AGENDA

- Introduction
- Project Limits and Scope
- Site Analysis
- Opportunities & Constraints
- Program Goals
- Image Boards
- Design Alternatives
- Pros and Cons
- Next Steps / Questions / Comments
PROJECT LIMITS AND SCOPE

- **Current Uses:**
  - 2 softball fields with soccer field overlay
  - 2 lighted tennis courts
  - 2 lighted basketball courts
  - 1 playground

- **Background:**
  - 23.7 acres
    - 13.2 acres environmentally sensitive (within stream valley buffer)
    - 10.5 acres outside stream valley buffer

**Topography**
- Whole Site – 112 foot elevation change
- Developed Area – 18 elevation change
- Sidewalk – 12 foot elevation change

- **Original Recreation Building – 1943**
  - Approved for demolition

- **Park Office Building – circa 1975**
  - Services to be relocated

- **Vehicular Limitations** – poor visibility, disconnected entrances, limited parking

- **Pedestrian Limitations** – minimal internal paths, no formal link to adjacent sites
SITE ANALYSIS – URBAN CONTEXT
SITE ANALYSIS - SOILS AND SPECIMEN TREES
PROGRAM GOALS

Athletic Fields – with spectator area and adequate parking

- 1 full-size rectangular field
- 1 full-size diamond field, without overlay

Unique and Innovative Playground Area(s) – ages 2-12, high visibility, shade and seating

Two Lighted Basketball Courts

Two Lighted Tennis Courts – with practice wall

Hard-Surface Loop Trail – accessible route with exercise equipment

Natural-Surface Trail – natural-surface trail with neighborhood links

Picnic Shelter

Parking – adequate for number of fields

Natural Areas – enhance, remove invasive plants, add trails
Open Area for Gatherings and Play – level, grassy, unprogrammed, \( \frac{1}{4}-\frac{1}{2} \) acre

Visitor Amenities – high quality benches, trash receptacles, kiosks, bathroom facilities, water fountains, bike racks, signage

New Hampshire Frontage – improve vehicular and pedestrian safety, enhance streetscape, create welcoming and attractive entrance

Design Considerations –

- fully accessible per ADA requirements
- re-grade to improve use of site while balancing cut/fill
- use innovative stormwater management practices
- use crime prevention design techniques
- explore coordinated use of FDA/GSA open space
- use Sustainable Sites Initiative principles and low-impact design
PROGRAM ELEMENTS

TENNIS COURT  TENNIS BACKBOARD  BASKETBALL COURT  EXERCISE STATIONS

BASEBALL/SOFTBALL FIELD  SOCCER/LACROSSE/FOOTBALL FIELD  OPEN SPACE AMPHITHEATER

PLAYGROUND-MOUNDS  PLAYGROUND-OPEN SPACE  PLAYGROUND-CLIMBING  PLAYGROUND-EXPLORATION
PROGRAM ELEMENTS

WOODLAND TRAILS

FOOT BRIDGE AT SWALE CROSSINGS

WOODLAND SEATING

PICNIC AREA - LAWN

PICNIC PAVILION

GATHERING SPACES

PAVED LOOP TRAIL

STREAM RESTORATION
EXISTING CONDITIONS

- FDA Research Center
- Fire House
- Park Office Buildings
- Basketball Courts
- Baseball Youth
- Soccer Field Overlay
- Existing Unimproved Right-of-Way
- Tennis Court
- Playground
- Recreation Buildings
- Foot Path
- Center for the Handicapped
CONCEPTS PRESENTED AT MEETING 1
PREFERRED CONCEPTS FROM MEETING 1
SCHEME 1

PATH LENGTH
4,500 LF HARD SURFACE (ADA ACCESSIBLE)
7,900 LF NATURAL SURFACE
(EXCLUDES 10' TRAIL AT NEW HAMPSHIRE AVENUE)

PARKING COUNT
RECOMMENDED
50 SOCCER FIELD
50 BASEBALL FIELD
25 OTHER MISC
PROVIDED
125 SPACES
82 ADJACENT SITE

HILLANDALE LOCAL PARK
HILLANDALE, MD
SCHEME 1 - ENLARGEMENT
SCHEME 2 - ENLARGEMENT
COMPARISON

SCHEME 1

SCHEME 2
NEW HAMPSHIRE AVENUE R.O.W. SECTION

PRE-BUS RAPID TRANSIT CONSTRUCTION → POST-PARK RENOVATION

POST-BUS RAPID TRANSIT CONSTRUCTION → POST-PARK RENOVATION
### PROS AND CONS - Scheme 1

**Pros**
- Open space and fields adjacent to woodland
- Parking is centrally located and easily shared by all uses
- More linear footage of walking paths

**Cons**
- View of parking lot from New Hampshire Avenue
- View of basketball court from New Hampshire Avenue
**Pros**

- View of green space from New Hampshire Avenue
- Smaller parking lots adjacent to individual uses
- Park-like roadway

**Cons**

- Loop walking path crosses drive
- Parking lot between fields and woodland
- Removes more forest for tennis
NEXT STEPS / QUESTIONS / COMMENTS

CONTACT US AT:

WWW.MONTGOMERYPARKS.ORG/PDD/CIP/HILLANDALE.SHTM