Carroll Knolls Local Park Renovation Project

Community Meeting #2 - June 5, 2018
Capitol-View Homewood Park Activity Building
7:00-9:00 PM
Welcome / Team Introductions

- M-NCPPC (Montgomery Parks)
  - Park Development Division
  - Park Planning & Stewardship Division
  - Park Management Staff - Southern Region
  - Park Police
Tonight’s Meeting

PART 1:

❖ Review of community meeting #1: site analysis and results of discussion, community comments.

❖ Review potential amenities for the park.

❖ Present three (3) park renovation concept plans.
Tonight’s Meeting

PART 2:

- Gather community input on the three concepts:
  - Discussion of concept plan pros & cons, for use in identifying a preferred concept.
  - Red Dot / Green Dot Exercise
Carroll Knolls Local Park Location

[Map showing the location of Forest Glen and Wheaton]
Park History

- 3.85 acre property
- Former site of the Montgomery College of Art and Design (MCAD).
M-NCPDC acquired the property through the Legacy Open Space (LOS) program in 2012.

The $1.14 million acquisition provided a significant opportunity to increase access to public open space.
Parks maintenance staff performed basic park improvements prior to officially opening the park in April 2014.
Project Purpose / Goals

❖ To develop a concept design for the renovation of Carroll Knolls Local Park, including a detailed cost estimate and preliminary permits.

❖ To create a memorable and unique open space that provides a flexible framework to support passive and active recreation and cultural activity needs.
Project Schedule

- **Fall 2017** – Project Kick-off: Assess existing site conditions, opportunities, and preliminary park program.

- **December 5, 2017** – Community Meeting #1 to gather input and preferences for the park.

- **Winter/Spring 2018** – Develop park renovation concept design alternatives based on input from the Community and Park Staff.
Project Schedule

❖ **June 5, 2018** – Community Meeting #2, review concept design alternatives and obtain input from the community.

❖ **Summer/Fall 2018** – Develop preferred park renovation concept based on community input, and develop cost estimate.

❖ **Spring 2019** – Planning Board Meeting
M-NCPDC Parks facilities within one-mile radius of park

1 - EVANS PARKWAY NEIGHBORHOOD PARK
2 - GLEN HAVEN NEIGHBORHOOD PARK
3 - WHEATON FOREST LOCAL PARK
4 - WHEATON VETERAN’S URBAN PARK
5 - SLIGO CREEK STREAM VALLEY / SLIGO CREEK TRAIL
6 - SLIGO-DENNIS AVENUE LOCAL PARK
7 - FOREST GROVE NEIGHBORHOOD PARK
M-NCPCC Parks facilities within one-mile radius of park

8 - GENERAL GETTY NEIGHBORHOOD PARK
9 - CAPITOL VIEW-HOMEWOOD LOCAL PARK
10 - MCKENNEY HILLS NEIGHBORHOOD PARK
11 - CAPITOL VIEW OPEN SPACE URBAN PARK
12 - FOREST GLEN NEIGHBORHOOD PARK
Evans Parkway Neighborhood Park

- Renovation was completed in 2014. Originally a 5-acre park, expanded to 7.42 acres, with a budget of $3,561,000.
Park Facilities, include:
- Playground area
- Tennis courts (2)
- Basketball Half-court (2)
- Picnic Shelter
- Pedestrian Bridge

- Stream restoration
- Open Space / Lawn Areas
- Gathering space / paved plaza
- Pathways – loop trail
- Native Plantings
- Public Artwork
Existing Park Conditions
Existing Park Conditions

Could fit approximately 50 parking spaces

EXISTING PARK AMENITIES

Woods
Footpath
Picnic Area
Parking Lot (60' x 230')
Lawn
Young Trees
6' High Fence

EXISTING PARK AMENITIES
Existing Park Conditions

Note: There are currently no paved pathways into or within the park.
• Steep Slopes (>15%, >25%)
• Wooded areas

No evidence of:
• Erodible Soils
• Streams
• Stream Buffer
• 100-year Floodplain

Non-Native Invasive plant removals.

ENVIRONMENTAL RESOURCES
Existing Park Conditions
EXISTING DRAINAGE INFRASTRUCTURE AND UTILITIES
EXISTING DRAINAGE AND UTILITY RIGHTS-OF-WAY
Master Planning Guidance
Per the 2005 PROS Plan, this part of the County (Georgia Avenue Team Area) has an unmet demand for youth and adult rectangular athletic fields.
Carroll Knolls Park is located within the Kensington-Wheaton Master Plan Area, just outside the Wheaton CBD Sector Plan Boundary.

- **2012 Wheaton Central Business District (CBD) & Vicinity Sector Plan**

  ✓ Find more open space and active recreation areas near the CBD since limited open space is available within the CBD:

  - Provide opportunities for urban recreation in the downtown.
  - The Department of Parks should explore opportunities for large parks outside but near the Plan Area.
2012 Staff Memo for Acquisition of Property for Carroll Knolls Local Park. Staff recommended potential facilities for Carroll Knolls Local Park:

- Play Equipment
- Youth-sized Rectangular Field
- Sitting and Picnic Areas (with Shelter)
- Community Open Space
- Urban Wooded Area
- Multi-use Court
- Parking
Community Feedback - Summary

A review of Community Meeting #1 – “Questions to help generate discussion…”

- If you could **add one** new amenity to the park, what would it be?

- What existing features of the park should **be preserved** as the park is renovated?

- What existing features of the park should **change** as the park is renovated?

- Name a park that you have visited that reflects your vision for Carroll Knolls Park?
General Comments:

- A “Walk-to” Park for the neighborhood is preferred.

- The future renovation of Carroll Knolls Local Park should complement and model the variety of amenities at Evans Parkway Park.

- Since Georgia Avenue limits safe pedestrian connection to Evans Parkway Park, some amenities at Carroll Knolls should be duplicated.
Desired NEW Park Amenities:

- **Playground**, including play elements that are different from what is provided at Evans Parkway NP. Specific equipment and materials were requested:
  ✓ *Climbing net structures, slides, see saw, balance beam, spinning chair, swings, wood chip surfacing (Engineered Wood Fiber)*

- **Enclosed multi-game court** (basketball, etc.) scaled for smaller children (*Evans Parkway Park has two half basketball courts*).
 Desired NEW Park Amenities (continued):

- **Other activities for older kids or teens** – permanent pump track or skateboarding elements.

- **Activities for adults** – fitness equipment, quiet gathering areas.

- **Picnic Areas with Shelter and Grills**

- **Natural play elements**
Desired NEW Park Amenities (continued):

- **Natural surface trail** loop connection and/or boardwalks through wooded area.
- **Hard surface pathway** connections through the park.
- **Environmental enhancements** to the wooded areas, including invasive plant removals, rain gardens, drainage improvements, educational elements, bat and bird houses, and seating areas.
Desired NEW Park Amenities (continued):

- **Dog park**, including agility equipment. *Some voiced concerns with idea of a dog park being so close to a major roadway.*

- **Community Garden** - Montgomery Parks Community Garden Coordinator stated that there is public interest in the Wheaton vicinity for community gardens. (*Participants were open to considering the idea depending on the amount of space that would be required.*)

- **Seating** – a variety of seating, should consider different or unique types.
Community Feedback - Summary

 Desired NEW Park Amenities (continued):

• **Artwork** – community-generated or commissioned by a local artist.

• **Labyrinth** – in the lawn next to the wooded area

• **Porta-john bathroom**
Community Feedback - Summary

- **Existing Park Features to be preserved:**
  
  - **Wooded Area** – should be retained and enhanced. Limited visibility is a good quality and provides animal habitat opportunities.

  - **Fencing** should remain along Georgia Avenue. It could be made higher and include a vegetative buffer to provide additional screening and separation between the park and the road.

  - **Passive open green lawn** area for unprogrammed uses.
Community Feedback - Summary

❖ Existing Park Features **that should be changed:**

- **Parking Lot is too large** – space could be utilized better. Number of spaces should be reduced to only what is needed, since outside users loiter in the parking lot.

- **Reduce mosquitos** by improving the drainage, mitigating and reducing areas of standing water.
Preliminary Program
Preliminary Program (Meeting #1)

POTENTIAL NEW PARK AMENITIES*

- Playground
- Youth-size rectangular athletic field
- Sitting & Picnic Areas
- Community open space
- Courts
- Wooded areas
- Natural surface trails

*Identified during the 2012 property acquisition process.
Potential Park Amenities

✓ Playground

✓ Picnic Shelter (with seating, grills)

✓ Rectangular Field (Active Open Space)

✓ Community Open Space (Passive)

✓ Community Garden

✓ Parking Lot – reduced to 30 spaces

✓ Pathways (natural and hard-surface connections)
Potential Park Amenities (Cont.)

✓ Fitness Equipment

✓ Teenage-oriented Amenities

✓ Multi-use paved play area

✓ Site furnishings (seating, bike racks, drinking fountain, etc.)

✓ Porta-john Bathroom

✓ Urban Wooded Areas

✓ Environmental Enhancements
Potential Park Amenities (Cont.)

✓ Tree Preservation and New Plantings

✓ Non-Native Invasive Plant Removals

✓ Public art
Proposed Concept Plans
CONCEPT 1:

- Permitted Rectangular Field (Active Open Space)
- Playground
- Picnic Shelter
- Fitness Area
- Passive Open Space
- Parking Lot
- Pathways
- Stormwater Management
CONCEPT 2:

- Active Teen Area
- Fitness-Game Area
- Playground
- Picnic Shelter
- Active Open Space
- Passive Open Space
- Parking Lot
- Pathways
- Stormwater Management
CONCEPT 3
CONCEPT 3:

- Community Garden
- Playground
- Picnic Shelter
- Paved Play Area (with fence)
- Active Open Space
- Passive Open Space
- Parking Lot
- Pathways
- Stormwater Management
COMMUNITY GARDEN (Concept 3):

- 23 Garden Plots (200 square feet each).
- 4 Accessible Raised Beds with paved access.
- Compost Bins
- Storage Area
- Gathering Area
- Screen
- Double Gate for Delivery/Access
- 6’ Perimeter Chain Link Fence
Park Amenity Examples
Fitness equipment station
Active Teenage-oriented Amenities: Pumptrack
Active Teenage-oriented Amenities: Skateboarding Elements
Paved Play Area:

Interactive ‘Sutu’ Soccer Wall
Paved Play Area:
Interactive Games – ‘Memo’
Checkers

Outdoor Table Tennis

“Blacktop” games
(hopscotch)

Chess

Paved Play Area:

Traditional Interactive Games
Passive Recreation Area
Movable Chairs

Chaise Lounge (movable)

Hammock (in lawn/shade)

Passive Recreation Area: Unique Seating
Labyrinth

Cornhole

Passive Recreation Area:
Lawn Activities
Project Budget
Project Budget

- $1,500,000 is available to construct the project.

- We may not be able to afford all of the amenities presented here tonight.

- Therefore, it is critical that we get your feedback tonight on the PREFERRED amenities and features so that we may include your priorities in the recommended plan.
Discussion / Feedback
Discussion / Feedback

❖ Which Concept Plan is preferred?

❖ Are there specific aspects of a plan that work better than others?

❖ What are some of the advantages and disadvantages of how the amenities are arranged?
Discussion / Feedback

❖ Red Dot-Green Dot Exercise

❖ Each person has five (5) Red Dot stickers and five (5) Green Dot stickers.

= “Prefer”

= “Do Not Prefer”

➢ Place a red or green dot on the PLANS or IMAGES or SPECIFIC AMENITIES displayed.

➢ Feel free to write comments or notes on the plans.
Contact Information & Reminders

- **THANK YOU ALL FOR COMING!**

  - **Fill out** the comments sheets and leave them on the table.

  - **Fill out** contact information so that we can send you future project status updates.

Project Manager Contact:

Lucas Bonney

Lucas.Bonney@montgomeryparks.org

301-495-2572