Ovid Hazen Wells Recreational Park Master Plan Update

Location

Regional Parks
- Little Bennett
- Black Hill

Recreational Parks
- Ovid Hazen Wells
- Damascus
- Ridge Road
- Goshen

Special Park
- Dowden’s Ordinary

Local Parks

Neighborhood Parks

Urban Parks
The Park Today

Park Master Plan Update Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>DECEMBER 2013</td>
<td>Began staff meetings to review background.</td>
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<tr>
<td>JANUARY 27, 2014</td>
<td>Attended Clarksburg Civic Association Meeting</td>
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<tr>
<td>FEBRUARY 19, 2014</td>
<td>Attended UpCounty Recreation Advisory Board Meeting</td>
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<tr>
<td>MARCH 29, 2014</td>
<td>Attended Clarksburg Kite Day</td>
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<tr>
<td>APRIL 28, 2014</td>
<td>Attended the UpCounty Citizens Advisory Board</td>
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<tr>
<td>MAY 1, 2014</td>
<td>Attended the Park Ridge HOA Meeting</td>
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<tr>
<td>MAY 22, 2014</td>
<td>Issues and Outreach Report at the Planning Board</td>
</tr>
<tr>
<td>MAY 22, 2014</td>
<td>Attended the Arora Hills HOA meeting</td>
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<tr>
<td>MAY 28, 2014</td>
<td>Public Meeting – Little Bennett Elementary School Cafeteria</td>
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<tr>
<td>JUNE 16, 2014</td>
<td>Public Meeting – Arora Hills Community Center</td>
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<tr>
<td>JULY 17, 2014</td>
<td>Staff Draft to the Planning Board</td>
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<tr>
<td>OCTOBER 2, 2014</td>
<td>Public Hearing at the Planning Board</td>
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<tr>
<td>NOVEMBER 2014</td>
<td>Worksession #1 with Planning Board</td>
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</tbody>
</table>
The amenities requested by the public:

The Carousel – this is a given and required by the deed

The top 6 requests:
1. A cricket field - 42
2. The future Clarksburg Recreation and Aquatics Center including senior center – 27
3. Maintain natural areas - 15
4. More play areas with more equipment - 13
5. Disc – Frisbee golf - 13
6. A splash park – 11

Additional amenities requested:
- Outdoor spaces for events and open (purposeful) green space
- More organic farming areas like Red Wiggler Farm
- More trails – allow for a 5k route
- More picnic areas with barbeque grills
- Dog park
- Community gardens
- Basketball courts/tennis courts/volleyball courts
Proposed Plan Recommendations

The Vision
To have a unique and attractive family destination area. A place where people of all ages want to come and spend an entire day.

Preliminary Program of Requirements
- Supporting structures for the carousel
  - The round house
  - A building to accommodate ticket sales, restrooms and meeting rooms for birthday parties, etc.
- Connection to water and sewer and electricity
- A larger, themed play area including activities for Teens
- A splash pad or similar unique synergy creating amenity
Active Recreation Area

Preliminary Program of Requirements (continued)

- Terraced seating lounge and additional picnic areas
- Food concession areas
- Community Open Space
- Dog Park
- Sledding Hill
- Connection to the Ovid Hazen Wells Trail
- Additional parking for 270 cars
- A maintenance area – 2500 sq. ft. A 30’ x 55’ building, a 20’ x 45’ fence enclosure sited so maintenance vehicles do not need to traverse a public parking lot. This area should be able to function without interruption to visitors.

Ovid Hazen Wells Carousel

Supporting infrastructure

- The carousel round house
- A building to accommodate ticket sales
- Restrooms and meeting rooms suitable for birthday parties, etc.
Active Recreation Area

Teen Play Area

Active Recreation Area

Splash Pad
Active Recreation Area

Food Concessions and Additional Picnic Areas

Sledding Hill/Open Green Space Areas
Active Recreation Area

Lounge Terrace

Active Recreation Area

Lounge Terrace
Active Recreation Area

Dog Park

Park Acquisition

11.98 acres Proposed Parkland

- Additional parkland for park amenities such as a cricket field, basketball/tennis courts, etc.
- Should be included as a site to study for the future Clarksburg Community Recreation and Aquatics Center.
The Clarksburg Community Recreation and Aquatics Center

- The County Executive has included a Clarksburg Community Recreation and Aquatic Center in the FY 15-20 CIP for Facility Planning; http://www.montgomerycountymd.gov/OMB/Resources/Files/omb/pdfs/fy15/ciprec/508768.pdf
- The Department of General Services will work with the Dept. of Recreation to develop a Program of Requirements for the CCRAC;
- The POR will outline the elements that make up the facility and the associated space needs for the new facility. It will also include some preliminary concept design;
- Once completed, DGS will use the POR to assist in the Site Evaluation process. Site Evaluation is used to identify suitable sites and locations for future facilities;
- The Site Evaluation working group will include a Parks representative as well as Executive staff and community representatives;
- Development of the POR is expected to take 6-8 months;
- Site Evaluation is expected to take approximately 6 months;

The Event Area

1. Native Forest Reforestation Buffer
2. Watkins Historic Area
3. Meadow and Natural Surface Trails
4. Ovid Hazen Wells Park Trail with self-guided interpretation
Ned Watkins Historic Area

The Vision – to create a unique event area using the historic Ned Watkins House and the surrounding historic structures. The house will be the central event venue and is envisioned to host events for 150 – 200 guests such as weddings, graduations, farm to table fund raisers and organic food cooking demonstrations.

Preliminary Program of Requirements

- Upgrade the Ned Watkins House and bank barn to be accessible
- Add a tent pad
- Add a prefab drop-in restroom facility
- Create additional parking for events
- Upgrade existing access road into the property

The Event Area

Weddings, graduations, family gatherings
The Event Area

Farm-to-table fundraisers and other events

Retirement Parties
The Event Area

Additional parking for events

1. Native Reforestation Buffer
2. Watkins Historic Area
3. Meadow and Natural Surface Trails
4. Ovid Hazen Wells Trail with Self-guided Interpretation
The Event Area

Longwood Gardens Meadow Garden

http://longwoodgardens.org/gardens/meadow-garden

The Event Area

Longwood Gardens Meadow in summer

http://longwoodgardens.org/gardens/meadow-garden
The Event Area

Longwood Gardens Meadow in fall

http://longwoodgardens.org/gardens/meadow-garden

Natural Surface trails
The Home Food Gardens and Organic Farm Area

1. Edible Plantings
2. Edible Plantings
3. Reforestation
4. Solar House
5. Red Wiggler Farm
6. Home Food Garden Center
7. Community Garden
8. Ovid Hazen Wells Trail and Trailhead Parking
9. Wetland Overlook & Self-guided Interpretation

The Vision

To create a program that complements the Red Wiggler Community Farm strategic plan and that enables the Oliver Watkins Historic Area to become the site for a Home Food Gardens program.

For the Oliver Watkins Farm, the Vision is to capture the enthusiasm of and assist with sustaining the local food movement by developing a Home Food Gardens program which is designed to demonstrate the techniques and importance of growing fruits and vegetables in home gardens.

Home Food Gardens programs also focus on the advantages of home grown food and edible landscapes.
Oliver Watkins House

Preliminary Program of Requirements

- 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 house and bank barn to be accessible
- Create additional parking for the program
- Upgrade the existing access road to the property
- Provide a community 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
- Upgrade the main entrance to MD Rte. 27 Ridge Road

Expanded Trail System
Expanded Trail System

The Vision
To create a major trail connector from Ovid Hazen Wells Recreational Park to other public amenities such as Little Bennett Regional Park, Black Hills Regional Park, and Clarksburg Town Center. The trail will also function as a connector within the park, linking the Active Recreation Area with the Central and Eastern Areas.

Preliminary Program of Requirements:
- Provide a trail wide enough for pedestrians, bikers and equestrians
- As much as possible, have trail alignment use existing stream crossings and stay out of environmental buffers
- Expand the greenway east towards Damascus Recreational Park for a trail connection using environmentally un-constrained lands
- Develop a trailhead and parking area along MD Rte. 27 Ridge Road
Recommended changes to the Public Hearing Draft:

- Include a traffic and noise study for development proposed at the Active Recreation Area as part of the next phase – Facility Planning – for the park.
- The new land acquisition proposed for the park be used to accommodate a cricket field, if it is not chosen as the site for the Clarksburg Recreation, Aquatics and Senior Center.
- Label the reforestation area as Native Reforestation Area on the concept master plan.
- Describe the central and eastern areas of the park as the Event Area and the Home Garden and Organic farming Area to better articulate the type of programming proposed for those areas.
- Consider the central Event Area as a possible location for a Disc Golf Course.
(Note: the other site being considered is the Damascus Recreational Park. A feasibility study is planned for 2015.)
Public Hearing Draft Ovid Hazen Wells Recreational Park Master Plan Update - JULY 25, 2014

- A new activity/play area.
- A maintenance area - Appendix B - Maintenance Area for the Active Recreation Area.
- Additional parking for 200 more cars including bus parking.
- The entire area will need to be accessible according to current ADA standards.

Proposed Parkland next to Active Recreation Area
The plan recommends three parcels of land as future parkland: the 1.96-acre property owned by Dana L. Bennett and the 1.28-acre and 1.52-acre parcels owned by George and Pamela Johnson. The three parcels total 11.08 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 Clarkberg Community Recreation and Aquatic Center. If the future center is not located on this site, then the additional parkland should be considered for an up-to-date 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 1.96-acre parcel owned by Dana L. Bennett on July 25, 2014. (Figure 7)
OVID HAZEN WELLS RECREATIONAL PARK - WORKSESSION 1

Public Hearing Draft Ovid Hazen Wells Recreational Park Master Plan Update - JULY 25, 2014

**Eastern Area Home Food Gardens and Organic Food Area**

- Edible Planting
- Edible Plantings
- Native Retention Area
- Solar Power
- Red Maple Farm
- Home Food Garden Center
- Community Garden
- Trail Connection and Trailhead Parking
- Wetland Overlook and Self-guided Interpretation

**General Event Area**

The General Event Area is located in the center of the park. The area includes the Red Wells Historic House and farm and the leased agricultural fields.

**Vision**

The plan recommends creating a unique event area using the historic Red Wells house and the surrounding historic structures. The Red Wells house is in excellent condition and is an excellent example of 19th-century Victorian architecture. The Red Wells house is the central event space and is envisioned to host events such as weddings, graduations, fairs, food fairs, and arts and crafts demonstrations. The area will provide shelter for event activities. Careful attention will need to be paid to keeping historic values intact. The other buildings, the barn, the smokehouse, will need to be included to determine their usefulness. The existing entrance road will remain to provide access to the farm and event areas.

The plan also recommends that the central 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 recreation, and/or recreation in such manner as to evidence the conservation of soil, water, wildlife, and so that said shall be so maintained."

**Eastern Home Food Gardens and Organic Farm Area**

The **Eastern 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.

**Preliminary Program of Requirements**

**Red Wiggler Community Farm**

The Red Wiggler Community Farm (RWCF) has been achieving its goals since 1996, when it was founded. Red Wiggler's main focus is to provide meaningful employment for adults with developmental disabilities through a unique horticulture program on a 13-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 25 acres of land in the Eastern Area of the park. The Farm has two organic cultivated fields for crops, a small historic barn for food storage and distribution. It has a new office building with a growing conservatory and it has a solar heat building that...
Next steps:

- Facility Planning monies are in the current Department of Parks CIP. The Facility Plan for Phase One - the carousel and supporting amenities, will begin in the New Year.

Questions/Comments?

Recommended Action
Approval of the Master Plan Update for the Ovid Hazen Wells Recreational Park