



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Item # 12
MCPB 1/22/04

Jan 15, 2004

Memorandum

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief,
Countywide Planning Division

FROM: Rachel Newhouse, Park Planning and Resource Analysis (301) 650-4388
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SUBJECT: **RENOVATION PLAN FOR BROADACRES LOCAL PARK**

Requested Planning Board Actions

1. Recommend that the Planning Board approve the plan and cost estimate for Broadacres Local Park as a basis for updating the "placeholder" PDF in the Planning Board's recommended FY05-10 Capital Improvements Program (CIP).
2. Separate the park name into two words to conform with the adjacent Broad Acres School to eliminate confusion.

Need

A Renovation of Broadacres Local Park is proposed to coordinate with the addition and renovation of the adjacent Broad Acres Elementary School. Broadacres Local Park is in the Silver Spring/Takoma Park Area and located adjacent to Broad Acres Elementary School, St. Camillus Church and School, Northwest Branch Stream Valley Park, and 900 low income apartment units. (Figure 1) The Park does not have its own entrance or separate parking, and there is no park sign, thus the site looks like a regular elementary school. The existing park facilities include a small old park playground and 3 softball fields that are used by the school, as there are no fields on the school property. (Figure 2). Many people have indicated that it is confusing that Broad Acres School is two words and Broadacres Park is one word, thus the recommendation to add the space in the park spelling.

Broadacres Local Park is extremely important in providing recreation space for area residents. There are no other parks within safe walking distance of the hundreds of children in the adjacent apartments and parents do not generally have the capability of driving them elsewhere. Additionally the Brookview Local Park, approximately 1 mile to the north, will be replaced by a new elementary school in 2006.

This project offered a special opportunity to initiate some innovative planning approaches including: 1) participating in an extended public outreach to school and community, including a summer camp workshop to help determine park needs, a site visit with the Silver Spring Recreation Advisory Board and public meetings with the PTA and community; and 2) offering many potential opportunities on the Plan for interpretive and educational areas that the school, students and community could develop and maintain in the future if they desire.

Broadacres Local Park Renovation Plan

A renovation plan for Broadacres Park was developed that responds to the objectives identified for the project. These are highlighted in the following table.

BROADACRES RENOVATION PLAN OBJECTIVES AND RELATED RECOMMENDATIONS	
OBJECTIVE	PLAN RECOMMENATIONS
<p>Improve Recreation Opportunities</p> <ul style="list-style-type: none"> • Develop the Park in a manner that complements the renovation/expansion of the adjacent Broad Acres School • Provide adequate opportunities for recreation to serve adjacent residents and schools, particularly a soccer field to serve the new youth league. • Provide replacement opportunities for facilities that will be lost at Brookview Local Park 	<p>Provide new recreation opportunities to serve the Broadacres Community and replace park facilities that will be lost at Brookview Local Park. These include:</p> <ul style="list-style-type: none"> • new multi-use court for rollerblading, games, and basketball • new playground and renovation of existing picnic/playground area • new proposed rectangular multi-use field for soccer, lacrosse, etc. with shaded seating areas for spectators. • Paths for jogging, walking and biking
<p>Enhance Park Appearance and Usability</p> <ul style="list-style-type: none"> • Create a separate park identity and provide an aesthetic park-like setting 	<p>Appearance and Usability-A park-like appearance will be created for the park with:</p> <ul style="list-style-type: none"> • A new park entrance with a plaza and map kiosk • Entrance features such as a mosaic wall, archway, etc. • Screening of the loading platform by fencing and low plantings
<p>Increase Park Security</p> <ul style="list-style-type: none"> • Increase security in the Park • Employ Crime Prevention Through Environmental Design 	<p>Security will be improved in the park by:</p> <ul style="list-style-type: none"> • -Developing a circumferential trail that park police can use to patrol park and provide visibility into the rear area of the park. • Designing Park entrances, landscaping and facilities so that visibility into the park is enhanced.

<p>Provide Environmental Protection and Interpretation</p> <ul style="list-style-type: none"> • Provide opportunities for enjoyment of nature and interpretative education • Protect sensitive environmental areas and provide adequate storm water management 	<p>Environmental Protection and Interpretation</p> <p>The adjacent wooded area of Northwest Branch is an important natural resource and no significant trees will be cut. It offers outstanding opportunities for environmental education and passive recreation.</p> <p>The Plan proposes:</p> <ul style="list-style-type: none"> • A new nature interpretive trail, an outdoor classroom area, and student garden areas • Environmental education areas and space for a container garden and collections of interesting leaves, nuts, etc.
<p>Develop Trails and Improve Public Access</p> <ul style="list-style-type: none"> • Provide trail connections to the community and the adjacent Northwest Branch Trail • Provide trail opportunities for walking, jogging, and biking 	<p>Trails and Public Access</p> <p>Trails are one of the County's most popular recreation facilities and can be used by persons of all ages. The Plan proposes:</p> <ul style="list-style-type: none"> • A new paved trail for biking, walking and jogging. • A Natural surface trail for nature walks, hiking, and passive recreation • A natural surface trail connection to the Northwest Branch hiker biker trail
<p>Provide Opportunities for School, Student and Community Involvement</p> <ul style="list-style-type: none"> • Encourage students to help refine the nature trail, including naming the trail, designing signage, and helping put in the trail • Provide opportunities for outdoor education and interpretation • Encourage the Community to adopt the park 	<p>Opportunities for School, Student and Community Participation</p> <ul style="list-style-type: none"> • The Plan proposes a number of areas that the school and students can choose to use in their educational and summer camp programs. These areas would be installed and maintained by the school and community with park oversight. They include: a nature trail and areas for an outdoor classroom, student garden, nature item collection areas, potential container garden area and possible future wildflower or sunflower garden to be planted by students. Opportunities will be provided for students to participate in Park development including creation of a nature trail and potential art projects related to entrance area walls. • The Community and School will be encouraged to adopt the Park.

Cost Estimate and Schedule

The cost estimate for the park is \$860,000. A new playground, which will be installed this winter through the PLAR: Local Playground Renovation Program is not included in the \$860,000 cost estimate.

The Proposed FY05-10 CIP included a "placeholder" PDF for Broadacres Local Park pending preparation of the plan and cost estimate. If the Planning Board approves

the Plan and cost estimate set forth in this packet, the "placeholder PDF" will be updated and submitted to the Planning Board for approval in early February. CIP staff advise that updating the placeholder PDF's for both Broadacres and Winding Creek Local Parks may require adjustments to other Park and Planning Bond funded PDF's in order to conform to the Park and Planning bond funded PDF's affordability guidelines (SAG) for FY05 and FY06. All of these adjustments will be considered together and in the context of the County Executive's January 15, recommendations on the Board's proposed CIP

The placeholder PDF proposed to begin renovating the park upon completion of the Broad Acres School reconstruction in July 2006. The placeholder PDF programmed planning and design is anticipated in FY 05 and 06 and Park construction in FY 07 and 08. The project also leverages reimbursement funding (\$560,550) from Montgomery County Public Schools for the nearby Brookview Local Park which is being reclaimed for construction of a new elementary school. The Planning Board was previously briefed on this issue on July 17, 2003.

Broadacres Local Park Renovation Cost Estimate (in thousands)	
Planning, Design & Supervision	
Design	103
Construction Mgmt.	68
Total	171
Site Improvements & Utilities	
Site Improvements	679
Utilities	10
Total	689
PROJECT TOTAL	860

A Natural Resource Inventory and Forest Stand Delineation was done for the Plan and a memorandum was received from the Environmental Planning Division indicating that a Forest Conservation Plan is not needed because the project will not be clearing trees

Attachments

1. Vicinity Map
2. Existing Park Map
3. Proposed Plan Concept
4. Existing Brookview Local Park Map
5. Environmental Planning Memo
6. Forest Conservation Plan Waiver
7. Correspondence

RDN/TS:ccq