recommendation to approve land exchange, with conditions as outlined in the staff report, and eliminating softball field from the Concord School Park.

Dr. Phil Rohr updated the Board on events following the August Park Commission meeting, when the Board had determined that the proposal submitted by MCPS to reconfigure Whittier Woods Local park to accommodate construction of a new high school was unacceptable. Dr. Rohr reported that after examining other options, the school system has developed a proposal to exchange land at the Whittier Woods site for the outdoor recreation area at the Concord School, which is in the general service area of

## PARK COMMISSION MEETING, SEPTEMBER 25, 1989, NOT APPROVED

Whittier Woods.

Park Planning and Development staff reviewed the existing facilities at Whittier Woods, and those proposed if the park was reconfigures. It was noted that in response to concerns expressed by the Board at the August meeting, grade could be achieved at the site of the new high school without disturbing the tree buffer. Staff reported that the Concord School currently houses a private program for emotionally handicapped children, and that the playground and multi-use court immediately adjacent to the school would remain intact for the program's use. Staff also reported that a great deal of concern had been expressed by the community, particularly by residents near the Concord School, regarding the proposed exchange. Staff assured those residents present that the wooded buffer surrounding the school property shielding them from view would be retained.

In conclusion, staff reviewed the proposed conditions of the exchange, adding a condition that the damaged fence surrounding the Concord School be repaired or replaced and that the wooded area that suffered storm damage at Concord be restored. Staff also called to the Board's attention that as part of the proposal, an area of the Whittier Woods park would be unavailable for use for two years during construction of the new school.

Many residents near the Concord School spoke in opposition to the proposal, citing inadequate notice they had received, the lack of sidewalks in the area which force pedestrians, children and cyclists into the streets, safety concerns due to the number of hills and blind curves, and increased traffic congestion. Residents also concern expressed regarding the addition of a softball field to the park, stating its use by teens and young adults might have a negative impact on the surrounding area. A petition signed by citizens in opposition to the proposed exchange was presented to the Board.

Members of the community speaking in opposition were Gilda Snyder, Linda Cole, Cliff Stromberg, Ava Feiner, Edric Hough, Joseph Innes, Jack Crowley, Linda Starr, Matt Keiser, Dr. Conrad Williams, Susan Rubin and Rachelle Grossman.

Ms. Beth Tiernan, President, Walt Whitman High School PTSA, discussed the importance of replacing the current facility, stating that the condition of the school is rapidly deteriorating. She urged that the questions be resolved as quickly as possible, so that construction of the new school could begin.

During discussion, it was confirmed that the basketball court will be available for use at the former Whittier Woods Elementary School during construction and that the playground equipment from the park could also be relocated to this site. Commissioner Hewitt suggested, and the Board agreed, that to

PARK COMMISSION MEETING, SEPTEMBER 25, 1989, NOT APPROVED

eliminate the community's concerns regarding possible problems associated with having a softball field at the Concord School site, it be removed from the development plan.

Chairman Bauman spoke in support of the exchange, stating that parks are good neighbors and their use should not be restricted to those fortunate enough to live near them.

ITEM 8. BLOCKHOUSE POINT CONSERVATION PARK - HIKING AND EQUESTRIAN TRAILS PLAN

ACTION: Motion of Henry  
 Second by Hewitt  
 3-0 (Keeney and Floreen absent) Approved  
 Trail Plan as submitted.

Staff described the steps taken in developing the trail plan, including a field inventory to assess trail condition, aerial photography and identification of wetland areas, streams and drainage areas. Staff then reviewed proposed trail locations, stream crossings, and those areas identified as being in need of immediate work to control erosion. It was reported that most of the work to date has been done by the Conservation Corps, and photographs of work completed to date by the Corps were distributed to the Board; it was noted that they are doing a very professional job.

Staff then reviewed its recommendations, and answered Board members' questions. It was reported that signs containing the restrictions and policies, along with a map of the park, would be posted at all access points.

Mr. Keith Allen, a neighboring resident, told the Board that he hiked in the park several times a week. He stated that while he is not an equestrian, he believes horses should be allowed into all areas of the park to watch out for fires, illegal activities, etc., noting that most of the original trails along the Callithea Ridge had been cut by horses.

Mr. Richard Wrathall, a nearby property owner, stated that extensive trail damage had already been done by horses, and asked at what point damaged trails would be closed to horses. Staff responded that evaluation and monitoring of trails would be ongoing, and decisions to close trails would be made on an individual basis, in consultation with the Parks Department Natural Resources Division.

Mr. Neal Fitzpatrick, Audubon Naturalist Society, expressed concern about the "severe" rating of approximately 90% of the soils within Blockhouse Point. He recommended that the development of both hiking and equestrian trails proceed carefully, and that a natural resources management plan for the park be prepared as soon as possible.

Appendix D:

## **Approved NRI/FSD Summary Map**





# **Stormwater Management Exemption**

# PHOENIX ENGINEERING, INC.

813 Maiden Choice Lane • Suite 300 • Baltimore, MD 21228 / CONSULTING ENGINEERS

June 13, 2001

Mr. Jay R. Beatty  
Montgomery County  
Dept. of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Re: Concord Local Park  
Hidden Creek Road  
Rehab and Renovation

Dear Mr. Beatty,

My company is working with M-NCPPC to prepare preliminary plans and cost estimates for renovations at Concord Local Park. Concord Park is a small neighborhood park, 5.4 Acres, behind a retired elementary school building. M-NCPPC acquired the property when the school was closed. The old school building and parking lot belong to the Board of Education and are still being used for daycare and other community interests. Attached please find a copy of our conceptual plan for improvements to the park.

The project includes construction of handicap accessible parking and walkways to the Park, construction of a new Tot Lot, Resurfacing and Painting of Existing Ball Courts, and Resurfacing and Reseeding the existing soccer field. We would also like to pave the maintenance access to the park, which has become somewhat rutted and bare with use. This route has been the main access to the park, but both the School and M-NCPPC hope that the proposed new handicap access will become the favored access.

As Ellen and I told you before the Pre-development meeting on May 30, the increase in impervious area on the park property will around 1,500 sq.ft. The maintenance access is on the school property and will add approximately 2,000 sq.ft. of impervious. At that time, you felt that the project would be exempt from Stormwater Management and I am now writing to confirm that.

Please contact me or Ellen Masciocchi at M-NCPPC if you have any questions.

Very Truly Yours,  
PHOENIX ENGINEERING, INC.



John R. Heinrichs, P.E.  
Exec. Vice President

Cc: Ellen Masciocchi, M-NCPPC by fax

G:\01\009 Concord Park\docs\SVM\Let.doc

## **Cost Estimate**

**Concord Local Park  
Facility Planning  
SPR# 2000-005  
Bethesda, MD  
September 13, 2001  
Concept Plan  
Preliminary Cost Estimate**

Item	Quan	Unit	Unit Cost	Total	Notes
<b>DEMOLITION</b>					
Concrete curb & gutter removal	100	LF	\$5.00	\$500.00	Including sawcuts
Asphalt removal	613	SY	\$6.00	\$3,678.00	Full depth, courts and parking
Tree removal	1	LS	\$9,000.00	\$9,000.00	Assume 3-5 medium - large trees
Shrub/scrub removal	1	LS	\$4,000.00	\$4,000.00	Assume hand work
Chain link fence removal	548	LF	\$1.50	\$822.00	
<b>Total - Demolition</b>				<b>\$18,000.00</b>	
<b>PEDESTRIAN ENTRANCE AND PARKING IMPROVEMENTS</b>					
Excavation and grading	500	CY	\$8.00	\$4,000.00	
Walls	984	FF	\$30.00	\$29,520.00	Alan Block
Steps	10	CY	\$800.00	\$8,000.00	Concrete
Pavement	1,113	SF	\$15.00	\$16,695.00	Assume brick pavers on sand
Concrete curb & gutter	150	LF	\$15.00	\$2,250.00	
Asphalt	77	SY	\$135.00	\$10,395.00	6" CR-6, 2.5" base, 1" top
Painting (parking)	1	LS	\$250.00	\$250.00	
Signage	1	LS	\$4,000.00	\$4,000.00	
Parking Signage	3	EA	\$100.00	\$300.00	Metal sign on metal post
Planting	1	LS	\$3,000.00	\$3,000.00	
Chain link fence	45	LF	\$18.00	\$810.00	4' height, vinyl coated
<b>Total - Entrance Improvements</b>				<b>\$79,220.00</b>	
<b>MAINTENANCE ACCESS</b>					
Walls	210	FF	\$30.00	\$6,300.00	Alan Block
Asphalt drive	100	SY	\$135.00	\$13,500.00	6" CR-6, 2.5" base, 1" top
Removable bollards	2	EA	\$600.00	\$1,200.00	
Mountable curb	25	LF	\$15.00	\$375.00	Concrete with gutter pan
<b>Total - Maintenance Access</b>				<b>\$21,375.00</b>	
<b>BASKETBALL/MULTI-USE COURTS</b>					
Asphalt	557	SY	\$135.00	\$75,195.00	6" CR-6, 2.5" base, 1" top
Basketball goals	3	EA	\$3,900.00	\$11,700.00	Rectangular backboard
Painting	1	LS	\$800.00	\$800.00	
Chain link fence	35	LF	\$22.00	\$770.00	5' height, vinyl coated
Chain link fence	100	LF	\$24.00	\$2,400.00	8' height, vinyl coated
<b>Total - Basketball/Multi-use Courts</b>				<b>\$90,865.00</b>	
<b>PLAY AREA</b>					
Timber edge	242	LF	\$13.00	\$3,146.00	
Fibar surface	4,400	SF	\$2.00	\$8,800.00	12" depth, with underdrain
Play structures	1	LS	\$48,000.00	\$48,000.00	Tot structure, 5-12 structure, spring animals, swings
<b>Total - Play Area</b>				<b>\$59,946.00</b>	40-60K per Kathy Dearstine

Item	Quan	Unit	Unit Cost	Total	Notes
<b>SOCCKER FIELD</b>					
Rough Grading	1,500	CY	\$8.00	\$12,000.00	Soccer field and adjacent site
Field improvements	1	LS	\$60,000.00	\$60,000.00	per Tim Moore - soil amendmets, min. drainage, fine grading to 1.5%, seeding, 6.5'x18' goal posts
Protective fence	524	LF	\$3.50	\$1,834.00	Snow fence during establishment
<b>Total - Soccer Field</b>				<b>\$73,834.00</b>	
<b>MISCELLANEOUS SITE WORK</b>					
Chain link fence	477	LF	\$22.00	\$10,494.00	5' height, vinyl coated
Benches	4	EA	\$800.00	\$3,200.00	
Large Shade Trees	22	EA	\$350.00	\$7,700.00	
Sediment and erosion control	1	LS	\$4,000.00	\$4,000.00	Constr. entrance, silt fence, earth berms, inlet protection
Additional site drainage systems	350	LF	\$20.00	\$7,000.00	
Yard drains	3	EA	\$200.00	\$600.00	
Storm water management	1	LS	\$0.00	\$0.00	
<b>Total - Miscellaneous Site Work</b>				<b>\$21,394.00</b>	
<b>TOTAL</b>				<b>\$364,634.00</b>	

