



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item: -
Date: 06/22/17

June 15, 2017

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *M*
Mitra Pedoeem, Deputy Director, Department of Parks *Mitra*
Michael Ma, Chief, Park Development Division *MM*
Judie Lai, Architecture & Special Projects Section Supervisor, Park Development Division *JL*

FROM: Wen Huang, Project Manager, Park Development Division (301-495-2466)
Samantha Shron, Project Manager, Park Development Division

SUBJECT: Wheaton Regional Park Shorefield Area Improvements

STAFF RECOMMENDATION

APPROVE the recommended Shorefield Area concept plan and cost estimate for inclusion in the FY19-24 Capital Improvements Program.

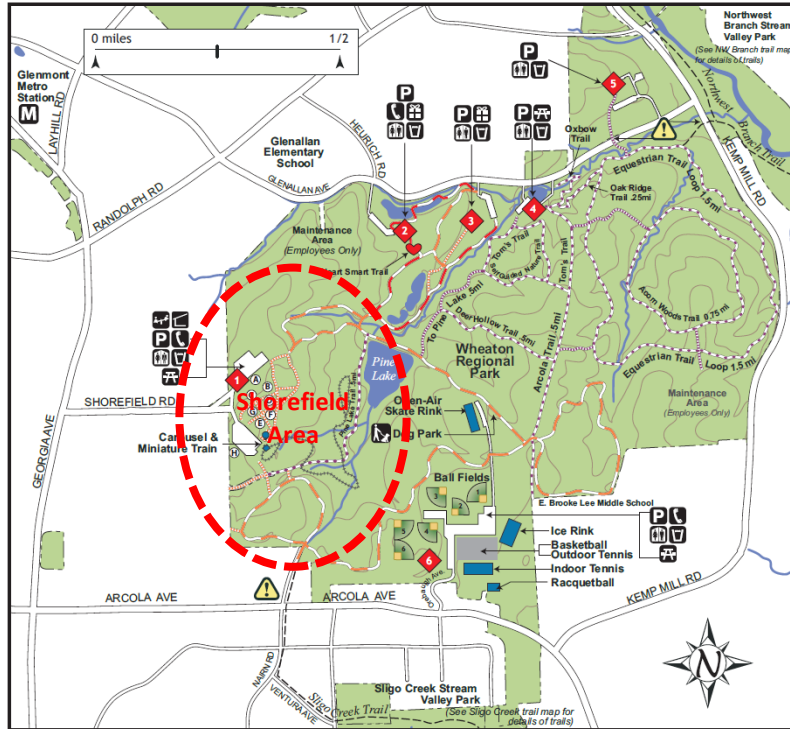
PROJECT DESCRIPTION

Introduction

Established in 1960, Wheaton Regional Park is Montgomery County's oldest and most used regional park. The park spans 536 acres and includes 5 distinct areas: Brookside Gardens and the Nature Center, the Equestrian Facility, large areas of undeveloped forest and trails, the Rubini Athletic Complex and the section known as the Shorefield Area.

The Shorefield Area of Wheaton Regional Park, accessible via Georgia Avenue and Shorefield Road, offers visitors a variety of park experiences and is a popular destination for residents of Montgomery County and beyond. Amenities include picnic shelters and grills, an adventure playground, a miniature train, a historic carousel and the five-acre Pine Lake. The Shorefield Area is connected to other sections of the park through a network of trails, including the Pine Lake Trail which was recently renovated.

The Shorefield Area of Wheaton Regional Park is challenged by its aging facilities and legacy infrastructure dating to the early 1960's, the high demand of use by its many visitors and the need to activate the area formally occupied by the old Shorefield House, which was removed in 2014. Several maintenance and renovation projects within the Shorefield Area have become a high priority for Wheaton Regional Park. These include improvements to the North and South parking lots, the construction of a fully accessible restroom, as well as several amenity upgrades. These initiatives are driven by parking capacity constraints, poor storm water management and the Montgomery Parks ADA transition plan, which has prioritized improvements in our regional parks.



Project Funding and Timing

The Shorefield Area is enjoyed and heavily used by a diverse and densely populated community. Yet, available funding for improvements has fallen short. The Park Development Division, to address the maintenance and renovation priorities of the park, developed a park improvement plan which included the renovation of the parking lots, the construction of a new restroom building, the reactivation of the Shorefield House Area, as well as several path and trail connections. The strategy was to implement the proposed improvements as individual projects through Level-of-Effort funding. Unfortunately, the available funding was not adequate to bring the projects to completion.

The restroom project was initiated at the end of 2014. However, by April of 2015, it was determined that funding was not sufficient to complete construction. Schematic design documents and a cost estimate were developed for inclusion in a future CIP cycle. In the fall of 2016, the project restarted with the preparation of a Design Build Task Order.

Also in the fall of 2016, the schematic design for renovation of the North Parking lot was completed and a Design Build solicitation was issued. The bids received exceeded the available funding and the Task Order was canceled. It was determined that more advantageous pricing could be achieved by increasing the scope of work to include the restroom building. This avenue was pursued until shifting priorities halted further development of either project.

Due to the large number of projects vying for Level-of-Effort funding and escalating project costs, the Shorefield Area improvements are on hold. The goal of this proposal is to package all of the proposed renovation projects in the Shorefield Area and to create a Stand-Alone PDF to secure the funding necessary to implement the improvements in the FY19-24 Capital Improvements Program.

MASTER PLAN RECOMMENDATIONS

Wheaton Regional Park Master Plan

The Master Plan for Wheaton Regional Park was completed in 1987. While the Master Plan update is ongoing, priorities identified within the Shorefield Area include the need to address picnic area overcrowding and the inefficient layout of the parking and vehicular circulation. The plan recommends reducing the impact of overflow parking on neighborhood streets by providing more on-site parking. Other opportunities include providing public access to the historic Stubbs Barn and improving internal park circulation and signage.

VISION 2030: Strategic Plan for Parks and Recreation in Montgomery County, Maryland

Completed in 2011, Vision 2030 is a strategic plan for park and recreation services in Montgomery County over a twenty-year period. Vision 2030 provides general direction to other plans including the Park, Recreation and Open Space (PROS) plan, Park Master Plans and the Capital Improvements Program. The Vision 2030 Plan defines two overarching principles for prioritizing resources: (1) provide a balance of maintenance and renovation with new development and (2) develop a cost recovery and resource allocation approach. Extensive public outreach was conducted to ensure that the plan reflects a broad consensus among the public, staff and County leadership. Survey results showed strong support for maintaining and enhancing the parks and facilities that are already in place. In fact, thirty percent of survey respondents choose making improvements to existing facilities as their top funding priority. Echoing that sentiment, the Planning Board and the PHED Committee suggest that the CIP focus on renovation.

2017 Park, Recreation and Open Space (PROS) Plan Working Draft

The 2017 Park, Recreation, and Open Space (PROS) Plan Working Draft serves as the planning policy for parks and recreation in Montgomery County. It assesses needs and recommends strategies for the delivery of park and recreation facilities, protection of natural resource areas, and preservation of historic/cultural areas and agricultural lands.

In support of a multi-pronged outreach strategy to engage diverse communities about the future of parks and recreation, Montgomery Parks conducted a Needs Assessment to solicit comprehensive feedback from residents. Three major themes emerged from the extensive outreach and analysis: building community through parks, planning for future generations, and optimizing what we have. Repairing and renovating existing park facilities was considered a funding priority by 49% of the survey respondents.

Thus, the proposed Shorefield Area work plan, which aims to increase parking and improve the overall park experience, is in concert with the planning policy and guidance for park development outlined in the 2017 PROS Plan Working Draft, as well as in the VISION 2030 strategy described above.

ADA Transition Plan Recommendations

Montgomery Parks has developed an ADA Transition Plan which defines a strategy and timeline for the implementation of Physical Access and Program Access improvements throughout the park system. This Transition Plan is in accordance with the Settlement Agreement that Montgomery County entered in 2011 with the Department of Justice, outlining its plan to promote and confirm its commitment to inclusion and accessibility. The goal of Montgomery Parks is to provide an inclusive park system for all.

The ADA Transition Plan outlines a methodology for prioritizing park improvements. Parks are evaluated based on a variety of characteristics including population density, proximity to public transportation, park type (countywide verses community) and amenity uniqueness. Based on these criteria, Wheaton Regional Park has been ranked number three and has been identified for inclusion in Phase One, CIP FY17-22 for

non-local parks. Thus, the proposal to address accessibility improvements in the Shorefield Area of Wheaton Regional Park supports the priorities outlined in the ADA Transition Plan.

SCOPE OF WORK

Existing Site Conditions

The project site is located at the end of Shorefield Road, at the western edge of Wheaton Regional Park. The area is home to several popular amenities which have been added and upgraded over many years. However, the older parking and restroom infrastructure does not meet current or future park patron needs for the reasons summarized below:

- the existing parking lots do not meet peak demand
- the existing parking lots provide no stormwater management
- the existing parking lots do not meet current shade canopy requirements
- the existing parking lots do not have compliant accessible parking spaces and accessible route connections to adjacent amenities
- the existing restroom is not accessible and is an outdated structure



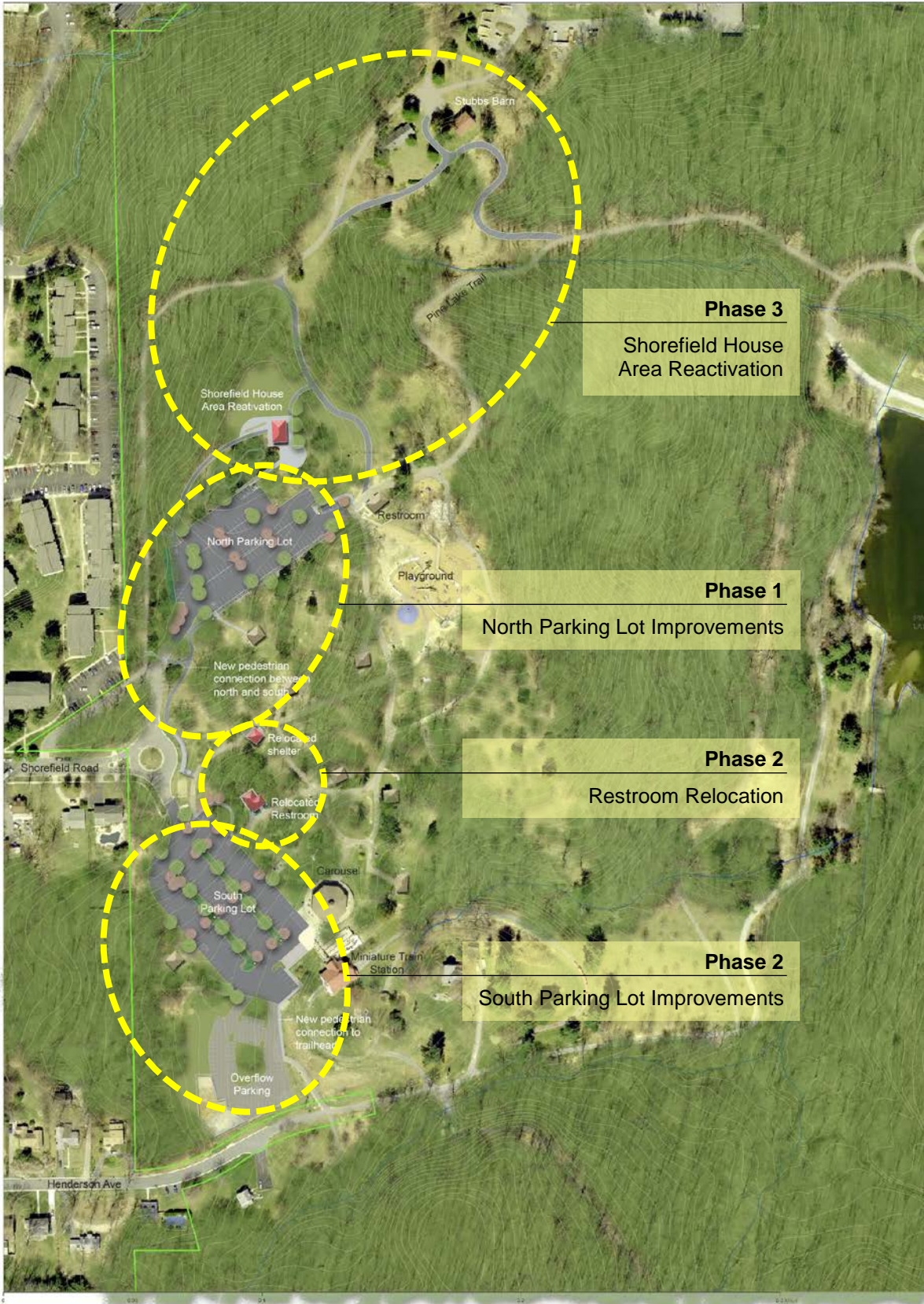
The recent removal of the Shorefield House provides an opportunity to meet increased user demand in the park by providing additional group amenities and trail connections.

Based on the need for maintenance within the Shorefield Area and guidance from the adopted master planning documents and the ADA Transition Plan, improvements to the North Parking lot, the South Parking lot and the picnic area restroom are proposed. Per available funding, the projects will be phased as follows:

Phase 1: North Parking

Phase 2: South Parking and Restroom Relocation

Phase 3: Shorefield House Area Reactivation



Wheaton Regional Park

Date: 5/19/2017

28 Contour (2013 Aerial Photo)



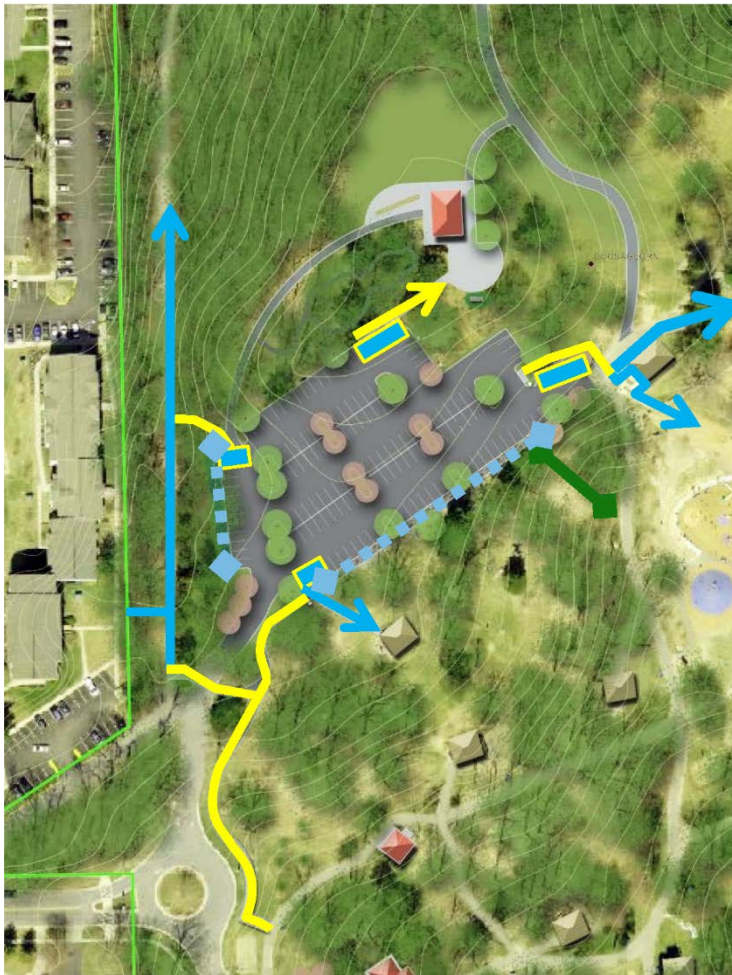
Map compiled by PDC Staff
 information from GIS/PFC
 GIS- intended for general
 planning purposes only



Phase 1, FY19 - FY20: North Parking

The North Parking lot renovation aims to achieve four main goals: provide additional parking spaces, provide compliant accessible parking spaces, address stormwater management and introduce greater tree canopy coverage and greenspace. Additional parking spaces will be achieved by designing a more efficient layout and circulation pattern. Impervious pavement area will not be increased.

The parking lot will also include a bus drop-off area and accessible parking spaces dispersed to serve adjacent amenities. To address severe runoff, stormwater management solutions will be incorporated on the southern and western edges of the pavement. Lastly, the inclusion of directional signage will improve wayfinding from the parking lot.



Proposed Improvements:

- Increase parking capacity by reorganizing parking layout
- Disperse accessible parking spaces
- Provide a walkway connection to the adjacent neighborhood
- Provide a walkway connection to the park entrance
- Optimize tree islands
- Provide stormwater management solutions

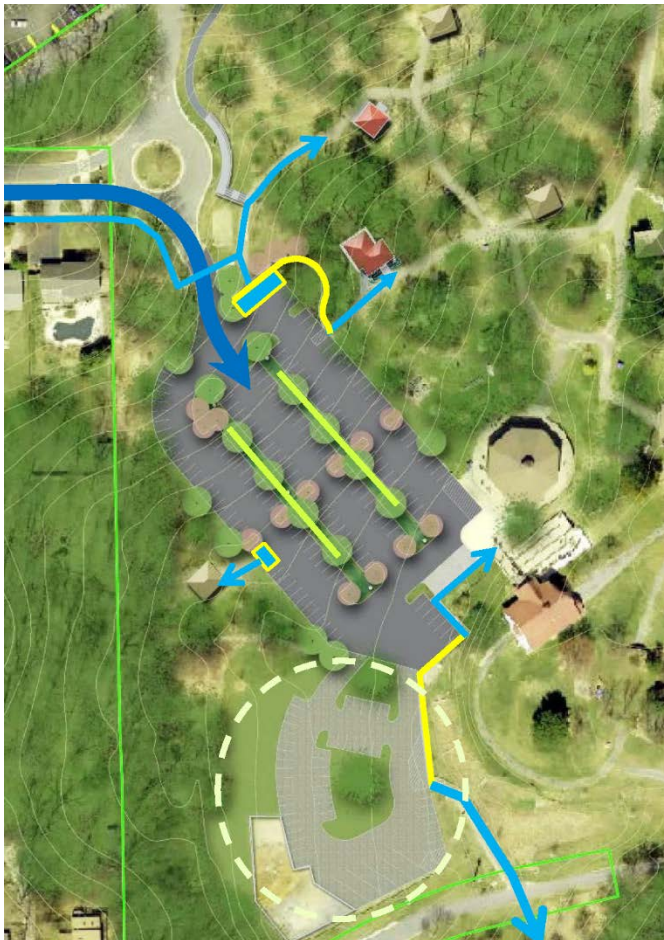
Phase 2, FY20 - FY21: South Parking

Like the North Parking lot improvements, the South Parking lot renovation will increase the number of parking spaces to ease demand during peak hours. The improvements will also provide fully accessible parking adjacent to the proposed restroom building. Stormwater management will be addressed by widening existing islands and creating rain gardens. Reducing the heat island effect of the parking lot by removing unnecessary impervious pavement and providing appropriate tree canopy coverage and greenspace is a top priority.

The parking lot will not increase in size. The additional parking spaces will be gained by improving the traffic flow, reducing the typical parking space from 10' wide to 9' wide, and designing a more efficient layout.

Minor improvements will be made to the overflow parking lot which is currently used in an inefficient and haphazard way. A new gravel surface and wheel stops will allow a greater number of vehicles to utilize this much-needed area.

Finally, a walkway connection will be provided between the train station and the Sligo Creek trailhead.



Proposed Improvements:

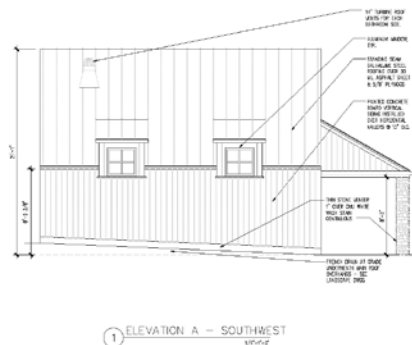
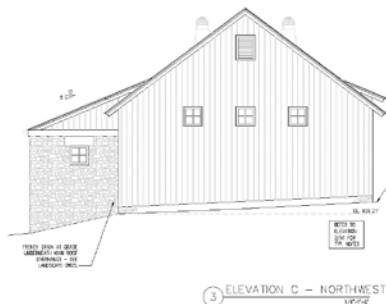
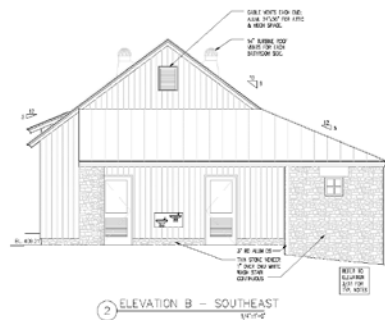
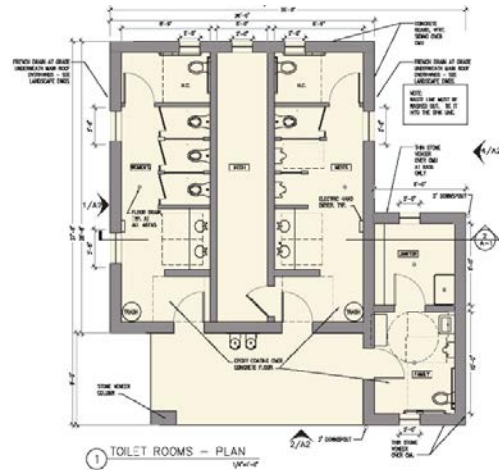
- Redirect entrance
- Double island width and create rain gardens
- Reorient accessible parking spaces
- Add an accessible walkway connecting the entrance path and central amenities
- Add an accessible walkway that connects the train station and the Sligo Creek trailhead
- Stabilize and reorganize overflow parking spaces

Phase 2, FY20 - FY21: Restroom Relocation

A new restroom building is proposed to replace an aging, non-compliant facility. The design team conducted a site analysis, studying the location of existing accessible paths and picnic pavilions, views, ease of connectivity to utilities, and proximity to other amenities within the Shorefield Area. The opportunities and constraints of potential locations were reviewed and a final selection was made.

The location of the new restroom building is convenient to the South Parking lot and is positioned along an accessible path. The restroom has been designed to evoke the historic farmhouse vernacular of Montgomery County. This is reflected in the building massing and materials, and will complement the design of the other structures in the park. The new restroom will include a shaded porch with a water fountain, a Women's Restroom, Men's Restroom and a Family Restroom. The building will increase the total number of fixtures available to park visitors.

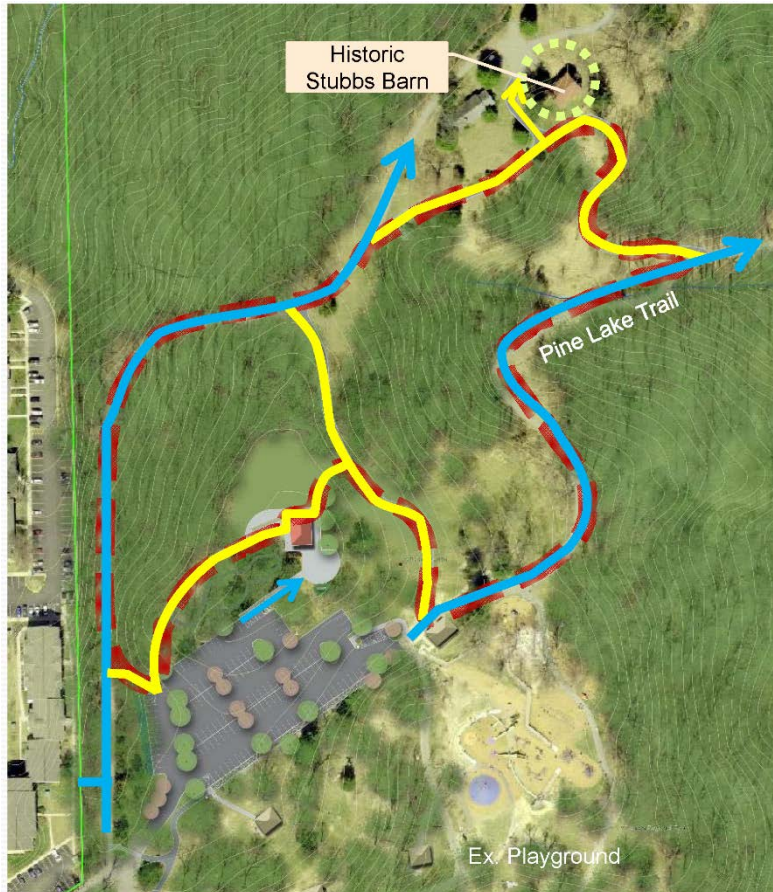
Following the construction of the new restroom, the old restroom building will be demolished and a new picnic shelter will be built in its place. The picnic pavilion will be designed to match the distinctive architecture of the existing pavilions in the Shorefield Area.



Because the accessible parking improvements included in the South Parking renovation are integral to the restroom project realizing full compliance, the two projects will be combined for construction. This is projected to yield preferred pricing for both projects.

Phase 3, FY22: Shorefield House Area Reactivation

Following the demolition of the Shorefield House, accessory structures and staff parking in 2014, this area of the park has been slated for reactivation. Plans are underway to level and seed the site for flexible open lawn activities and to construct an exercise equipment station before the end of 2017. Future amenities will focus on group activities, such as bocce ball courts or a group picnic shelter. Other proposed improvements include accessible trail connections and the completion of a loop trail connecting the reactivation area to the historic Stubbs Barn and the Pine Lake Trail, as well as an accessible sensory trail that would provide a fully inclusive amenity in the park. The final program will be re-evaluated closer to implementation to ensure that it conforms with current park needs.



Proposed Improvements:

- Long term improvements
 - New trail connections (in yellow) to form ¾-mile loop trail (Red dashes)
 - Group activity area by parking lot
- Short term improvements
 - Regrading open lawn area at the demolished old Shorefield House location
 - Exercise stations

COMMUNITY OUTREACH

Four community outreach initiatives have been undertaken by the project team.

Montgomery County Friendship Picnic: The park improvement program was shared with the community at the Montgomery County Friendship Picnic in September 2015. The picnic was held in the Shorefield Area of Wheaton Regional Park and aimed to bring together communities with diverse cultures and faiths.

Community Meeting: A public community meeting was held on Wednesday, May 31, 2017 at Brookside Gardens. The goal of the meeting was to present the proposed projects and the revised timeline and to solicit public input. In general, the improvements were well received and supported. Community concern focused on access to the park via Henderson Avenue, the demolition of park property on Henderson Avenue and future programming in this area of the park, all of which fall outside the current proposed scope of work. Comments were noted and shared with the appropriate Parks staff for consideration.

Mid-County Citizens Advisory Board (MCCAB): The Shorefield Improvements were presented at the MCCAB Subcommittee meeting on June 1, 2017 where they received full approval. The Subcommittee will present the projects to the full board on June 20 and has pledged to submit a letter of support.

Taste of Wheaton: The project team displayed the Shorefield Improvements at the Montgomery Parks table at the Taste of Wheaton on Sunday, June 4, 2017. Participants shared feedback via comment cards. Support for the proposed work was positive. Additionally, many people expressed an interest in receiving project updates.



COST ESTIMATE

The total project budget recommended for design and construction of the Shorefield Area improvements is \$4.8 million. The table below summarizes the projected costs.

ITEM	COST
Phase 1: FY19 - FY20	
North Parking	\$1,150,000
Staff Chargeback (5%)	\$57,500
Contingency (20%)	\$241,500
PHASE 1 TOTAL	\$1,449,000
Phase 2: FY20 - FY21	
South Parking	\$950,000
Restroom Renovation and Picnic Area Improvements	\$1,000,000
Staff Chargeback (5%)	\$100,000
Contingency (20%)	\$410,000
PHASE 2 TOTAL	\$2,460,000
Phase 3: FY22	
Shorefield House Area Reactivation	\$665,000
Staff Chargeback (5%)	\$35,000
Contingency (20%)	\$140,000
PHASE 3 TOTAL	\$840,000
TOTAL PROJECT COST	\$4,749,000
TOTAL PROJECT COST ROUNDED	\$4.8 M

Staff chargebacks include project management during design and construction. The phasing schedule is subject to available funding.

Montgomery Parks Staff does not project any significant increase to annual operating budget costs because of these projects.

CONCLUSION

Staff recommends the approval of the Shorefield Area Improvements plan and cost estimate for inclusion in the FY19-24 Capital Improvements Program. The proposed projects address much-needed maintenance and renovation priorities, provide additional recreational amenities and will enhance the park for the enjoyment of current and future generations.

ATTACHMENTS

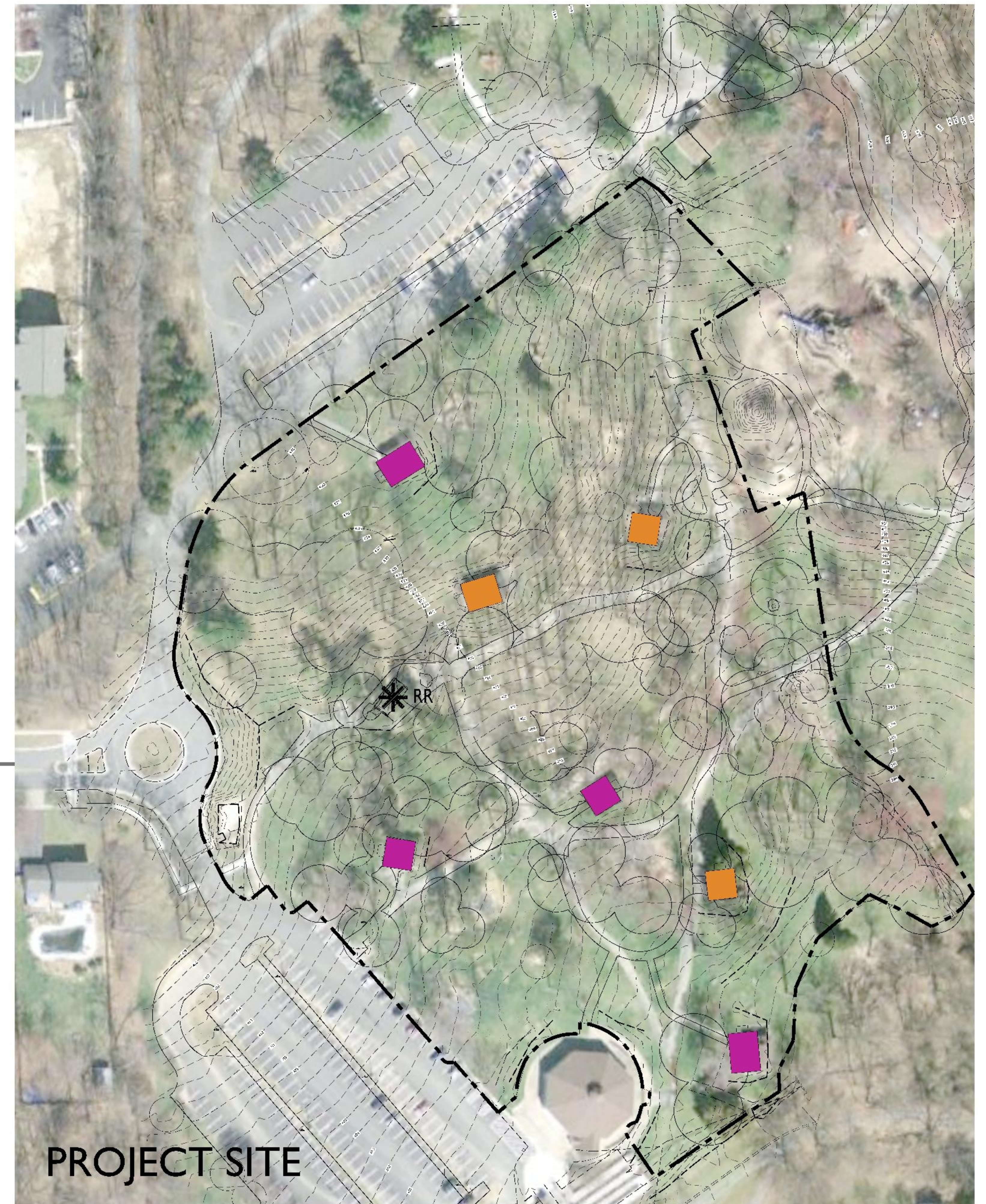
Attachment A: Shorefield Restroom Feasibility Study

WHEATON REGIONAL PARK

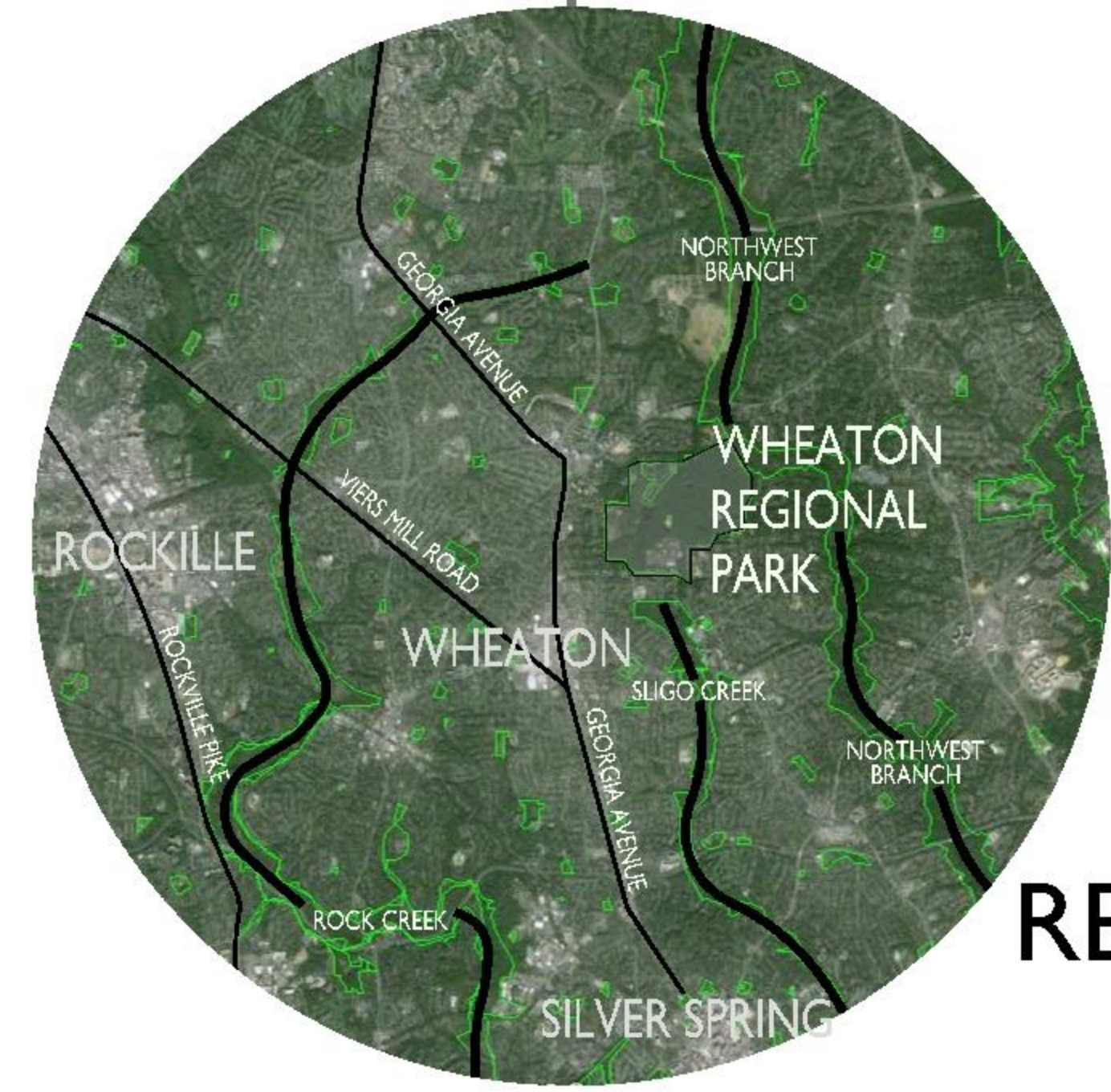
WHEATON, MONTGOMERY CO., MARYLAND



LOCAL



PROJECT SITE



REGIONAL

SHOREFIELD RESTROOM FEASIBILITY STUDY

WHEATON REGIONAL PARK

SHOREFIELD RESTROOM FEASIBILITY STUDY

SCALE: 1"=80'-0"
 DATE: 04.01.2015
 PAGE: 1 OF 2



EXISTING CONDITIONS & UTILITIES

KEY:

- EXISTING TREE CANOPY
- PROJECT LIMITS
- UNDERGROUND ELECTRIC UTILITY
- POTABLE WATER UTILITY
- SEWER UTILITY
- EXISTING RESTROOMS
- EXISTING PICNIC PAVILION



EXISTING ACCESSIBLE PATHS & STRUCTURES

KEY:

- EXISTING TREE CANOPY
- PROJECT LIMITS
- ADA ACCESSIBLE PICNIC PAVILIONS & PATHS
- NON ADA PICNIC PAVILIONS & PATHS
- SPRINGS & DRAINAGE PATTERNS
- EXISTING RESTROOMS



EXISTING DESIRABLE VIEWS FROM PAVILIONS

KEY:

- EXISTING TREE CANOPY
- PROJECT LIMITS
- ADA ACCESSIBLE PICNIC PAVILIONS & PATHS
- NON ADA PICNIC PAVILIONS & PATHS
- SPRINGS & DRAINAGE PATTERNS
- DESIRABLE VIEW ARROWS
- EXISTING DRAINAGE FLOW
- EXISTING BIO-SWALES
- EXISTING BIO-RETENTION AREAS
- EXISTING RESTROOMS

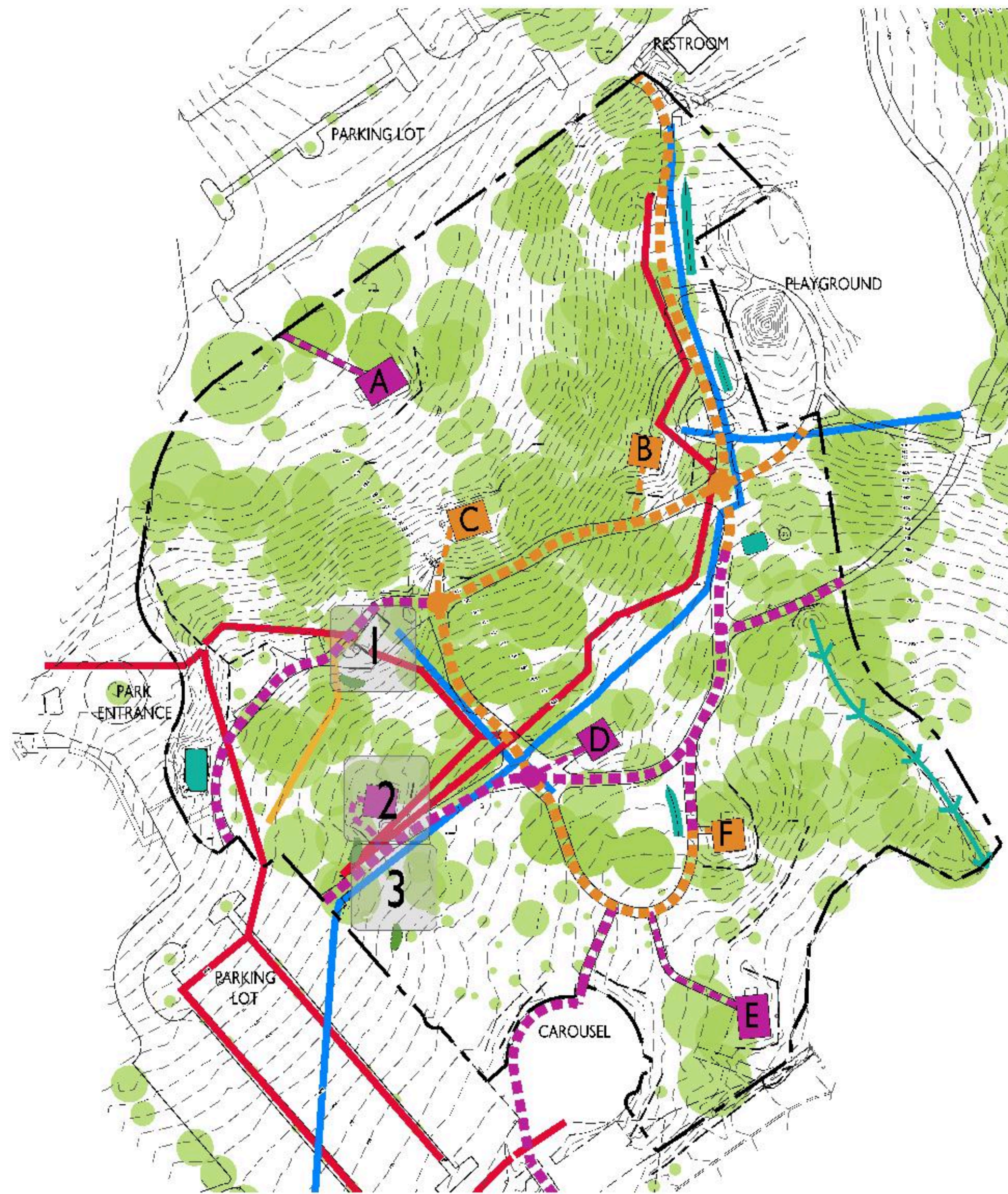
EXISTING CONDITIONS & ANALYSIS



WHEATON REGIONAL PARK

SHOREFIELD RESTROOM FEASIBILITY STUDY

SCALE: AS SHOWN
DATE: 04.01.2015
PAGE: 2 OF 2

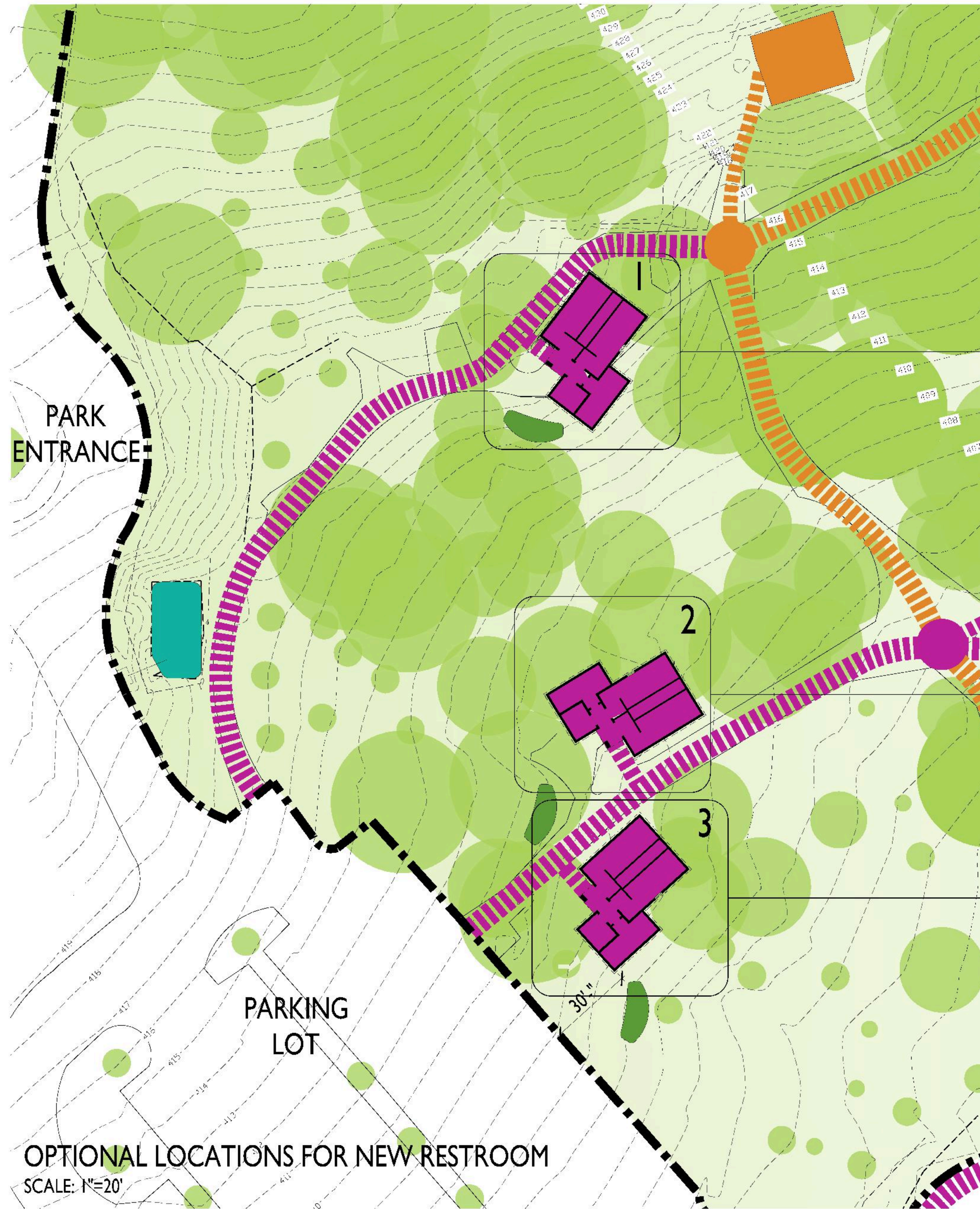


LOCATOR MAP: NEW RESTROOM OPTIONS

SCALE: 1"=80'

KEY:

- EXISTING TREE CANOPY
- PROJECT LIMITS
- UNDERGROUND ELECTRIC UTILITY
- POTABLE WATER UTILITY
- SEWER UTILITY
- ADA ACCESSIBLE PICNIC PAVILIONS & PATHS
- NON ADA PICNIC PAVILIONS & PATHS
- EXISTING DRAINAGE FLOW
- EXISTING BIO-SVALES
- EXISTING BIO-RETENTION AREAS
- NEW (150sq.ft.) BIO-RETENTION AREA



OPTIONAL LOCATIONS FOR NEW RESTROOM

SCALE: 1"=20'

LOCATION - 1: EXISTING RESTROOM

OPPORTUNITIES

- Utilities are in place
- Out of the desirable view from Picnic Pavilions & down the slope into the park
- Possible reduced cost due to existing utilities

CONSTRAINTS

- ADA accessibility is only to the parking lot and then back into the park
- Less visible security from the parking lot especially the upper lot due to slope
- Additional grading on a slope to provide the enlarged building footprint

LOCATION - 2: REPLACE PAVILION 'G'

OPPORTUNITIES

- Utilities are in close proximity
- Out of the desirable view down from picnic pavilions & the slope into the park
- ADA accessibility from parking lot
- Direct ADA accessibility to Picnic Pavilions
- Close proximity to Parking, Carousel and the Miniature Train
- Good visibility for security
- Minimal grading to provide building footprint
- Out of drainage area of seasonal springs
- Screens views from the Pavilions toward the houses along Shorefield Road
- Feature Architectural element as entry into the Picnic Park

CONSTRAINTS

- Increased cost due to relocating the picnic pavilion
- Loss of Picnic pavilion if not relocated

LOCATION - 3: LOCATE IN OPEN AREA

OPPORTUNITIES

- Utilities are in close proximity
- Out of the desirable view down the slope into the park
- ADA accessibility from parking lot
- Direct ADA accessibility to Picnic Pavilions
- Close proximity to Parking, Carousel and the Miniature Train
- Good visibility for security
- Minimal grading to provide building footprint
- Screens views from the Pavilions toward the houses along Shorefield Road
- Feature Architectural element as entry into the Picnic Park
- Easy construction Access

CONSTRAINTS

- In possible drainage area of seasonal springs
- Maybe too close to the parking lot

OPPORTUNITIES & CONSTRAINTS

