

# Sligo Creek Golf Course Property Reuse Plan Plan Objectives, Outreach Strategy and Plan Schedule

PARK & TRAIL PLANNING SECTION



PARK PLANNING & STEWARDSHIP DIVISION

Montgomery County Planning Board Meeting  
July 16, 2009



SLIGO CREEK GOLF COURSE REUSE PLAN

## Requested Planning Board Action

- Re- affirm the decision to close Sligo Creek Golf Course on October 1, 2009
- Approve the development of the Staff Draft Reuse plan with 4 Themes including Golf
- Approve the Objectives, Outreach Strategy and Plan Schedule



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PARK PLANNING & STEWARDSHIP

## Purpose of Reuse Plan

- On October 1, 2009, the property will come back to the MC Department of Parks to manage and operate
- Need for an INTERIM plan for short term use of the property with no money for improvements
- Need for a FUTURE plan (i.e. Reuse Plan) for development of public park facilities funded through the CIP and phased over time



Existing Facilities Aerial



## Background

### 2006

- **April 6, 2006** – MCPB approved golf operations to transfer from Parks to Revenue Authority.
- **April 15, 2006** – RA begins operations at Park golf courses.
- **October 26, 2006** – lease agreement is approved.

### 2007

- **March 17, 2007** – RA presented to MCPB a preliminary Master Plan for renovations needed at all newly leased park golf course including Sligo.
- **Spring/Summer 2007** – RA met with golfers, community leaders, community and officials to discuss concept plans for the four park golf course including Sligo. The plan for Sligo included a two story driving range, 2 miniature golf courses and a First Tee Learning Center. The cost was approximately \$5 million dollars.

### 2008

- **January 9, 2008** – RA consultant presented plans for Sligo at a Public Meeting. The adjacent community was very concerned about the increase in traffic, noise and lights so disagreed with the proposed Sligo Golf renovation plan.
- **February 2008** – RA withdrew its submitted Capital Improvements Plan for FY09-14 funds for Sligo and instead requested funds for planning for Sligo.



## Background

- **April –September 23, 2008** –A stakeholder group was formed by the RA to study and present recommendations for Sligo. The Sligo Creek Stakeholders Advisory Group recommended against the driving range and miniature golf courses but recommended for a “green” golf course. The recommendations did not address the financial needs of Sligo.

### 2009

- **January 5, 2009** – RA retained a consultant to perform an independent financial analysis of Sligo. The consultant found Sligo adverse to the golf system because it was losing money.
- **January 27, 2009**–The RA Board voted to extract Sligo from the lease.
- **February 26, 2009** – the MCPB approved the proposal to extract Sligo from the lease with RA as of October 1, 2009 and accepted the financial analysis report submitted by RA.
- **March 17, 2009** – MC Council held a Public Hearing and received testimony from several civic associations and concerned citizens. Public testimony focused on the desire for Sligo to remain a golf course.
- **March 31, 2009** – MC Council approved the extraction of Sligo from the RA lease.
- **April 2009** – MC Department of Parks staff begins the Reuse study for Sligo Creek Golf Course Property.



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## Sligo Creek Golf Course Property

- Under current lease agreement with the Revenue Authority, M-NCPPC can no longer operate as a golf course
- Will be developed for park purposes only
- Large Open Space in Dense Urban Area

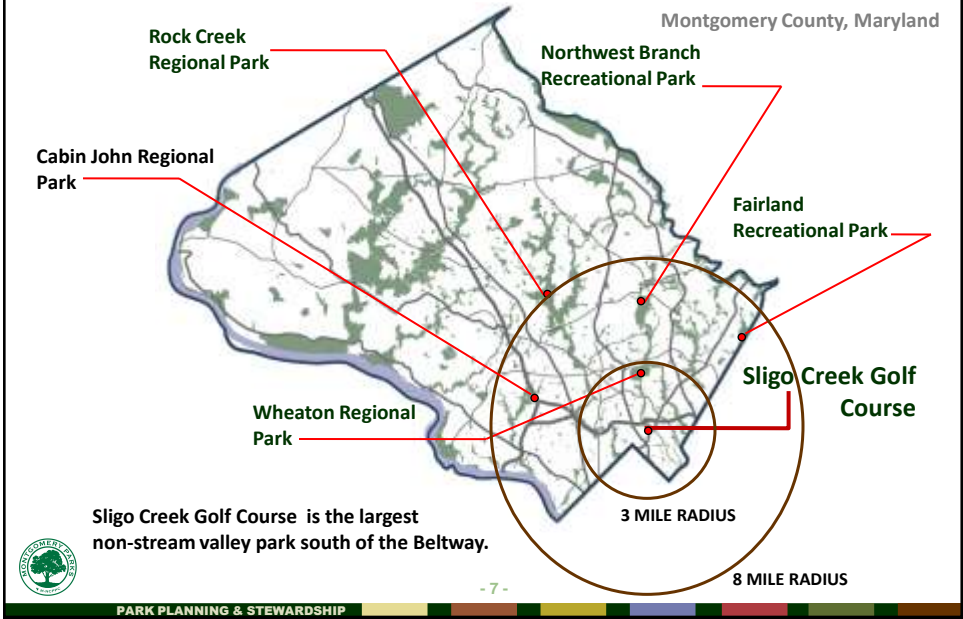


Aerial Map



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### Sligo Creek Golf Course Property



### Planning Issues to Address for the Reuse Plan:

- Determine type of park
- Stay inside the developable envelope
- Protect sensitive environmental resources
- Respond to community input – planning themes
- Balance stewardship and recreation



# Type of Park?

MONTGOMERY COUNTY PARK CLASSIFICATION SYSTEM

PARK TYPE	PARK TYPE DESCRIPTION	TYPICAL FACILITIES*	APPROXIMATE SIZE
<b>COUNTY-WIDE PARKS</b> – Parks in this category serve all residents of Montgomery County			
<b>Recreational Oriented Parks</b>			
Regional Parks	Large Parks that provide a wide range of recreational opportunities but retain 2/3 or the acreage as conservation areas.	Play; playground areas, tennis courts, athletic fields, golf course, campgrounds, water-oriented recreation areas.	200 acres or more
Recreational Parks	Parks larger than 50 acres in size that are more intensively developed than Regional Parks, but may also may also contain natural areas.	Athletic fields, tennis courts, multi-use courts, playground areas, golf course, trails, natural areas.	50 acres or more
Special Parks	These parks include areas that contain features of historic and cultural significance.	Vary, but may include agricultural settings, gardens, small conference centers, historic structures, etc.	Varies
<b>Conservation Oriented Parks</b>			
Stream Valley Parks	Interconnected linear parks along major stream valleys providing conservation and recreation areas.	Hike/bike trails, fishing, picnicking, playground areas.	Varies
Conservation Area Parks	Large natural areas acquired to preserve specific natural and biological or historic features. They also provide opportunities of compatible recreation activities.	Trails, fishing areas, nature study areas, informal picnic areas.	Varies
<b>COMMUNITY USE PARKS</b> – Parks in this category serve residents of surrounding communities			
Urban Parks	Very small parks, serving tightly urban areas.	Landscaping, sitting/ picnic areas, play equipment, courts and shelters.	1 Acre
Neighborhood Parks	Small parks providing informal recreation in residential areas.	Play equipment, play field, sitting area, shelter, tennis and multi-use courts. (Can not include regulation size ballfields).	2.5 Acre
Local Parks	Larger parks that provide ballfields and both programmed and unprogrammed recreation facilities.	Ballfields, play equipment, tennis and multi-use courts, sitting/picnic area, shelters, buildings and other facilities.	15 Acre
Neighborhood Conservation Areas	Small parcels of conservation oriented parkland in residential areas, generally dedicated at the time of subdivision.	Generally undeveloped, may include a storm water management pond and related facilities.	Varies

Sligo Creek Golf Course Property

Figure 4.3 \*No fees not an inclusion, but includes facilities typical of each park type.



# Developable Envelope and Sensitive Areas of the Park

- 43.4 Developable Acres
- 13.2 Protected Acres



## Response to Community Input

- Many requests for a golf course
- A few requests for a natural area for passive uses like walking, bird watching, dog park, sculpture garden
- A request for a high school cross country track course
- A request for a swimming pool
- Unsolicited “informal” public private partnership proposals include:
  - Soccer field complex
  - Disc golf course
  - YMCA type facility



## Response to Community Input

### Proposed Planning Themes

Natural Garden Preserve

Down County Sports Complex

Fun for All Recreational Park

Golf



# Natural Garden Preserve

- Nature Center
- Natural Surface Trails
- Trail interpretation
- Nature Foods Restaurant
- Picnic Areas
- Natural Play Areas
- Water Play – Garden and Pier
- Public Art/Sculpture Garden
- Display Areas for Native Plants
- Community Gardens
- Cultural Displays – Interpretation and Oral histories

Public Art/Sculpture Garden



Community Gardens



Nature Center

Natural Foods Restaurant



# Fun for All Recreational Park

- Athletic Fields
- Snack Bar and restrooms – Healthy Foods
- Disc Golf
- Skate Park
- Volleyball Courts
- Basketball courts
- Lawn bowling/Bocce Ball Courts
- Archery range
- Adventure Play Area
- Natural Play area
- Hard surface Trails
- Sprayground / Splash play area
- Picnic Shelters
- Dog park



## Down County Sports Complex

- 6 Rectangular fields – 4 with lights and artificial turf
- Indoor Sports Training Center
- Sports Snack bar/Booster Sales and restrooms
- Pond Pier and Picnic Area
- Protected Natural Areas
- Hard and Natural Surface Trails
- Playgrounds
- Natural Play Areas
- Cultural Display



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## Golf

- 9 Hole Golf Course – renovate into par 3 course with small driving range
- Renovated Clubhouse
- Restored Storage Buildings and Irrigation System
- Hard and Natural Surface Trails – additional access
- Cultural Display/Oral History Project

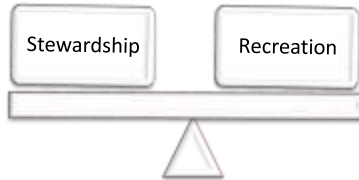


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## Mission: Montgomery County Department of Parks

*“Protect and interpret our valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.”*



*“Manage the county park system so it best meets the needs of current and future generations”*

*“Offer a range of leisure activities that strengthen the body, sharpen the mind, and renew the spirit”*



## Stewardship Objectives

1. Recognize and protect environmental features and natural areas
2. Provide cultural interpretation
3. Improve storm water management and water quality
4. Increase wildlife habitat and provide tree canopy and specimen tree management
5. Manage maintenance operations in an environmentally sensitive manner



Possible storm water management pond improvements





### Stewardship Objective

#### 3. Improve Storm Water Management and Improve Water Quality

- Recent improvements along stream and newly renovated and expanded storm water pond
- Access the water quality of pond
- Possible additions of pond plantings and rain gardens

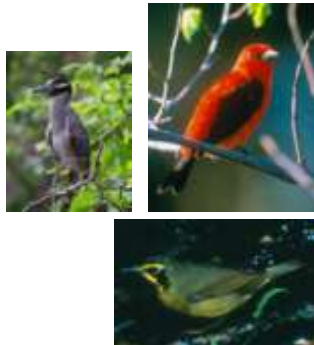


### Stewardship Objective

#### 4. Increase wildlife habitat and increase tree canopy and tree specimen tree management



Tree Planting along Sligo Creek Stream Valley Park



Wildlife in and near Sligo Golf Course



Specimen Fringe Trees

Specimen trees in Sligo



### Stewardship Objective

#### 5. Manage maintenance operations in an environmentally sensitive manner

- Maintenance Facility covered by Storm Water Pollution Prevention Plan
- Regular inspections
- Annual staff trainings
- Emergency spill equipment
- Storm water management



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### Recreation Objectives

1. Help satisfy Recreation and Open Space needs (PROS) and serve the needs as identified by the community
2. Review Opportunities for replacement of recreational facilities located in Sensitive Areas
3. Encourage more people to bike and walk to the park
4. Increase opportunities for interaction with nature through play and exercise (No Child Left Inside)



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## Recreation Objectives

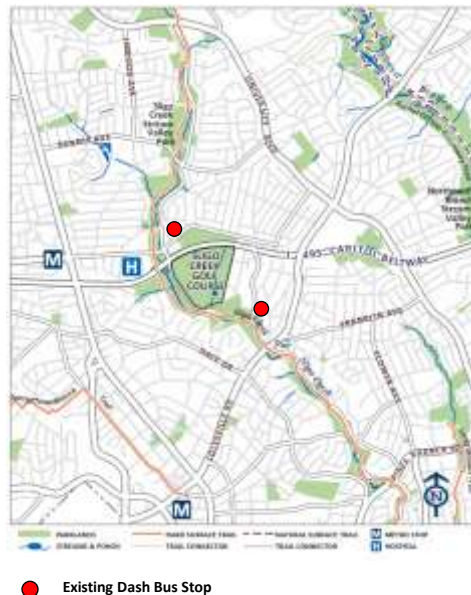
1. Review Opportunities for replacement of recreational facilities located in Sensitive Areas



## Recreation Objective

2. Encourage more people to bike and walk to the park. Provide increased accessibility for bus riders

- Metro Station – 1 mile
- Bus stops – 1/3 mile
- Sligo Trail – 500 feet



● Existing Dash Bus Stop



## Recreation Objective

### 3. Increase Opportunities for interaction with Nature through play and exercise (No Child Left Inside)



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## Recreation Objective

### 4. Recreation Needs Estimated by Geographic Areas

#### Countywide Geography

2020 Needs based on State Planning Participation Based Model, Park & Trail Plans & Fairfax County model

- Picnic Shelters
- Dog Exercise Areas
- Roller Hockey Courts
- Skate Parks
- Trails
- Nature Centers
- Community Recreation Centers
- Aquatic Facilities
- Natural Areas

#### Community Based – Planning Team Geography

2020 Needs estimated using M-NCPPC PROS Plan Methodology and ballfield permit data

- All Fields ....
- Youth Diamonds
  - Multi-purpose Diamonds
  - Baseball 90' Baseline
  - Youth rectangular
  - Multi-purpose rectangular

#### Planning Area Geography

2020 Needs estimated using M-NCPPC PROS Plan Methodology

- Playgrounds
- Basketball Courts
- Tennis Courts



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#### 4. Recreation Needs Estimated by Geographic Areas

##### Recreation Service Areas

1. Countywide
2. Planning Areas
3. Community Based Team Areas



#### 4. Recreation Needs Estimated by Geographic Areas

- Picnic Shelters
- Group picnic areas
- Nature Centers
- Skate Parks
- Dog Exercise Areas
- Natural areas
- Natural surface trails
- Hard surface trails
- Other needs not identified in PROS



Dog exercise areas



Skate Parks



Group Picnic areas and Picnic Shelters



Natural Areas



Hard Surface Trails



Natural surface trails



County-wide Map



#### 4. Recreation Needs Estimated by Geographic Areas

##### Recreation Service Areas

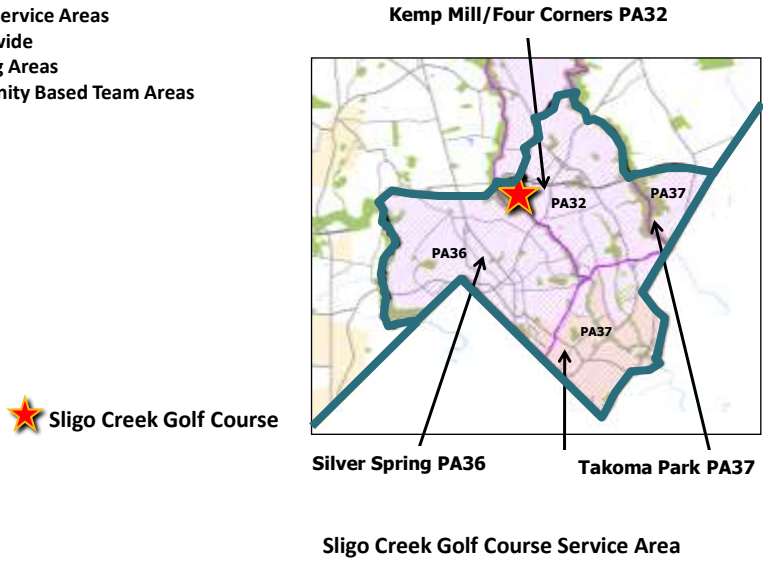
- 1. Countywide
- 2. Planning Areas
- 3. Community Based Team Areas



#### 4. Recreation Needs Estimated by Geographic Areas

##### Recreation Service Areas

- 1. Countywide
- 2. Planning Areas
- 3. Community Based Team Areas



#### 4. Recreation Needs Estimated by Geographic Areas

Is there a need for Golf at Sligo?



#### Plan Objectives

Every theme alternative will:

1. Ensure neighborhood compatibility
2. Consider the effect of park development on traffic congestion
3. Incorporate "Green Design" objectives - Sustainability
4. Create an Interim Plan that does not prohibit Future Uses

### Plan Objectives

- 1. Ensure neighborhood compatibility

Create vegetative buffer between adjacent community and park



### Plan Objectives

#### Traffic Issues

- 2. Consider the effect of park development on traffic congestion

Intersection of Sligo Creek Parkway and Colesville Road currently over the Congestion Standard Threshold between 4-7 pm on weekdays



### Plan Objectives

- 3. Incorporate "Green Design" /Sustainability

Solar powered decorative light sculpture  
 Solar Shingles  
 Wind Energy in Parks  
 Solar Panels on Park Structures



### Plan Objectives

- 4. Create an Interim Plan that does not prohibit Future Uses

#### Draft Decision Matrix Chart

	Plan Themes				
	Interim Plan	Natural Garden Preserve	Fun for All Recreational Park	Down County Sports Complex	Golf
Annual Operational Costs	\$56,000				*
FY 10-FY16 Capital Costs	0				
Potential for Public Private Partnerships	None to Date	YES	YES	YES	YES
Costs	Major Objectives				
	Sustainability	High			
	Potential for Adding Peak Hour Traffic to Congested Intersection	Low			
	Estimated Annual Public Participation				
	Youth				
Adults					
Seniors					



### Plan Objectives

4. Create an Interim Plan that does not prohibit Future Uses

**What uses could be allowed after October 1, 2009?:**

- Walking/jogging/running
- On leash dog walking
- Open lawns for un-programmed recreation
- Picnicking on lawns
- Natural Area Appreciation
- Bird and wildlife watching
- Sledding
- Cross Country Skiing



### Plan Objectives

4. Create an Interim Plan that does not prohibit Future Uses

**Issues Affecting the Interim Plan:**

- Limited funding to implement interim uses (\$56,000)
- No funding for additional improvements.
- Interim Use at park undetermined time period

The interim uses allowed need to be low impact on the environment and low cost to maintain and police the park.



## Plan Objectives

### 4. Create an Interim Plan for October 1, 2009

#### Facilities that will be closed

- Golf Course
- Clubhouse
- Restrooms
- Pro shop
- Snack bar



#### Facilities to remain open

- Maintenance Yard
- Parking lot
- Radio Tower
- Temporary Holy Cross employee parking



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## Plan Objectives

### 4. Create an Interim Plan for October 1, 2009

#### Issues Affecting a **Golf Interim Plan**:

- No funding for park staff to operate the course
- No funding for golf maintenance equipment and supplies
- No golf carts, no pro shop and snack bar supplies
- There would need to be a re-negotiated lease that would allow golf to be at Sligo

#### What other uses can occur?

- Walking/jogging/running
- On leash dog walking
- Open lawns for un-programmed recreation
- Picnicking on lawns
- Natural Area Appreciation
- Bird and wildlife watching
- Sledding
- Cross Country Skiing



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## Proposed Plan Schedule and Public Input Opportunities



May 26, 2009	July 16, 2009	September 9, 2009	October 1, 2009	November 19, 2009 (tentative)	December 2009
Community Kick-off Meeting	Objectives and Outreach Report to Planning Board for Approval	Plan Concepts to the Community for Input	Staff Draft Report and Preferred Concept Plan to the Planning Board	Planning Board Public Hearing	Planning Board Work Session and Plan Adoption



## Proposed Outreach Strategy

- Continue coordination with Advisory Boards and HOAs
- Hold Public Meetings - 2
- Attend Small Group meetings hosted by Civic and Interest Groups
- MC Department of Planning's Cable TV Show – Growing Right
- E-Communications, Community List Serves & Webpage

[www.SligoCreekGolf.org](http://www.SligoCreekGolf.org)



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