Ovid Hazen Wells Recreational Park Master Plan Update

Approved and Adopted - NOVEMBER 20, 2014

M-NCPPC Montgomery Parks | montgomeryparks.org
Park Planning and Stewardship Division | parkplanningandstewardship.org
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Abstract

This Master Plan Update provides an update to the 1995 Master Plan for Ovid Hazen Wells Recreational Park. This master plan update provides background materials, describes the history of the original owners of the parkland, describes the public outreach and planning process, and describes the vision and preliminary program of requirements for the three areas of the park.
Figure 1 - Park Locator Map
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Purpose of the Plan

The purpose of the Plan is to update the 1995 Ovid Hazen Wells Recreational Park Master Plan.

On March 6, 1981, Hallie A. Wells made the decision to convey 290 acres of land in Clarksburg, Maryland to the Maryland-National Capital Park and Planning Commission. The conveyance of the property required relocation of the carousel currently located at Wheaton Regional Park, once the Ovid Hazen Wells Park is “serving a sufficient number of park users”. The time has come to relocate the carousel in order to serve the growing community of Clarksburg, MD.

The conveyance came with a list of 7 covenants including:

“At such time as the property hereby conveyed is serving sufficient numbers of park users to justify the placement of a carousel on the property, the party of the second part agrees to relocate the OVID HAZEN WELLS carousel to this property provided that this carousel has not been destroyed by fire, vandalism, act of God or other means.”

The list of all the covenants requirements can be found in an excerpt of the Deed of Conveyance. - Appendix 8: Deed of Conveyance.

Guiding Documents

The update to the master plan has been guided by four documents:

1994 Clarksburg Master Plan and Hyattstown Special Study Area
This plan proposes a trail system that links the three major parks in the study area: Little Bennett Regional Park, Black Hills Regional Park and Ovid Hazen Wells Recreational Park; provides future residents of Clarksburg easy access to outdoor experiences; creates a trail system that links to the Town Center and key community facilities; and proposes that the greenway system be part of the M-NCPPC park system. - Figure 2 - 1994 Clarksburg Master Plan and Hyattstown Special Study Area, Park and Open Space System (figure 48)

1995 Master Plan for Ovid Hazen Wells Recreational Park - June 1995 [6.9 MB PDF FILE, 101 PAGES]
This plan provides guidance for the development of a Greenway Network; an Active Recreation Area; a Special Recreation Area (which includes the carousel); a Natural Recreation Area; and a Potential Future Development Area which has now become Arora Hills Local Park. - Figure 3 - 1995 Master Plan for Ovid Hazen Wells Recreational Park
Figure 2 - 1994 Clarksburg Master Plan and Hyattstown Special Study Area, Park and Open Space System (figure 48)
2002 Red Wiggler Farm Partnership Agreement
This agreement is a Public-Private Partnership with M-NCPPC Montgomery Parks. The community farm provides “gainful employment for adults with developmental disabilities through a unique horticulture program that uses organic agricultural practices”. The partnership was approved by the Montgomery County Planning Board in January 31, 2002 (item #5).

This plan provides background materials, describes the planning processes and outlines a plan for the development of Countywide Park Trails in Montgomery County, Maryland. It contains materials on natural and hard surface trail corridors and planning, needs assessments and implementation strategies. It aligns with the 1994 Clarksburg Master Plan’s trail recommendations for linking Ovid Hazen Wells Recreational Park with Little Bennett Regional Park, Black Hills Regional Park, Clarksburg Town Center, and Damascus.

M-NCPPC Montgomery Parks has been working on an amendment to the Countywide Park Trails Plan Amendment which will be reviewed by the Planning Board in 2015.
Figure 3 - 1995 Master Plan for Ovid Hazen Wells Recreational Park
The Park Today

The partially developed 290-acre Ovid Hazen Wells Recreational Park is located in the northern portion of Montgomery County in the Clarksburg Planning Area. - Figure 1 - Park Locator Map, Figure 3 - 1995 Master Plan for Ovid Hazen Wells Recreational Park

Site Description

For the purposes of this plan, the park is divided into three distinct planning areas which are the Active Recreation Area on the western side, the Event Area in the central portion of the park, and the Home Food Gardens and Organic Farm Area to the eastern side of the park. - Figure 4 - Focus Areas of the Plan

Today, Ovid Hazen Wells is a recreational park that includes several active recreation facilities along Skylark Road, including softball, baseball, and soccer fields. It also includes a playground, picnic shelters, trails, stormwater management, landscaping, and parking lots for 285 cars. - Figure 5 - The Park Today

It is home to two historic properties: the Ned Watkins House and the Oliver Watkins House. The park also includes the Red Wiggler Farm, a public-private partnership that supports a community farming operation at the park for youth and adults with and without developmental disabilities.

Active Recreation Area

The Active Recreation Area along Skylark Road has been developed to include:

- 2 soccer fields
- 1 baseball field
- 2 softball fields
- 1 group picnic area with 3 picnic shelters that accommodate up to 100 people each
- 1 large playground
- Portable restrooms provided from April through October
- Looped hard surfaced trails connecting the amenity areas to each other and to the adjacent communities
- Parking for 285 cars
Figure 4 - Focus Areas of the Plan
Event Area

The Event Area in the center of the park is currently not developed. It includes an historic property, the Ned Watkins Farm, where Ovid and Hallie Wells lived from 1952 until Hallie’s death in 1991. The house, pictured below, is designated as an individual resource on the Montgomery County Master Plan for Historic Preservation and has an associated historic environmental setting of 11 acres. - Appendix 5: Historic Settings Map

The rolling pastures in the center of the park are currently leased and farmed. The developable areas outside of the historic environmental setting, the wetlands and the stream buffers total approximately 62 acres. - Appendix 2: Developable Areas

Above - the Ned Watkins House
Figure 5 - The Park Today
Home Food Gardens and Organic Farm Area
Located on the eastern side of the park are the Red Wiggler Farm and the Oliver Watkins Farm. The Oliver Watkins House, pictured below, is designated as an individual resource on the Montgomery County Master Plan for Historic Preservation and has an associated historic environmental setting of 2.6 acres. The house is currently vacant.

Appendix 5: Historic Settings Map.

Above - the Oliver Watkins House
Above - 1879 Hopkins Map of Cedar Grove, Clarksburg District. Photo Courtesy: Library of Congress

Above left - 1909 Photo of Cedar Grove. Photo Courtesy: Montgomery County Historical Society

Above right - Photo of the Oliver T. Watkins Farm. ca. 1900
The History

Cedar Grove, the Watkins Brothers, and the Wells Family

Ovid Hazen Wells Recreational Park consists of two farms located in Cedar Grove that were formerly owned by brothers Oliver T. and Edward “Ned” Watkins. The Watkins Family had established roots in the Clarksburg area, beginning with patriarch Alpha Watkins. Cedar Grove was bordered by a road running from Damascus to Goshen and another road running from Hyattstown to Damascus or in current terms, at the intersection of Ridge Road (Rte. 27) and Davis Mill Road. Today, this community has a Master Plan for Historic Preservation with a designated local historic district that envelops several structures that speak to how this small turn-of-the-century crossroads town in rural western Montgomery County looked over 100 years ago. Cedar Grove began with the establishment of a general store owned and operated by merchant Oliver T. Watkins. In addition to this general store, Cedar Grove consisted of two churches and parsonages, two schools (post-1865), a post office (1877), a blacksmith shop, a saw mill, outbuildings of every sort (barns, hay barracks, granaries, ice houses, and chicken houses to name a few), fencing, and fine dwellings during the second half of the 19th century.

In 1851, Oliver T. Watkins built a modest farmhouse that was later remodeled in the Vernacular Queen Anne style by 1880. His farm included a smokehouse and a two-story bank barn that still exists today.

Unlike his brother, Edward was employed exclusively as a farmer – as were most male residents in Cedar Grove. Edward and his wife Sophronia bought their farm from Oliver T. Watkins in 1871. Here, they built a two-story cross gabled vernacular Victorian frame house in 1892. The farm includes a bank barn, smokehouse, chicken house, and corncrib.

The last owners of the combined Watkins farm were Ovid Hazen Wells and his wife, Hallie. The Wells family decided to deed 295 acres of their farmland to M-NCPPC in 1956. One of the stipulations of the donation was that M-NCPPC would purchase the carousel clearly identified in the 1981 deed and it would be installed at the newly dedicated Ovid Hazen Wells Park when completed. The “Wells” carousel was constructed in the 1910s by the Herschell-Spillman Company, a New York based manufacturer that excelled in the production of “country fair style” hand carved wooden carousels. Our particular carousel has 33 jumping horses, 3 menagerie animals (3 zebras) and 2 chariots. Jim Wells (1917-2001) – a nephew of Ovid and Hallie Wells – was the concessionaire that operated this carousel for Smithsonian Institute on the National Mall in Washington, D.C. from 1967-1981 and ran the Fairhill Farms Antiques that sold the same carousel to M-NCPPC.
Above - 1966 newspaper article about the “Wells Carousel” at its debut on the National Mall for Smithsonian. Photo Courtesy: Washington Post
Opportunities

The rolling agricultural land and forested stream valleys in this park offer many opportunities to respect the wishes of the Wells to have this area be maintained as a permanent open space, park and/or recreation area for public benefit. The recreation area has been realized on the western edge of the park and in the Arora Hills Local Park to the south. The undeveloped open spaces in the Event Area offer high points with vistas into the historic setting of the two Watkins Farms and the natural wetland areas that provide habitat for the Baltimore Checker Spot butterfly. The plan recommendations recognize these special areas and provide guidance for proper development or protection.

Potential Constraints

There are currently three areas that may be constrained and will require additional study in the future:

- stream and wetland crossings
- street crossings
- available water and sewer infrastructure

The stream and wetland crossings will be necessary to connect a trail system throughout the park to the existing and future amenities. It will be essential to minimize impacts to environmentally sensitive areas by using the latest construction techniques for sensitive bridge and boardwalk development. - Appendix 1: Resource Atlas Map

Street crossings will be necessary at Rte. 27/Ridge Road and at Skylark Road to connect a trail system to existing and future trails planned in the Clarksburg and Ovid Hazen Wells Greenways. Preliminary analysis indicates at-grade crossing of Skylark Road will need to meet safety standards provided by the Montgomery County Department of Transportation. The crossing of Rte.27/Ridge Road is more difficult. It will be necessary to look at both surface and under road crossings at this location. - Figure 6 - Proposed Recreation Vision for the Park

The park is well served by public water along all edges of the park. The public sewer is running under the stream in the valley that separates the Active Recreation Area of the park from the Event Area. This existing infrastructure will be a major factor in determining where public amenities such as restrooms, community gardens and water features get sited. - Appendix 4: Water and Sewer Infrastructure Maps
Figure 6 - Proposed Recreation Vision for the Park
Plan Recommendations

Active Recreation Area

The Vision
The vision for the Active Recreation Area is a unique and attractive family destination area. This should be a place where people of all ages want to come to spend an entire day, picnicking, riding the carousel, enjoying the breathtaking views, playing, lounging and walking the extensive trail system. It should be full of trees and beautiful plantings. It should be a one-of-a-kind place for Montgomery County residents and honor the intent of the Wells gift to use the land as open space, for parkland and recreation.

Preliminary Program of Requirements
In order for the carousel to be as successful as it has been at the Wheaton Regional Park, it needs to be supported by other family destination amenities in addition to picnic areas and playground areas. The plan is recommending that the carousel be located on the western side of the park in the undeveloped land adjacent to the existing playground and picnic shelters. This location is ideal because of its proximity to existing amenities and the existing sewer line in the stream valley. It has a beautiful view of the historic Ned Watkins Farm and sufficient space for the new amenities to support the carousel.

Above - Potential amenities for the Active Recreation Area
Active Recreation Area

Focus Area A

1. Carousel Picnic Area & Splash Pad
2. Teen Play Area
3. Sledding Hill/Open green space
4. Lounge Terrace
5. Community Open Space
6. Dog Park
7. Renovated Play Area
8. Trail Connection

Figure 7 - Close-up of the Active Recreation Area
The carousel will need to be supported by the following improvements:

- A building that would accommodate ticket sales, restrooms and meeting rooms suitable for birthday parties, etc.
- Infrastructure – connection to water, sewer and power.
- A larger themed play area similar in size to an adventure playground but with amenities unique to the park system.
- Additional picnic shelters.
- A splash pad similar in size to the splash park at South Germantown Recreational Park or similar unique synergy creating amenity.
- A dog park.
- A sledding hill.
- A terraced seating and lounge area.
- A community open space for kite flying, etc.
- A trail connection to the proposed Ovid Hazen Wells Trail.
- Food concession areas.
- A teen activity/play area.
- A maintenance area - See the Preliminary Program of Requirements in Appendix 6: Maintenance Area for the Active Recreation Area
- Additional parking for 270 more cars including bus parking.
- The entire area will need to be accessible according to current ADA standards.

A traffic and noise study for the development proposed at the Active Recreation Area will be part of the next phase, Facility Planning. - Figure 7 - Close-up of the Active Recreation Area

Proposed Parkland next to Active Recreation Area

The plan recommends three parcels of land as future parkland; the 1.06 acre property owned by Dana L. Bennett and the 1.20 acre and 9.72 acre parcels owned by George and Pamela Johnson. The three parcels would total 11.98 acres and would allow for the expansion of the Active Recreation Area.

The additional parkland could also be considered as a potential site for the Future Clarksburg Community Recreation and Aquatic Center. If the future center is not located at this site, the additional parkland should be considered for an upcounty regulation-sized cricket field and supporting infrastructure such as parking and cricket batting cages.

The Montgomery County Planning Board approved the acquisition by the Maryland-National Capital Park and Planning Commission of the 1.06 acre parcel owned by Dana L. Bennett on July 17, 2014.
Top - Potential amenities for the Active Recreation Area. Bottom - The carousel
Event Area
The Event Area is located in the center of the park and includes the Ned Watkins historic house and farm and the leased agricultural fields.

Vision
The plan recommends creating a unique event area using the historic Ned Watkins house and the surrounding historic structures. The Ned Watkins house is in extremely good condition and is an excellent example of 19th century Victorian architecture. The Ned Watkins house will be the central event venue and is envisioned to host events such as weddings, graduations, farm to table fund raisers and organic food cooking demonstrations. The barn will provide shelter for event activities. Careful attention will need to be paid to keeping the historic viewshed intact. The other buildings; the corn crib and the smokehouse will need to be evaluated to determine their usefulness. The existing entrance road will remain to provide the access into the farm and event areas.

The plan also recommends that the Event Area be minimally developed so as to keep with the intent of the deed of conveyance which states,

“The land and improvements hereby conveyed shall be used as open space, for parkland, and/or recreation in such manner as to evidence the conservation of soil, water, woods, and wildlife, and to that end, shall be so maintained.”
Preliminary Program of Requirements for the Ned Watkins Historic Area

In order to become a successful event center, there needs to be space for 150-200 guests and the following improvements will be necessary:

- Upgrade the Ned Watkins House to be accessible.
- Upgrade the bank barn to be accessible.
- Add a tent pad.
- Add a prefab drop-in restroom facility.
- Create additional parking for the events. Careful design is needed for the parking and drive entrance in the historic setting to maintain the beauty and agrarian feel to the property. The drive and parking material should be in character with the historic setting.
- Upgrade the existing access road into the property. This road is currently wide enough for one vehicle. It needs to be a two-way entry with an improved storm water management treatment and a beautifully designed bridge over the existing stream.

The Plan recommends creating a reforestation buffer along the north edge of the area to screen views of the housing development to the north. The reforestation area will have native plantings and plant identification markers as education for the trail users who pass through the buffer.

The plan recommends that a natural surface trail system be created throughout the Event Area. The trail system is envisioned to function as an interpretive self-guided educational element that takes people to and through unique landscapes. It is also envisioned as a community connector into the many areas of the park. The natural surface trail could accommodate many types of uses including a 5k run and a disc golf course.

Finally, within the Event Area, the Plan recommends the creation of a meadow. The meadow will provide a natural beauty to the rolling fields and will be a beautiful setting for the natural surface trail network. The meadow is envisioned to function as a low maintenance landscape with small areas mowed for the enjoyment of picnickers either on a blanket or at a picnic table. The meadow areas will be located where the agricultural fields are currently within lease.
Event Area

Focus Area B

1. Native Reforestation Buffer
2. Watkins Historic Area
3. Meadow and Trails
4. Self-guided Interpretation
**Home Food Gardens and Organic Farm Area**

The Home Food Gardens and Organic Farm Area is located on the eastern side of the park and includes the Red Wiggler Farm and the Historic Oliver Watkins house and farm.

**Vision**

This Plan recommends a Preliminary Program of Requirements that includes and complements the Red Wiggler Community Farm strategic plan. The Plan also recommends that the Oliver Watkins Historic Area become the site for the Home Food Gardens program, a program that focuses on the advantages of home grown food and edible landscapes.

**Red Wiggler Community Farm**

The Red Wiggler Community Farm (RWCF) has been achieving its vision since 1996, when it was founded. Red Wiggler’s main tenet is to provide gainful employment for adults with developmental disabilities through a unique horticulture program on a 12 acre certified organic farm.

The bulk of this program focuses on building a vocational structure that identifies and builds on the capabilities of its clients with developmental disabilities. The Red Wiggler Farm currently occupies approximately 12 acres of land in the Eastern Area of the park. There are 7 acres of organic cultivated fields for crops. It uses the historic bank barn for food storage and distribution. It has a new office building with a growing conservatory and it has a solar farm building that

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**Above - Potential amenities for the Home Food Gardens and Organic Farm Area**
functions as a working laboratory for energy efficient living and building. The Solar House was designed by an interdisciplinary team of University of Maryland students in architecture, engineering and related fields, and built by students and partners, for the U.S. Department of Energy Solar Decathlon in 2005.

In May 2014, the Red Wiggler Community Farm began a strategic plan for the Farm. The Red Wiggler strategic planning process will address mission and vision, define clear goals for programs, growth and resource needs and include performance measures. Red Wiggler Community Farm anticipates that the planning process will take 9 – 12 months, to provide adequate time for participation and review by staff, the Board of Directors and key stakeholders. The outcome of the process will be a written strategic plan document that presents the planning process, the research, the analysis, opportunities and strategies that will guide RWCF for the immediate future and the longer term.

**Home Food Gardens Center at the Oliver Watkins Historic Farm**

The historic Oliver Watkins Farm includes the Oliver Watkins House, the bank barn and the entry drive from Ridge Road, Rte. 27.

The vision for the Oliver Watkins Farm is to capture the enthusiasm of and to assist with sustaining the local food movement by developing a Home Food Gardens program, designed to demonstrate the techniques and importance of growing vegetables and fruits in home gardens. The Home Food Gardens program also focuses on the advantages of home grown food and edible landscapes. The Oliver Watkins House will be a center for the program and will be developed into offices and classrooms. The public will be encouraged to visit the house and learn about its history from self-guided interpretive panels. Careful attention will need to be paid to keeping the Historic Viewshed intact.

**Preliminary Program of Requirements**

In order to become a center for a Home Food Gardens program, the following improvements will be necessary:

- Complete build out for the interior of the Oliver Watkins house for classrooms and offices. Locate an area open to the public for historic interpretation of the house.
- Upgrade the Oliver Watkins House to be accessible.
- Upgrade the bank barn to be accessible.
- Create additional parking for the program. Careful design is needed for the parking and drive entrance in the historic setting to maintain the beauty and agrarian feel to the property. The drive and parking material should be in character with the historic setting.
- Upgrade the existing access road into the property. This road is currently just barely wide enough for two vehicles. It needs to be a two way entry with an improved storm water management treatment and a beautifully designed bridge over the existing stream.
- Provide a garden as a learning plot.
- Provide community garden plots.
- Install demonstration garden areas and interpretation.
- Upgrade utilities to include WSSC water and sewer.
- Install security and deer fence.
- Install irrigation.
- Build maintenance complex to support the facility.
- Incorporate the Red Wiggler operation into the Home Food Gardens program.
- Upgrade main entrance on MD Rte. 27.
Figure 9 - Close-up of the Home Food Gardens and Organic Farm Area

Home Food Gardens and Organic Food Area

Focus Area C

1. Edible Plantings
2. Edible Plantings
3. Native Reforestation Area
4. Solar House
5. Red Wiggler Farm
6. Home Food Garden Center
7. Community Garden
8. Trail Connection and Trailhead Parking
9. Wetland Overlook & Self-guided Interpretation
Figure 10 - 2008 Countywide Park Trails Plan, Seneca Greenway Trail Corridor
Expanded Trail System

Since the 1994 Clarksburg Master Plan and Hyattstown Special Study Area, the recommendations have been to provide a trail network to connect the numerous public facilities. The Plan recommends that a hard surface trail connection be developed through Ovid Hazen Wells Recreational Park to connect the existing Clarksburg Greenway Trail to the future Ovid Hazen Wells Trail. - Figure 6 - Proposed Recreation Vision for the Park

This recommendation amends the Countywide Park Trails Plan to eliminate a parallel natural surface trail along the same alignment. Analysis conducted as part of the ongoing Countywide Park Trails Plan Update shows that stream valleys on either end of the park are too constrained to support both a hard surface and a natural surface trail in a sustainable manner.

Vision for the Ovid Hazen Wells Trail

This hard surface trail will function as a major trail connector to other public facilities such as Little Bennett Regional Park, Black Hills Regional Park and Clarksburg Town Center. This trail will also function as a connector trail within the park, linking the Active Recreation Area with the Event and Home Food Gardens and Organic Food Areas. This trail may be enjoyed by walkers, bikers and equestrians. Careful attention is needed when locating this trail so as to make use of the existing stream crossings where possible. It is intended that this trail be constructed outside of the environmental buffers, wherever possible.

Preliminary Program of Requirements for the Ovid Hazen Wells Trail

▪ Create a 10'-15' wide hard surface trail to link the three areas of the park. This trail will also connect to the existing Clarksburg Greenway Trail and to the future trail system to the east of the park.
▪ Create unique and attractive trail bridges to act as gateways into the uniquely functioning use areas.
▪ Add a trailhead parking area along MD Rte. 27 for 8-15 cars.

The Eastern Greenway Link and Trail Connection

Also envisioned since 1994, and which will be included in the upcoming County Wide Park Trails Plan Amendment, is the expansion of the greenway link east towards Damascus. The trail connection east of MD Rte. 27 will be built on environmentally un-constrained proposed parkland expected to be dedicated by developers. A section of parkland has already been acquired to accommodate the future trail.
Figure 11- 1994 Clarksburg Master Plan and Hyattstown Special Study Area, Greenway Network, (Figure 9)
The Future Clarksburg Community Recreation and Aquatic Center

In 1995, the Montgomery County Recreation Department recommended that this park be considered as a possible site for the future Clarksburg Community Center. Since that time, the program of requirements for the future Community Center has grown. Below is a chart comparing the old community center program to the new recreation and aquatic center program. It shows that the space requirements have grown from 7+/- acres to 15-20+/- acres.

<table>
<thead>
<tr>
<th>Program of Requirements 2000</th>
<th>Program of Requirements 2014</th>
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<tbody>
<tr>
<td>Indoor/Outdoor Aquatic &amp; Community Center Facility – 135,000 net square feet</td>
<td>Community Recreation Center – 35,000 net square feet</td>
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<tr>
<td>Parking – 350 + spaces</td>
<td>Parking – 400 spaces</td>
</tr>
<tr>
<td>Acres needed – 7 +/- acres</td>
<td>Acres needed – 15-20+/- acres*</td>
</tr>
</tbody>
</table>

This Plan recommends that parkland be acquired at the corner of Skylark Drive and Piedmont Road. - Figure 12 - Proposed for the future Clarksburg Community Recreation and Aquatic Center

This site should be considered as a potential site for the future Clarksburg Community Recreation and Aquatic Center. The community has requested that a senior center be considered as part of the program for the new Community Recreation and Aquatic Center.

The parking requirements for the Clarksburg Community Recreation and Aquatic Center will not be able to be mitigated by the adjacent Active Recreation and Carousel Area, as envisioned by this plan because the hours of peak use will likely coincide. - Figure 7 - Close-up of the Active Recreation Area

* According to the Montgomery County Department of Recreation, the “15-20+/- Acre requirement provides all of the outdoor spaces in the POR including: Sports Fields (2), Hard surface courts (2), Playground (7000nsf) Parking (150 center; 250 Aquatic) plus required space for grade transitions, SWM, environmental easements, buffers, zoning setbacks, forestation, and sufficient “elbow room” to properly design a comfortable SDP to accommodate all components. If the two largest space requirements – parking and sports fields, can be mitigated by adjacent existing facilities or excellent mass transit opportunities, there may be possibilities to reduce the overall footprint to some limited extent. Until site selection, including a feasibility test fit, is complete, it is not possible to know the extent, if any, of any space reductions/consolidations.”
Figure 12- Proposed for the future Clarksburg Community Recreation and Aquatic Center
Appendices

Appendix 1: Resource Atlas Map
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Appendix 1: Resource Atlas Map
Appendix 2: Developable Areas

Developable Pods. Approximately 82.14 acres total
Appendix 3: Lease Areas Map

- Stanley Grain & Fertilizer Agricultural lease [expires 12.31.14]
- Month-to-month Park House Lease
- Red Wiggler Lease [expires 6.30.2025]
Appendix 4: Water and Sewer Infrastructure Maps
Appendix 5: Historic Settings Map
Appendix 6: Maintenance Area for the Active Recreation Area

Preliminary Program of Requirement

Area Needed - 2500 sq. ft.

Building - 30 ft. by 55 ft. to accommodate a staff desk, lunch table, phone, and a couple of lockers. The building needs to accommodate maintenance equipment (tractor, utility cart, and infield groomer), hand tools, small power equipment, fuel storage locker, pesticide storage locker as well as shelf and pallet storage for materials and supplies. There should be enough space to allow proper separation between a lighting system and an irrigation control system.

Fence Enclosure - 20 ft. by 45 ft., and to include a gate large enough for a trash/recycling truck to enter to empty dumpsters, and store tractor attachments, extra goals and trash cans for tournament play.

Site Considerations - Should be sited so that maintenance vehicles do not need to traverse a public parking lot. Maintenance area should be situated at the far end of a parking lot and with access to the paved trail system in the park and it should function well without interruption to visitors.
Appendix 7: Public Outreach

Outreach Plan
Below are the outreach Tasks and Tactics, and the Calendar and Meeting Notes for this Plan.

Tasks and Tactics

Print Materials
- Large Exterior Signage for public meeting noticing at the park entrances
- Posters for general distribution and noticing in park kiosks

Traditional Media Outreach
- Press Releases / News Announcements
- Presentations at Public Meetings, Events and Planning Board Meetings

Electronic Outreach and Communications
- Public link: www.ParkPlanning.org
- The project web page was used to keep citizens updated throughout the planning process. It will remain in place as an archival record for this plan process at: http://www.montgomeryparks.org/PP5D/ParkPlanning/Projects/ovid.hazen.wells/ovid.hazen.wells.rp_mp.update.shtml
- Email noticing - County, Regional Service Centers, Elected Officials, Stakeholders, Special Interest Groups and targeted civic groups. Individual citizens were encouraged to contact the project manager to become part of the e-mail list distributions.
- Online listings: Parks Department - Parks home page, Event Calendar, Media Center. Planning Department - Media Center, E-Newsletter.

- Social Media Posts - Facebook - meeting notices, reminders and updates. Twitter - meeting notices, reminders and updates.
Calendar and Meeting Notes
The events are updated with exact dates and times as soon as they can be reserved. Links to presentation materials, meeting notes and memos are posted for each event as soon as they are available.

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>NOTES AND PRESENTATIONS</th>
<th>LOCATION</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>December</td>
<td>Staff meetings to review plan background.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>January - March</td>
<td>Attend regularly scheduled public meetings and events including the Clarksburg Civic Association, Upcounty Citizens Advisory Board, the Upcounty Recreation Advisory Board and School PTA meetings to hear the issues. Publicize online comment tool.</td>
<td>Locations will vary. Links will be posted as they become available.</td>
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<td>Jan 27</td>
<td>Clarksburg Civic Association - <em>Introductory presentation</em> (PDF, 2.5MB)</td>
<td>Germantown Community Recreation Center 18905 Kingsview Drive, Germantown, MD</td>
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<td>February 19</td>
<td>Upcounty Recreation Advisory Board Meeting - <em>agenda</em> (PDF, 180KB)</td>
<td>Germantown Community Recreation Center 18905 Kingsview Drive, Germantown, MD</td>
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<td>March 29</td>
<td><em>Kites Over Clarksburg</em> (PDF, 101KB) - Parks Staff attended Kites Over Clarksburg event to meet with the public, tour the park and discuss the plan update. - <em>handout</em> (PDF, 385KB)</td>
<td>Ovid Hazen Wells Recreational Park 12001 Skylark Road, Clarksburg, MD 20871</td>
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<td>April 28</td>
<td>Upcounty Citizens Advisory Board Meeting - <em>Introductory presentation</em> (PDF, 1.8MB)</td>
<td>Upcounty Regional Office 12900 Middlebrook Road, Suite 1000, Germantown MD</td>
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<td>May 1</td>
<td>Staff presentation - Park Ridge HOA Meeting</td>
<td>M-NCPPC Main Regional Office (MRO) Auditorium, 8787 Georgia Ave, Silver Spring, MD 20910</td>
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<td>May 22</td>
<td><em>Issues and Outreach Report to the Planning Board</em> - <em>agenda item #15</em>. Staff will present the issues heard to date from the public and will present outreach strategy and date for the public meeting for the Planning Board to approve. - <em>email notice</em> (PDF file) - <em>staff memo</em> (PDF file) - <em>PowerPoint presentation</em> (PDF file).</td>
<td>M-NCPPC Main Regional Office (MRO) Auditorium, 8787 Georgia Ave, Silver Spring, MD 20910</td>
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<td>May 22</td>
<td>Arora Hills HOA meeting - Staff presentation</td>
<td>Little Bennett Elementary School Cafeteria 23930 Burdette Forest Rd, Clarksburg, MD 20871</td>
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<td>May 28</td>
<td>Public meeting #1 – Preliminary Recommendations Presentation. Links to meeting notes and presentation materials will be posted as soon as they are available. - <em>PowerPoint presentation</em> (1.8MB PDF)</td>
<td>Arora Hills Community Center 23030 Birch Mead Road, Clarksburg, MD 20871</td>
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<td>June 16</td>
<td>Public Meeting #2 Present and gather public input on Concept Plans and Preliminary Program of Requirements (PPORs) for the master plan update. - <em>PowerPoint Presentation</em> (PDF, 2.25MB)</td>
<td>Arora Hills Community Center 23030 Birch Mead Road, Clarksburg, MD 20871</td>
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<td>DATE</td>
<td>TIME</td>
<td>NOTES AND PRESENTATIONS</td>
<td>LOCATION</td>
<td>DESCRIPTION</td>
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<td>July 17</td>
<td>Planning Board Staff Draft Plan Review - Please check the Planning Board agenda for a more exact time closer to the meeting. Links to the Planning Board agenda, memo, and presentation materials will be posted as soon as they are available.</td>
<td>M-NCPPC Montgomery Regional Office (MRO) Auditorium- 8787 Georgia Ave, Silver Spring, MD 20910</td>
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<td>October 2</td>
<td>Planning Board Public Hearing Please check the Planning Board agenda item #12 for a copy of the memo and a more exact time closer to the meeting.</td>
<td>M-NCPPC Montgomery Regional Office (MRO) Auditorium - 8787 Georgia Ave, Silver Spring, MD 20910</td>
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<td>October 2-16</td>
<td>The record will remain open for two more weeks so the public may continue to provide input into this plan. The record was closed at 6pm on October 16, 2014.</td>
<td>M-NCPPC Main Regional Office (MRO) Auditorium 8787 Georgia Ave, Silver Spring, MD 20910</td>
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Once approved and adopted by the Planning Board, this project moved to our Park Development Division for facility planning.
Appendix 8: Deed of Conveyance

Below is an excerpt from the most pertinent covenants from the Deed of Conveyance regarding the Well’s stipulations for land use and the carousel.

A copy of the deed is located in the Planning Board Archives for October 2, 2014, item #12 - Attachment 2 here: http://www.montgomeryplanningboard.org/agenda/2014/documents/attachment2_100214_ovidhazenmpupdate_appendix9_mcpbpubhearing_attachment2.pdf
TOGETHER WITH the buildings and improvements thereon
erected, made or being, and all and every, the rights, alloys,
ways, waters, privileges, appurtenances and advantages, to the
same belonging or in anywise appertaining, all the aforesaid to
be held by the party of the second part in fee simple.

TO HAVE AND TO HOLD the lands and premises herein described
and hereby intended to be conveyed, together with the rights,
privileges, appurtenances, and advantages thereto belonging or
appertaining unto and to the use, benefit and behoof forever
of the Maryland-National Capital Park and Planning Commission,
party of the second part.

ACCEPTANCE by the party of the second part of the convey-
ance herein shall be evidence of the party of the second part’s
agreement to the conditions herein stated.

AND, the party of the first part covenants that she will
warrant specially the property hereby conveyed, that she is
seized of the land hereby conveyed; that she has a right to
convey said land; that she has done no act to encumber said land,
except such acts as appear of record; and that she will execute
such further assurances of said land as may be requisite.

RESERVING, SAVING AND EXCEPTING unto HALLIE A. WELLS,
the party of the first part, a life estate interest in approxi-
mately 4 acres, as generally delineated in Exhibit B, improved
with her place of residence, several outbuildings, a garden and
a fish pond. The life estate area is located north of Skylark
Road near its intersection with Newcut Road. During the term
of this life estate, the party of the second part, its successors
and assigns, shall be responsible for maintaining said property
and all improvements, including lawn mowing and maintenance of
the driveway from Skylark Road to the life estate area, at the
current level of repair and maintenance and shall be responsible
for the payment of all utilities which are normally associated
with residential use, exclusive of telephone. At the demise of
Hallie A. Wells, or in the event she vacates the premises prior
to her death, she or her heirs shall have ninety (90) days to
remove personal property and deliver the premises to the party of
the second part.
THIS Grant and Conveyance are subject to covenants running with the land as follows:

1. The land and improvements hereby conveyed shall be used as open space, for parkland, and/or for recreation in such manner as to evidence the conservation of soil, water, woods and wildlife, and to that end, shall be so maintained.

2. The party of the second part shall erect and maintain near the entrance of said real property, so as to be easily discernible by the public, a bronze plaque approximately 18"x24" in size, inscribed with the following legend:

   OVID HAZEN WELLS PARK
   This property consisting of approximately 290 acres was donated to The Maryland National Capital Park and Planning Commission by HALLIE AUGUSTUS WELLS in loving memory of her husband OVID HAZEN WELLS.
   This area is to be maintained as a permanent open space, park and/or recreation area for the public benefit.

3. Subject to the availability of funds, the party of the second part shall, by June 1, 1983, as an initial development of the subject property, prepare and make available for the benefit and use of the general public, a portion of the property hereby conveyed. Initial development may consist of but not be limited to picnic areas, athletic fields, multi-use courts, playgrounds, landscaping, interpretive facilities, etc., or any other use consistent with this deed.

4. In consideration of the grant hereby made, the party of the second part agrees to acquire from Fairhill Farm Antiques, at a price not to exceed $60,000, the Herschell-Spillman Carousel (circ. 1910-1915) which operated for many years at the Smithsonian Institute on the mall in Washington, D.C.

The subject carousel is 40 feet in diameter, carries 36 animals and two chariots. The purchase of this carousel is to be completed within two (2) months following the recording of this deed. The carousel shall be installed in a park managed by the
party of the second part and shall be operational no later than June 1, 1982. When this carousel is placed in operation, the party of the second part shall dedicate same in the name of OVID HAZEN WELLS. At such time as the property hereby conveyed is serving sufficient numbers of park users to justify the placement of a carousel on the property, the party of the second part agrees to relocate the OVID HAZEN WELLS carousel to this property provided that this carousel has not been destroyed by fire, vandalism, act of God or other means.

5. The property hereby conveyed is subject to an agricultural lease between Hallie A. Wells and Robert W. Tragoeing originating on the 1st day of April 1979 and terminating on March 31, 1982. The party of the second part, following conveyance of this property, shall honor said lease throughout its remaining term and shall be entitled to collect all rentals paid therefrom.

6. In addition to the improvements within the life estate area, there is a second set of improvements located on the subject property also consisting of a home and several outbuildings. The current tenants leasing these improvements shall have until June 1, 1981 to vacate and deliver the premises to the party of the second part. All rents paid by the current tenants shall following the recording of this deed and prior to their vacating of the premises shall be paid to the party of the second part.

7. The covenants contained herein shall exist in perpetuity, to the fullest extent possible in the furtherance of the intentions of the parties hereto to create a permanent public benefit.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the day and year first above written.
Acknowledgements

M-NCPDC Department of Parks
Mike Riley, Director
John Nissel, Deputy Director of Operations
Mitra Pedoeem, Acting Deputy Director of Administration

Park Planning and Stewardship Division
Dr. John E. Hench, Chief

- Park and Trail Planning Section
  E. Brooke Farquhar, Supervisor
  Rachel Davis Newhouse, Planner Coordinator, Landscape Architect, Project Leader
  Barbara Lerch, Senior Graphic Designer
  Charles Kines, Planner Coordinator
  Mark Wallis, Planner Coordinator

- Cultural Resources Stewardship Section
  Joey Lampl, Supervisor
  Jamie Kuhns, History Coordinator

- Natural Surface Trail Planning Section
  Bob Turnbull, Supervisor

- Natural Resources Stewardship Section
  Rob Gibbs, Supervisor

- Park Development Division
  Michael Ma, Acting Chief
    Design Section
    Patricia McManus, Supervisor
    Ching-Fang Chen, Landscape Architect, Project Manager II

- Facilities Management Division
  Jim Poore, Chief
    Michele Grace, Administrative Manager

- Enterprise Division
  Christy Turnbull, Chief

- Horticulture, Forestry and Environmental Education Division
  David Vismara, Chief
    Stephanie Oberle, Director of Brookside Gardens

- Northern Parks
  Doug Ludwig, Acting Chief

- Public Affairs and Community Partnerships
  Jayne Hench, Acting Chief
    Haviz Adeojo, Information/Permitting Supervisor
    David Tobin, Principal Specialist
    Melissa Chotiner, Principal Public Affairs and Marketing Specialist

- Park Police
  Antonio DeVaul, Chief
    Rick Pelicano, Lieutenant

- Department of Planning
  Gwen Wright, Director
  Rose Krasnow, Deputy Director

  Community Planning Team Area 3
  Ryan Sigworth, Planner

- Red Wiggler Community Farm
  Woody Woodruff, Executive Director

- Wendy Hanley, Park Manager
Elected & Appointed Officials

Montgomery County Council
George Leventhal, President
Nancy Floreen, Vice President
Roger Berliner
Marc Elrich
Tom Hucker
Sidney Katz
Nancy Navarro
Craig Rice
Hans Riemer

County Executive
Isiah Leggett

The Maryland National Capital Park and Planning Commission
Elizabeth M. Hewlett, Chair
Casey Anderson, Vice Chair

Commissioners

Montgomery County Planning Board
Casey Anderson, Chair
Marye Wells-Harley, Vice Chair
Norman Dreyfuss
Natali Fani-Gonzalez
Amy Presley

Prince George’s County Planning Board
Elizabeth M. Hewlett, Chair
Dorothy F. Bailey, Vice Chair
Manuel R. Geraldo
John P. Shoaff
A. Shuanise Washington
Ovid Hazen Wells Recreational Park Master Plan Update

Approved and Adopted- NOVEMBER 20, 2014
M-NCPPC Montgomery Parks | montgomeryparks.org
Park Planning and Stewardship Division | parkplanningandstewardship.org
Park and Trail Planning Section | parkplanning.org