



MEMORANDUM

TO: Montgomery County Planning Board

VIA: Lester L Straw, Superintendent of Parks
Michael F. Riley, Acting Chief, Park Development Division *M*
Douglas Alexander, Supervisor, Design and Project Management *M*

FROM: Ellen Masciocchi, Planner Coordinator, Park Development *EM*

SUBJECT: Development Plan for Woodlawn Special Park – Park Police Special Operations

I. STAFF RECOMMENDATION

- Approve the development plan
- Approve budget for facility planning
- Determine the priority and schedule for facility planning during the review of the FY05-10 Capital Improvement Program (CIP)

II. PROJECT DESCRIPTION**A. *Project Purpose***

The purpose of the project is discussed in the attached memorandum from Elizabeth Kreiter, Chief of Montgomery County Park Police in Attachment #1. The purpose of the development plan is to develop a program to upgrade the existing Park Police Special Operations Unit located at the Woodlawn Special Park to:

- Replace inadequate existing buildings that are in poor condition
- Accommodate future development within the existing land area

- Increase security and access control for the police within the park site
- Ensure compatibility of police facilities with the existing historic Manor House and Stone barn on the property.
- Provide a year round training venue to accommodate training requests from other law enforcement agencies and for volunteers.
- Co-locate motorcycle and horse mounted functions.

B. Site Description and Related Functions

Woodlawn Special Park is located in the northeast quadrant of the intersection of Ednor and Norbeck Roads. See Attachment #2. The 82.3 acre property has been owned by the Commission since the 1970's when it was purchased from the McKeever family. The Sandy Spring Friends School is located to the north of the park. Recently, the Legacy Open Space Program acquired the Red Door Store property located to the northwest across Ednor Road from Woodlawn. This property is undeveloped with the exception of the Red Door Store and the accompanying mulch operation. The Commission does not own the mulch operation. Single-family homes are located across Ednor Road from the park on the southeastern quadrant and in the Ashton Preserve development, a new development on the southwestern quadrant. See Attachment #3.

Other functions housed at the Park include:

- Historic Manor House - regularly rented for group functions, weddings and meetings.
- Historic Stone Barn - the future Visitors Center for the Rural Legacy Trail.
- State MedEvac Facility - operated independently by the Maryland State Police.
- Trailhead for Rural Legacy Trail - part of the extended Northwest Branch trail system.

In addition, there are several other related projects that are underway or have been completed recently. See Attachment #4.

C. Planning Documents that apply to the project

The following planning documents impact the project:

1. **Legacy Open Space Functional Master Plan** - adopted July 2001

The Red Door Store property was acquired to protect the historic store and its rural setting at the gateway to the Sandy Spring community and the view-shed from the Woodlawn Manor House.

2. **Countywide Trails Plan** - The Countywide Park Trails Plan adopted by the Planning Board in 1998, recommends, "that trails associated with the Underground Railroad in Montgomery County be identified and integrated into trail planning for Montgomery County." The Plan supports implementing the Rural Legacy Trail concept proposed in the Sandy Spring/Ashton Master Plan as part of the Northwest Branch Trail Corridor.
3. **Sandy Spring Ashton Master Plan** - The project is within the Sandy Spring Ashton Master Plan area. See Attachment #5.

V. PROGRAM OF REQUIREMENTS

See Detailed Program of Requirements Attachment #6.

A. *Project need*

The Kristin M. Pataki Special Operations Training Facility is a fully functioning police facility providing training in all aspects of the Park Police operation serving all of Montgomery County. This includes the horse mounted, motorcycle, marine, bicycle and canine functions.

As the police function grew with the acquisition of parkland in the County, the demand for specialized patrols increased, and Woodlawn's temporary police buildings became permanent. Staffing and equipment needs outgrew the facility. Park Police patrols (which were seasonally based in the 1970's) became year round. Both the mounted operation and number of officers also grew.

Current building space is inadequate for the current police functions and does not allow for any expansion. The development plan for the site must address additional buildings as well as making the additions compatible with the park and historic setting. There is a need to balance securing for police functions and facilities with the need for public access to other parts of the property.

B. Summary of Program of Requirements:

- Larger stable to accommodate existing and future horses
- An Administration Building with offices to accommodate current and projected supervisors and manager, training room/roll-call briefing area and locker rooms for male and female officers
- New hay storage (hay is currently stored in the historic barn proposed for renovation and alternative use)
- Additional storage space and maintenance area for bicycles and motorcycles
- Development of new canine and motorcycle training areas
- Fire suppression for the barn, offices and storage buildings
- ADA accessibility
- Overall facility security and controlled public access

VI. Development Plan

A charrette was held in June of 2002 to develop two alternative plans for the site based on the revised program of requirements. Representatives from the following divisions formed the Woodlawn Team and were present: Park Development, Park Police, Countywide Planning, Community Based Planning, Natural Resources and the Northern Region. See Attachment #7.

A. Alternative Plans Considered

Two alternative plans were considered. The first alternative studied the stable oriented in an east/west alignment along the ridgeline with the covered arena located directly north of the stable. This alignment had no impact on existing pastures and placed all the proposed buildings within the area currently occupied by the police operation. The second alternative oriented the stable in a north/south alignment. This alternative located the arena east of the stable. This alignment had only a minimal impact on existing pastures. The alternative locations were studied to determine the least visual impact on historic structures. Following an evaluation of these alternatives, it was determined that the east/west alignment of the stable with the arena north of the stable would function best and have the least visual impact on the Park's historic structures.

B. Preferred Alternative

The Park Police Special Operations facilities are clustered into a compound that includes the administration building, storage buildings, stables, covered arena, hay barn, muck storage, training ring and round pen. The compound is located east of a realigned parking lot and between the Manor House complex and the MedEvac facility. The administration building functions as the gateway to the complex. A gate can be located between this building and the storage building to create a secure facility. The largest buildings, stables and covered arena, are located on an east/west alignment so that the narrow facades of these structures would be visible from the Manor House. The new facilities respect the natural resources of the Park and do not affect any existing pastureland. There are two points of access to pastureland: from a path north of the covered arena and from a path south of the hay barn. The design complements the historic areas of the park and meets the current and future needs of the park police.

C. Community Outreach

The preferred alternative was presented at a community meeting on Thursday, March 20th, 2003 at the Sandy Spring Museum. Notices were sent to civic associations and residents within a one mile radius of the park. Approximately sixteen citizens attended. The largest representation was from local equestrians. The President of Trail Riders of Today and a representative of Greater Sandy Spring Green Space were in attendance. Their concerns were access to the site for equestrians, the flow of traffic for horses, the types of hay, the size of the proposed stalls, nutrient management, parking for horse trailers, fencing and access to the Rural Legacy Trail. No correspondence was received from the community pertaining to the project and all of the comments were favorable to the site planning and proposed development.

A presentation was made to the Mid-County Center Advisory Board's Land Use Subcommittee. The committee responded favorably to the project and wrote a letter of support. See Attachment #8.

D. Deliverables from the Development Plan

The following deliverables resulted from the completion of the development plan:

The work completed under this project has included:

- Program of requirements established
- Tree survey
- Community meeting on concept plan
- Topographic survey
- Inventory of existing structures
- Preparation of alternative concepts and Final Development Plan
- Completion of an Illustrative Site Plan
- Development of a Phase I Plan
- Utility Study
- Storm Water Management Concept Plan
- Conceptual level architectural plans for each building
- Presentations to Historic Preservation Committee
- Presentation to Plan Review Committee
- Cost estimates for completion of Facility Plan, Phase I construction estimate and Phase II construction estimate

E. Phasing

The project will be designed and constructed in two phases. The first phase will include the demolition of the existing Park Police offices, the stables, the original MedEvac hanger and the smaller garage closest to the Park Police as well as a small cinderblock building adjacent to it. New offices, stables, motorcycle and bicycle storage, hay storage and a medical paddock would be constructed in their place.

The second phase would include the reconfiguration and expansion of the existing parking lot and the construction of a covered arena. See Attachment #9.

F. Cost - See Attachment #10.

The estimated consultant fee to complete the facility plan for the first phase of the project is \$309,000. Phase I includes all of the buildings indicated on the development plan with the exception of the indoor arena and does not include the reconfigured visitor's parking lot. The design and construction cost for the first phase is estimated at \$ 6,800,000. The cost of the total project including both phases is estimated at \$10,400,000. Staff engaged an independent cost estimator to assess the project costs. A summary of the estimator's costs is shown in Attachment #11.

Staff recommends inclusion in the next CIP of the amount for completion of the facility plan.

VI. Attachments

- Attachment # 1 Memorandum from Chief Kreiter
- Attachment # 2 Vicinity Map
- Attachment # 3 Existing Conditions
- Attachment # 4 Related projects
- Attachment # 5 Memorandum on Sandy Spring-Ashton Master Plan
- Attachment # 6 Program of requirements
- Attachment # 7 Development Plan
- Attachment # 8 Letter from Mid-County Center Citizen's Advisory Board
- Attachment # 9 Phase I Plan
- Attachment #10 Consultant's cost estimate
- Attachment #11 Independent cost estimate