

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Agenda Item # 5
MCPB October 18, 2001

October 12, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief, Countywide Planning Division
John Hench, PhD, Supervisor, Park Planning and Resource Analysis Unit
of Countywide Planning Division *J. Hench*

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit of Countywide Planning Division *D. Powell*

SUBJECT: **Mandatory Referral No. 01605-R-1**
Good Hope Community Center Spray and Play Park
Location: Good Hope Local Park
Master Plan Area: Cloverly
Zoning in area: R-200 and RE-2C
Applicant: Montgomery County Department of Recreation

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends that the Board **APPROVE** the project subject to the following conditions:

- 1) Prior to beginning any construction on parkland, a permit must be obtained from Park Development Division of M-NCPPC.

PROJECT DESCRIPTION

The proposed Spray and Play Park will include a concrete pad area with approximately 1,250 square feet of water play surface. Water features will include a

spray arch, 3 ground sprays and 2 water tunnels that will be activated by a control “bollard” in random sequence when users are present. When no persons are using the facility, the system automatically shuts down and places the spray pad in a “standby mode”. The entire system can be shut down during non park use hours by a master control switch located in a small, locked, utilities vault located adjacent to the concrete pad. The Spray and Play Park also features a filtration and re-cycling system that re-uses more than 80% of its water. “**Attachment A**” shows examples of some water features representative of those that will be constructed at the Spray and Play Park. The play area will be divided from parking and primary vehicle use areas by an earthen embankment and curbing.

PROJECT LOCATION

The Spray and Play Park will be located in a portion of the existing paved parking lot. The section of the parking lot to be used is at the furthest point from Good Hope Road and near the Recreation Center where there is currently a dumpster and two parking spaces used by employees. See the attached location maps marked as “**Attachment B**”, “**Attachment C**”, and “**Attachment D**”. Good Hope Local Park is located at the corner of Good Hope Road and Twig Road in a residential community with single family and townhouses surrounding the park. It currently contains 2 baseball fields, a soccer field overlay in the outfield areas of the ball fields, 2 tennis courts, 2 basketball courts, a tot lot and a recreation center.

PROJECT BACKGROUND

The County Recreation Department felt there was a need to provide for water related recreation in the Cloverly area. Other aquatic facilities are located in Olney, Wheaton/Glenmont, Martin Luther King Recreation Park, and Fairland Regional Park. None of these are conveniently close to the communities in the Cloverly area. The Good Hope Local Park, being located within close proximity to many residences that would be using the facility, is ideally situated to meet the needs of the community. The Park already has a considerable amount of other active recreation, and the Recreation Department believes that creation of this spray park at the Good Hope Recreation Center will enhance the opportunities for water play as part of the summer programs offered by the partnership of the Department of Recreation and the Montgomery County Police Activities League (PALS). The Good Hope location also offers the best opportunity for providing open community access as well as a supervised environment associated with the PALS programs. Other parks east of Route 29 were also considered by the County for the location of the spray park, but these alternative sites already had nearby pool facilities and were not sufficiently close to the neighborhoods that needed this type of facility. Funding for the project was authorized and is currently available for immediate construction of the spray park facility upon approval by M-NCPPC.

OPERATION AND MAINTENANCE

The Spray and Play Park will be operated and maintained by Montgomery County Department of Recreation staff and/or their contractors or agents. At times the facility may be operated by Montgomery County police officers who are supervising the Police Activities League programs.

HOURS OF OPERATION AND SUPERVISION

The spray park would be operational during the hours of 9:00 a.m. to 4:30 p.m., when the Good Hope Community Center is staffed. It would be available to the public during these hours as well as being used as part of organized Recreation Center activities. A recreation center coordinator is present during the hours of 9:00 a.m. to 4:30 p.m., as well as various part time staff being present throughout the day. These employees would also supervise the spray park operations. The facility would also be used as part of the Police Activities League programs, and would then be supervised and controlled by the officer(s) who are present.

TRANSPORTATION / TRAFFIC AND PARKING

The Spray and Play Park is not expected to generate significant additional traffic to the Good Hope Local Park. Since the spray park facility would only be operated between the hours of 9:00 a.m. to 4:30 p.m. most additional traffic would occur during non-rush hour times. It is not anticipated that the estimated 10 to 40 persons that would use the spray facilities at any given time would result in sufficient traffic increase to push the Critical Lane Volumes at nearby intersections to congestion standard levels.

The number of parking spaces at the park would be reduced by this project from 71 to 68, however since the parking lot is rarely at capacity it is not expected that parking will be in short supply. During certain events when the lot is full, there is opportunity for overflow parking on Twig Road that is adjacent to Good Hope Local Park. The Transportation Planning Staff analysis marked as "**Attachment E**" sets out further traffic and parking details.

ENVIRONMENTAL IMPACTS

Good Hope Local Park is located in the Upper Paint Branch watershed, an area that has been designated as a Special Protection Area. The applicant has filed a Preliminary/Final Water Quality Plan as required in an SPA when the area of disturbance is to exceed 5000 square feet. This Plan was approved by The Montgomery County Department of Permitting Services on October 11, 2001. The Water Quality Plan and its approval are also before the Planning Board for October 18th to be considered as a companion Board Item (# 4).

The Spray Park project will actually reduce the amount of impervious surface in the park by locating the spray pad and equipment on a deteriorated asphalt surface that now exists in this section of the parking lot. Some portions of the existing asphalt will be removed and replaced with more pervious "grass pavers" that allow maintenance vehicles to drive across it while diminishing water runoff and allowing some infiltration. Other portions of asphalt will be removed and replaced with grass and plants. (See "Attachment D")

SAFETY, LIGHTING AND NOISE

The spray park will be located in a portion of the parking lot off of Good Hope Road within sight of the road where police could easily view the entire facility. Also, the recreation center is adjacent to the spray park where staff is present during the daytime hours and Montgomery County Police are also often present to run the PAL program activities. The spray park would only be operated during these hours of supervision.

There will be no additional lighting needed for the spray park. The spray park facilities are located at the opposite side of the parking lot from the nearest residences. The distance to the nearest home is about 400 feet with Good Hope Road separating the spray park from the homes along the park on this side. Additional noise, which would only be during daytime hours, should therefore be minimal. Also, the park already contains many active outdoor recreation facilities.

SURROUNDING AREA COMPATIBILITY

The proposed spray park facility is located on a portion of the existing paved parking area within Good Hope Local Park in the Cloverly Master Plan area. The park already contains a Montgomery County Recreation Center that runs various summer activities, day camp programs and accommodates Police Activities League (PAL) programs. Other park facilities include two baseball fields, two tennis courts, a basketball court and a tot lot. The Spray and Play Park would compliment these recreation facilities and augment the various recreation programs. The nearby surrounding area is residential and the spray park facilities would be open to the public for use during the operational hours.

PUBLIC MEETINGS AND INPUT

Two public meetings were held by the County Recreation staff. The first meeting was held on May 8, 2001 and a second meeting on June 20, 2001. Notice by flyers was distributed to adjacent and nearby residents and was posted at the Recreation Center. Information and invitations included representatives of the Eastern Area Recreation Advisory Board and the Eyes of Paint Branch. County Recreation Department staff

presented the plan to about 15 attendees at the first meeting and 25 attendees at the second meeting and all input received from the attendees at both meetings was favorable. At that time, thirteen (13) families surrounding the park gave the County Recreation Department holding the meeting express support for the Spray Park and this list is attached as “**Attachment F**”. In addition, County staff delivered all explanatory materials to the Cloverly Citizen Association and Good Hope Citizens Association and personally contacted the associations’ representatives to discuss the information. The associations have expressed no concerns with the proposed Spray Park facility.

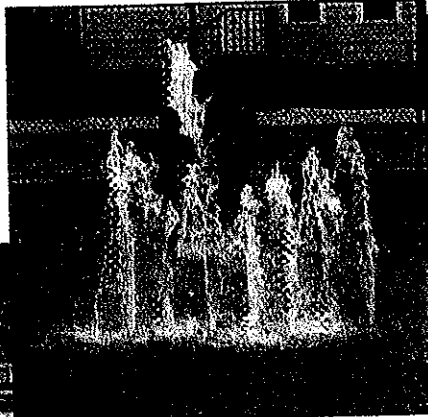
Attachments:

- A. Water Features Information
- B. Area Location Map
- C. Surrounding Area Map
- D. Detailed Facility Location Map
- E. M-NCPPC Transportation Planning Memorandum
- F. Community Support List

SprayGrounds



DownSpout



Foam Geyser & PopJets

Harriet & Sayles SprayGround

Providence, Rhode Island
Dept. of Parks & Recreation

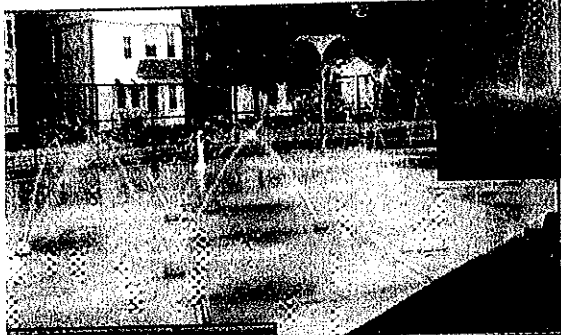
Planned and designed with the assistance of Rain Drop Products, the SprayGround turns on automatically at 10:00 in the morning and off at 6:00 in the evening. During the day water flows only when the sensors are activated by users and the water automatically shuts off after 11 minutes if no one is present.

The Rain Drop computer creates a constantly changing flow of water to the waterplay features. Kids are continuously trying to guess where the water will erupt from next.

With no standing water the danger of a drowning is eliminated - no need for lifeguards, and like dry playgrounds, very little supervision is required.



Shower Tunnel



Lemon Drops, Shower Tunnel, TooLip Jet



Activation Sensor



CrossBar Jets



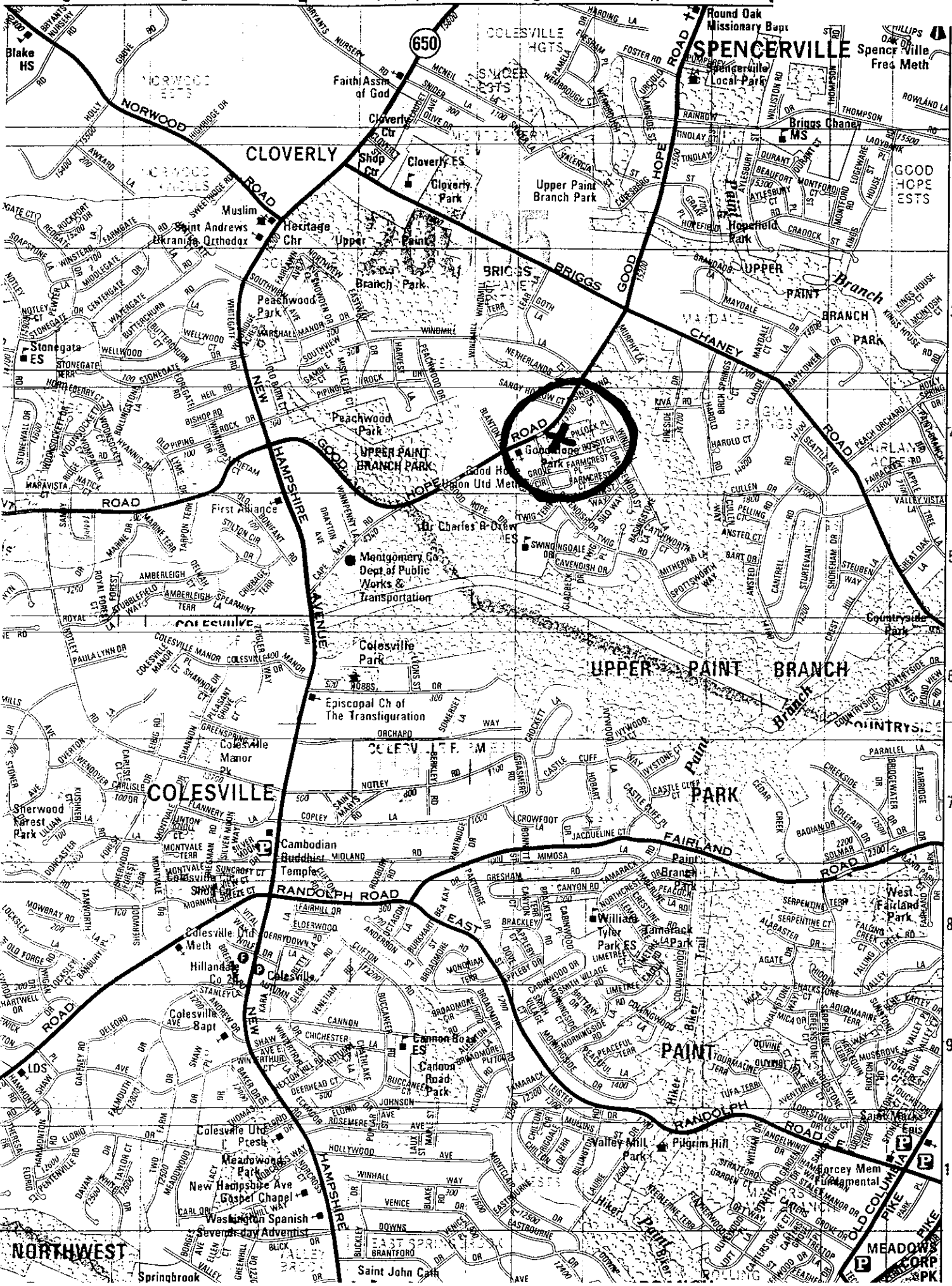
TooLip Jet



The SprayGround features CrossBar Jets, Shower Tunnel, DownSpout, PopJets, Foam Geyser, TooLipJet, Lemon Drops, Computer Controls and Flow Controls from Rain Drop Products. Water is supplied by city water lines and sent to drains - no filtration equipment is required.

Low Initial Capital Cost Low Operating Cost

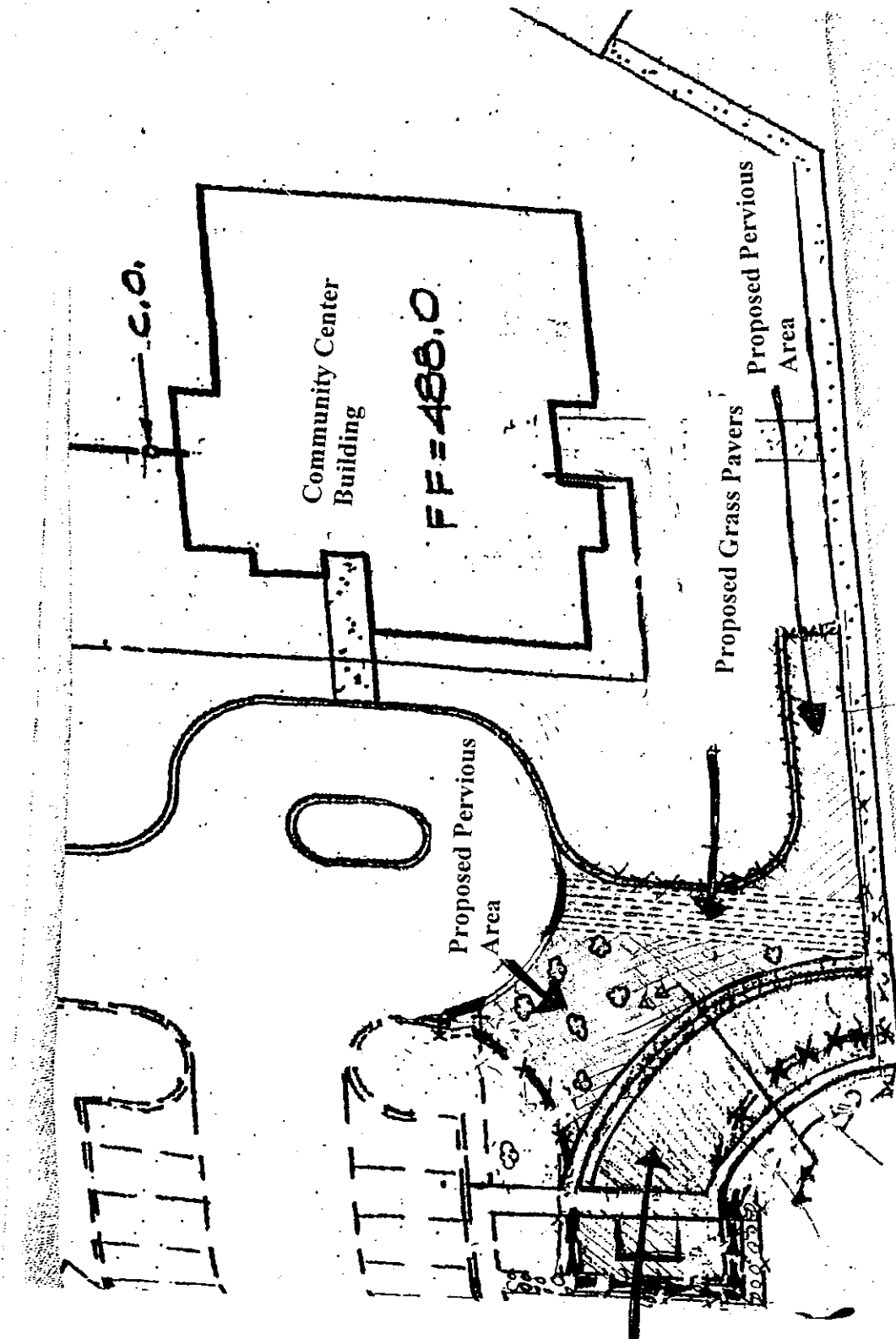
by SONAR INTERNATIONAL
2001 'S' Street, N.W.
Washington, DC 20009
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221 NE
220 NE
1460,000 FT
219 NE
39°05'00"
Joins Map 32 218 NE
MD GRID 450,000 FT
217 NE
216 NE

NORTHWEST

10



Proposed Splash Pad Area

Proposed Pervious Area

Proposed Grass Pavers
Proposed Pervious Area

Community Center Building

FF = 488.0

C.O.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 24, 2001

MEMORANDUM

TO: Doug Powell, Plan Review Coordinator
Park Planning and Resource Analysis

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*
Transportation Planning

SUBJECT: Mandatory Referral No 01605-R-1
Spray Park Addition to the Good Hope Community Center/Local Park
14715 Good Hope Road, Silver Spring
Cloverly Policy Area

This memorandum is Transportation Planning staff's adequate public facilities review of the subject mandatory referral case.

RECOMMENDATION

Transportation Planning staff recommends no transportation-related conditions should this mandatory referral case be approved.

DISCUSSION

Site Location and Access

The existing local park is located on the east side of Good Hope Road between Twig Road and Windmill Lane. The site access is from Good Hope Road.

Master Plan Roadways and Bikeways

According to the *Cloverly Master Plan*, the nearby roadways are classified as follows:

1. Good Hope Road is classified as a primary residential roadway, P-12, with a 70-foot right-of-way and a Class II bikeway, PB-35.

2. Twig Road is classified as a primary residential roadway, P-17, with a 70-foot right-of-way
3. Windmill Lane is classified as a primary residential roadway, P-43, with a 70-foot right-of-way

Parking

The number of parking spaces would be slightly reduced from 71 to 68 spaces to construct the spray park. Currently, special occasions at the other facilities in the local park occasionally generate sufficient vehicular traffic that results in overflowing the on-site parking area onto adjacent Twig Road.

Additional Site-Generated Traffic

The addition of the spray park could nominally increase the number of site-generated trips.

1. The spray park operating hours would be from 9:00 a.m. to 4:30 p.m. The users arriving at the starting time at 9:00 a.m. would be traveling during the end of the weekday morning peak period between 8:30 and 9:00 a.m. The users during the last hour up to until 4:30 p.m. would be traveling home during the beginning of the weekday evening peak period from 4:00 to 5:00 p.m.
2. The capacity is between 10 and 40 persons at one time. Many of the spray park users could already be using the site's other recreational facilities. The additional users attracted to the existing local park because of the spray park could arrive as pedestrians, bicyclists, and by motorized vehicles. Among those traveling by motorized vehicles, sibling groups would likely carpool together. Even if the maximum of 40 persons used the spray park, the percentage of additional users who travel by motorized vehicles is relatively small.

Local Area Transportation Review

If this were a subdivision case, a traffic study would not be required for Local Area Transportation Review, because the site would generate fewer than 50 total peak-hour trips during the morning and evening peak periods. Therefore, the applicant is not required to analyze the impact of site-generated traffic on adjacent intersections.

Congestion Levels at Nearby Intersections

Even though a traffic study was not prepared, traffic data is available because counts were collected by the Montgomery County Department of Public Works and Transportation at the two intersections along Good Hope Road at Twig Road on March 16, 2000, and at Windmill Lane on August 23, 2000. Based on these traffic counts, the calculated critical lane volumes (CLVs) are shown below:

Intersection	Peak-Hour Congestion Level		
	Morning	Mid-Day	Evening
Good Hope Road and Twig Road	1,207	378	1,006
Good Hope Road and Windmill Lane	673	347	756

The CLVs at both intersections are less than the congestion standard of 1,525 for the Cloverly Policy Area.

Policy Area Review/Staging Ceiling Condition

The Cloverly Policy Area has a negative 49 jobs remaining in the staging ceiling as of July 31, 2001 under the *FY01 Annual Growth Policy*. The traffic generated by the existing local park was already considered as generated by an existing land use when the staging ceiling numbers were determined using the Travel/2 transportation/land use model.

EA:cmd

MR #01605-R-1 Good Hope Community Center.doc

Attachment F

June 20,2001

As residents of the Good Hope community we support the Spray-Play Pad planned to be installed at the Good Hope Community Center.

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