

Concept Plan for the Renovation of Long Branch-Wayne Local Park

PUBLIC OUTREACH

ATTACHMENT #2

Community Meeting #1

Long Branch-Wayne LP Renovation Project

Community Meeting #1 – March 8, 2016

Park Staff Present at Community Meeting #1

Lucas Bonney, Project Manager, Park Development
Michael Ma, Park Development
Tricia McManus, Park Development
Josh Arnett, Park Development
Dom Quattrocchi, Park Planning & Stewardship
Alex Girr-Borrayo, Public Affairs & Community Partnerships
Jeff Coe, Park Police

David Ache, representing Councilmember Hucker's office was present during the first portion of the meeting.

Meeting Summary

The meeting began with a PowerPoint presentation to provide an overview of the project, including master plan guidance, existing site conditions, and opportunities for future development. An overview of the process and schedule was also discussed. There was a brief break to allow community members to think about the questionnaire that was distributed, and then each question was discussed. A summary of the meeting discussion, as well as submitted responses to the questionnaire is outlined below. Community comments that were provided before and after the meeting have also been incorporated.

What is the best thing about Long Branch-Wayne Local Park Today?

- Large, open green spaces.
- The park is well used, has multiple activities available for park users, and there is something for everyone.
- Large trees, shade.
- Sledding Hill (it was actually graded in the past to increase the height at the top).
- There's enough to do in the park that it keeps kids in the neighborhood busy and give them a place to go.
- Picnic pavilion, which is one of few that can accommodate large groups.
- The scale of the park is small and nice with separation from University Boulevard.
- The park is not overbuilt or overdeveloped, which is part of its charm.
- The trees provide a sound buffer from University Boulevard and the Beltway.
- The proximity to nature/sanctuary.
- Soccer field
- Outdoor areas for exercise.
- It serves as a community gathering space.
- The park location is convenient, it's not overly modern and it feels like a park.

What is the worst thing about Long Branch-Wayne Local Park Today?

- Excessive trash and the placement of trash cans. There are not enough trash cans in the park. The need for trash cans near the playground was specifically noted. The garbage is not removed frequently enough, especially after weekend use, and there is always trash in the park. Park maintenance workers have been observed mowing over loose trash without picking it up. Recycling containers would also be nice.
- Criminal/illicit activity – the park has secluded areas that provide cover. Inappropriate behavior has been observed in the parking lot all hours of the day, as this area is secluded and sunken. There is after hours use of the park occurring. Park Police requested that residents continue to call them whenever there is an issue.
- There are homeless people in the stream valley (encampments) and in the picnic pavilion.
- The soccer field is overused – it generates noise and trash. Field users need to be held accountable to pick up their trash.
- There is currently not enough parking or maintenance support for trash removal to support a large field.
- The excessive use of the soccer field spills into the neighborhood and takes away from the quality of the park for nearby neighbors, especially on weekends. The park is overcrowded, parking overflows into the neighborhood, and there are cars with Virginia and DC license plates (not from Montgomery County).
- The quality of the soccer field is poor and it was not built properly. It may have poor fill and clay material underneath it. The current condition drains poorly. The turf is worn due to overuse, including illicit use when the field is closed during the winter or due to wet weather. Neighbors call Park Police, who arrive promptly and remove the users. Unfortunately, users often return within an hour or two and continue to play on the closed field.
- Music from ice cream trucks on weekends is annoying to neighbors.
- People use the port-a-potty fence enclosure as a restroom even after the port-a-potty has been removed. It was recommended that a door that can be locked be added to the enclosure so that it can't be used off-season.
- The sediment pond is a mess, muddy and is unsightly. Basketballs from the court fall into it. When the pond is cleaned, sediment is dumped on the hillside.
- Kids skateboard on the railings down the steep steps from the picnic shelter. This seems dangerous. Consider other ways to accommodate this use.
- The playground is too small and has broken equipment. There is nothing for kids to play with.
- There are limited facilities and amenities.
- The grounds of the park are not kept in good condition.
- There were downed trees blocking the sidewalk along University Boulevard that took a few months to clean up and take away.

What elements of the park today should change as the park is renovated?

- Reduce the size of the field, so that it only serves youth games. Consider rotating the location of goals.
 - Park staff pointed out the significant shortage of adult size rectangular fields in this area of the county and the need for additional large fields (which is why the existing field is well used).
 - Staff also pointed out that this park is designated as a Local Park, which typically provides regulation size, permitted athletic fields and have large service areas.
- Manage the use and permitting of the field better. Remove the soccer goals, especially when the field is closed during winter months, to prevent unwanted use. Consider providing portable goals to groups with the permit rental. Fencing the field will not work, as users will just hop the fence, and a fence would be unsightly and would restrict uses other than active recreation.
- Relocate or remove the sediment pond if possible. At a minimum, provide fencing to prevent balls from falling into it.
- Improve visibility into the park for security with the understanding that retaining the trees is also important.
- Relocate the playground to a less remote area with better proximity to other park activities, so that it feels safer. The playground should be expanded. Move it closer to the picnic shelter area.
- Physically close the parking lot at night (with a gate or chain) to prevent after hours use.
- Add a lockable door to the port-a-potty enclosure.
- Don't encourage additional traffic or pedestrians on East Wayne Avenue by improving sidewalks or entrances, as this will increase activity and exacerbate conflicts with the neighborhood.
- There should be more parking within the park to serve field users, or it should be moved out of the neighborhood onto University Boulevard. There could be a separate entrance from University Boulevard to a relocated parking area, but not from Glenville Road (which is a private road) along the park's southern boundary.
- Parking along East Wayne Avenue should be discouraged and signs installed to restrict parking. Many of the neighborhood homes don't have driveways and need the on-street parking. Site lines are compromised when the street is full of cars parked on-street.
- Consider intersection improvements for vehicles and pedestrians at University Boulevard and East Wayne Avenue. The left turn from northbound University onto westbound East Wayne Ave is challenging, since there is no dedicated turn (green arrow) and vehicles need to cross three lanes of oncoming traffic. As a result, park users proceed north and perform u-turns to access the park from the north.
- Provide accessible (ADA compliant) improvements that will improve pedestrian connectivity through the park and beyond the park boundaries. Examples include improvements to sidewalks on University Boulevard, and an improved accessible bridge across Long Branch stream to provide connectivity to the elementary school and other local destinations. Review proposed improvements to the neighborhood that will be provided with the Purple Line development and support any improvements which might enhance pedestrian connectivity over time.

- Re-pave connection from East Wayne Avenue to the Long Branch pedestrian bridge, as it's hazardous to pedestrians walking through there. Could add a new sidewalk on East Wayne Avenue to improve conditions for pedestrians.
- Move trash cans to more effective locations.
- Maintain the trees and grounds better.
- Increase policing and monitoring of the use of the park, with special emphasis on weekends. In general, the entire park should be made safer.
- Provide a better sound barrier along the neighborhood, especially along the E. Wayne Ave frontage.
- Address kudzu and invasive and overgrown plants.
- Remove soccer field.
- Improve soccer field condition and field boundaries.
- Coordinate event programming in park on weekends so that it doesn't occur at the same time as soccer games.
- Add a pedestrian connection from the University/Glenville Road corner of the park.
- Improve the dangerous sidewalk condition along University Boulevard. The sidewalk could be pulled further into the park with connections provided to the picnic shelter and other pathways.
- Make better use of the park along University Boulevard. Clean and sweep the loose pebbles along the University Boulevard sidewalk at the bench area.
- Provide a new trail connection from University to the picnic shelter.
- The Active Montgomery Website states that there are "eight (8) picnic tables" for parties/picnics associated with the permit picnic pavilion, but there are only seven (7) picnic tables for use.
- Add more charcoal grills at the picnic shelter. The number of charcoal grills should reflect the capacity allowance of forty (40) people that is listed on the Active Montgomery website.
- The swales surrounding the soccer field remain very wet long after a rain storm, resulting in wet shoes when attempting to cross.

What elements of the park should remain as the park is renovated?

- The basketball court should remain and be improved with surfacing, a three-point line, and higher quality backboards. Provide measures to contain stray balls.
- Playground should be renovated, relocated, expanded and include activities for small children.
- Soccer field
- Picnic shelter should remain but be updated.
- Sledding hill
- Trees and vegetation
- Wildlife
- Open space
- Small parking lot
- Doggie bag holder
- General park improvements

If you could add one element to the park, what would you add?

- Dog park
- Loop paths and/or an exercise track through the entire park. A quarter mile running track could be added around the soccer field.
- Bike racks
- A tennis court (if there's space)
- Shade near the playground
- Lighting
- Better balance of park activities (not such heavy orientation towards soccer).
- A small performance area for music or other activities.
- Additional on-site parking.
- Improved safety for pedestrians.
- Better management of the field, so it's not a detriment to other park users.
- Buffers for the neighborhood.
- Public artwork (to reflect unique aspects of the community) with community participation.
- Programmed activities or events within the park.
- Improve access and engagement/interaction with Long Branch stream. Provide educational opportunities within the stream valley setting to teach children about the natural environment. This could occur along the stream with a connection to the school.
- Permanent toilets
- Better maintenance of the park.
- Heart-Smart Path
- Trees along Wayne Avenue
- Spray feature
- Skateboard area
- Drinking fountain
- Signage to encourage overflow parking at Oak View Elementary School on weekends and improvement of the pedestrian stream crossing and access to the park.

If you could take away one element from the park, what would you take away?

- Reduce the soccer use
- Unsafe drainage structures and standing water in stormwater management pond.
- Remove kudzu and non-native invasive plants from the stream area. Some expressed interest in volunteering to help with stream clean up or non-native invasive removal.
- Softball backstop
- Trash
- Poor drainage
- Reduce shrubbery to improve visibility.

- Soccer field
- Soccer goal posts
- Basketball court
- Hidden spots where trash collects or is thrown.

Name a park that you have visited that reflects your vision for Long Branch-Wayne Local Park?

- Upper Long Branch Park is a good example of a playground.
- The bridge and trail connection over the stream to the Long Branch Library is a good example.
- North Four Corners Park
- Jesup Blair Park
- Bullis Park
- Broadacres Park
- Like the park as is, would just make it cleaner and nicer.
- Olney Manor Park
- MLK Park (playground and shelter area)
- White Oak
- Some elements of Greenwich Park
- Takoma-Piney Branch Park
- Chevy Chase Playground (in DC at 41st and Western Avenue) – great mix of playground, field, spray park, dog park and bathroom in a compact area.
- Long Branch Stream Valley Park – unnamed park at Houston Avenue and Hadden Drive on Long Branch Trail. It has a great playground for all ages. Kids play on the banks of Long Branch stream at an access point.
- Cabin John Regional Park

Community Meeting #2

MEETING NOTES

Long Branch-Wayne Local Park Renovation Project

Community Meeting #2 – September 20, 2016

Montgomery County Department of Parks, The Maryland-National Capital Park and Planning Commission (M-NCPPC)

Park Staff Present at Community Meeting #2

Lucas Bonney, Project Manager, Park Development

Tricia McManus, Park Development

Josh Arnett, Park Development

Dean Turnbull, Regional Operations Manager

Mohammed Turay, Park Manager

Officer Christopher Bratburd, Park Police

Meeting Summary

Community Meeting #2 began with a PowerPoint presentation to provide an overview of the project, a summary of community feedback received during the first community meeting, the proposed park program, and four (4) new park renovation concept plans. During the presentation, staff addressed questions that were posed by the community. After the presentation, participants were encouraged to review the four proposed concept plans and begin to discuss their preferences. Staff requested participants to indicate their specific preference (or non-preference) for one of the proposed concepts by placing a green dot ('prefer') or red dot ('do not prefer') on one of the plans. The meeting concluded with a summary of the feedback received during the exercise. A full summary of the meeting discussion is outlined below. A graphic summary of the results from the red dot/green dot exercise is also included as an attachment to these notes.

1. **Concept 4** – Concept 4 was identified as the most preferred plan during the meeting, since it received the highest number of green dots (22) and positive reception in general. Park staff clarified that the feasibility of this concept was contingent on obtaining approval from Pickwick Village for vehicular access through their property to Glenville Road. Specific community comments on Concept 4 included the following:
 - a. Picnic Shelter – liked relocating the existing picnic shelter further away from University Boulevard. The proposed shelter relocation may also help to balance (space-out) large groups using the park.
 - b. Playground – liked the location of the playground on top of the hill, although some expressed concern about its proximity to University Blvd. Staff responded that these safety concerns could be addressed with a low fence or combination of site elements.
 - c. Hill Play – liked idea of incorporating play with the existing hills and steep slopes.
 - d. Loop path – In addition to the proposed path around the soccer field, would also like a circuitous loop path in the eastern half of the park that connects the proposed picnic shelter, playground, and new parking lot.

- e. Open Space – liked the green open space and vegetated buffer next to the proposed exercise equipment north of the soccer field.
 - f. Pedestrian Bridge connection – some want to retain the existing pedestrian connections leading to and along the Long Branch stream valley corridor, as there are several natural surface trails that people use to connect to adjacent residential areas (Schuyler Road connection).
 - g. Parking – liked that the parking areas, and amenities in general, are more equally balanced throughout the park in Concept 4.
2. **Concept 3** – this concept received the second most positive votes (9 green dots, 2 red dots). Like Concept 4, participants preferred the more balanced placement of park amenities. This concept also relies on obtaining approval from Pickwick Village for vehicular access to Glenville Road.
3. **Concepts 1 and 2** – Although Concept 2 received the highest number of red dots for the overall concept, staff received a much stronger opposition in Concept 1 to the proposed additional parking lot access at the intersection of E. Wayne Avenue and Long Branch Pkwy (14 red dots). This resulted in the slight preference for Concept 2 over Concept 1. Participants also commented that the proposed playground was located too far from the existing and proposed parking areas. Some also opposed relocating the basketball court near the corner of Glenville Rd. and MD 193.
4. **General Comments** – the following topics were discussed without any direct reference to any of the concepts:
- a. Playground location – needs to be near parking.
 - b. Softball Backstop – There is not a high demand for the existing backstop, however, kids may occasionally use it so it should not be removed entirely. The southwest corner is not a good location for a backstop, since it is close to the stream valley slope.
 - c. Soccer Field play – some mentioned the need for a fence along the stream side of the soccer field, as balls tend to be kicked down into the stream valley.
 - d. Soccer Field condition – everything should be done to improve the long-term quality of the soccer field, including the addition of irrigation and addressing drainage, soil, grass type, etc.
 - e. Sidewalk along Wayne Avenue – discussed possibility of adding a new sidewalk along E. Wayne Avenue to improve safety and access between University Blvd. and the stream valley, without having to walk through the park.
 - f. New Pedestrian Bridge – consider adding lighting on the proposed bridge over Long Branch. Should also consider adding something interesting at the end of the bridge as a gateway to the park – art work, seating, exercise elements, etc.
 - g. Basketball Court – re-surface court and upgrade basketball poles/equipment.
5. **Dog Park** – a few residents expressed disappointment that staff was unable to add a new dog park at Long Branch-Wayne Park and retain the existing program elements. There is not space

within the park to accommodate additional program elements and provide adequate parking. There were other dog owners in attendance that did not want a dog park.

6. **Parking** – residents re-iterated the difficult parking situation surrounding the park and the need for possible parking restrictions on side streets (Wayne and Glenville) adjacent to the park.

Park Examples – the “fire engine” park (Upper Long Branch Park) was noted again as a nearby park that contains a nice mix of amenities and playground features. This park is located less than a half-mile north of Long Branch-Wayne Park.

Attachments:

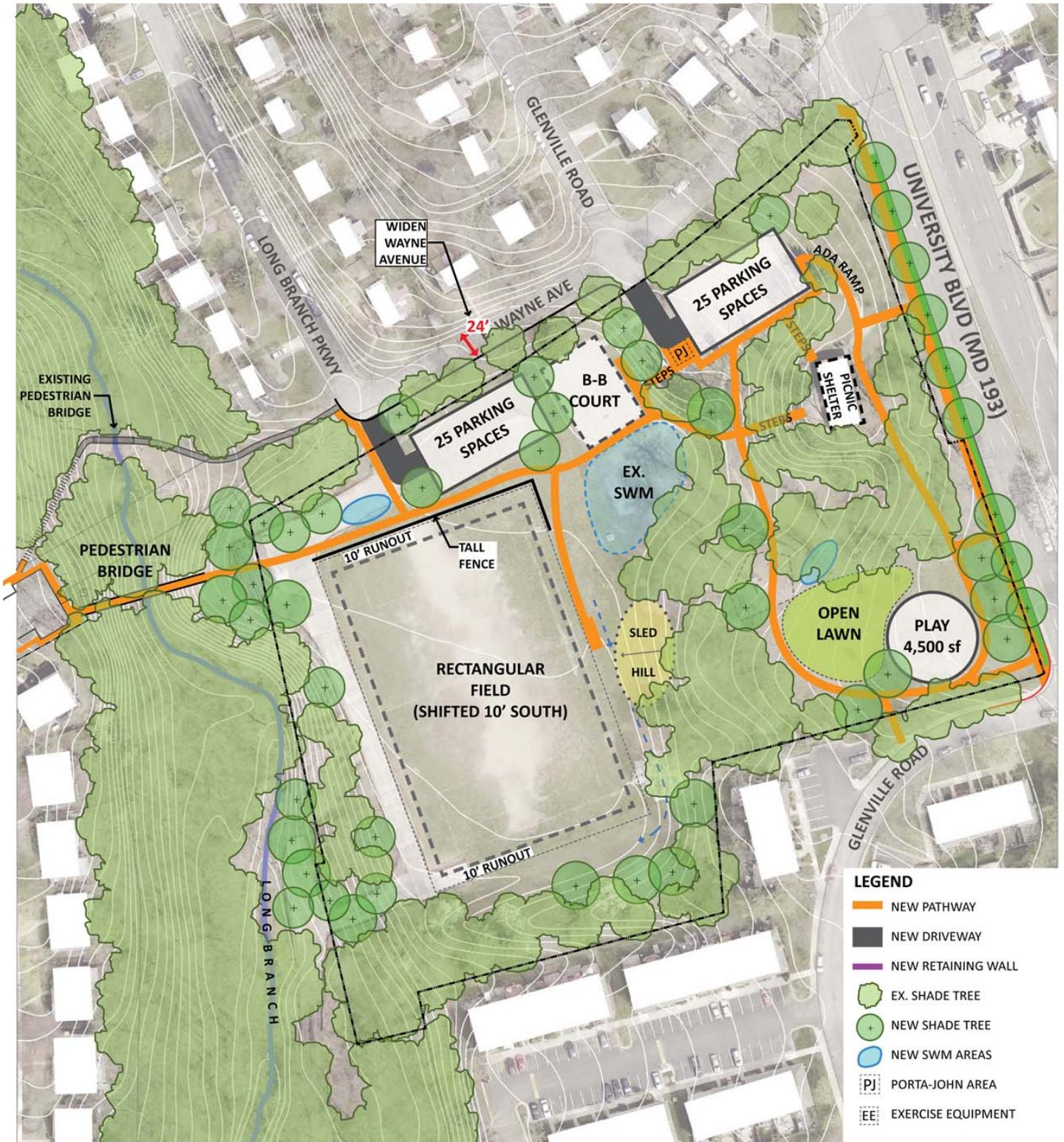
Concept 1

Concept 2

Concept 3

Concept 4

END OF MEETING NOTES



LONG BRANCH-WAYNE LOCAL PARK

Concept 1

9/20/16 - COMMUNITY MEETING #2



SCALE: 1" = 30'

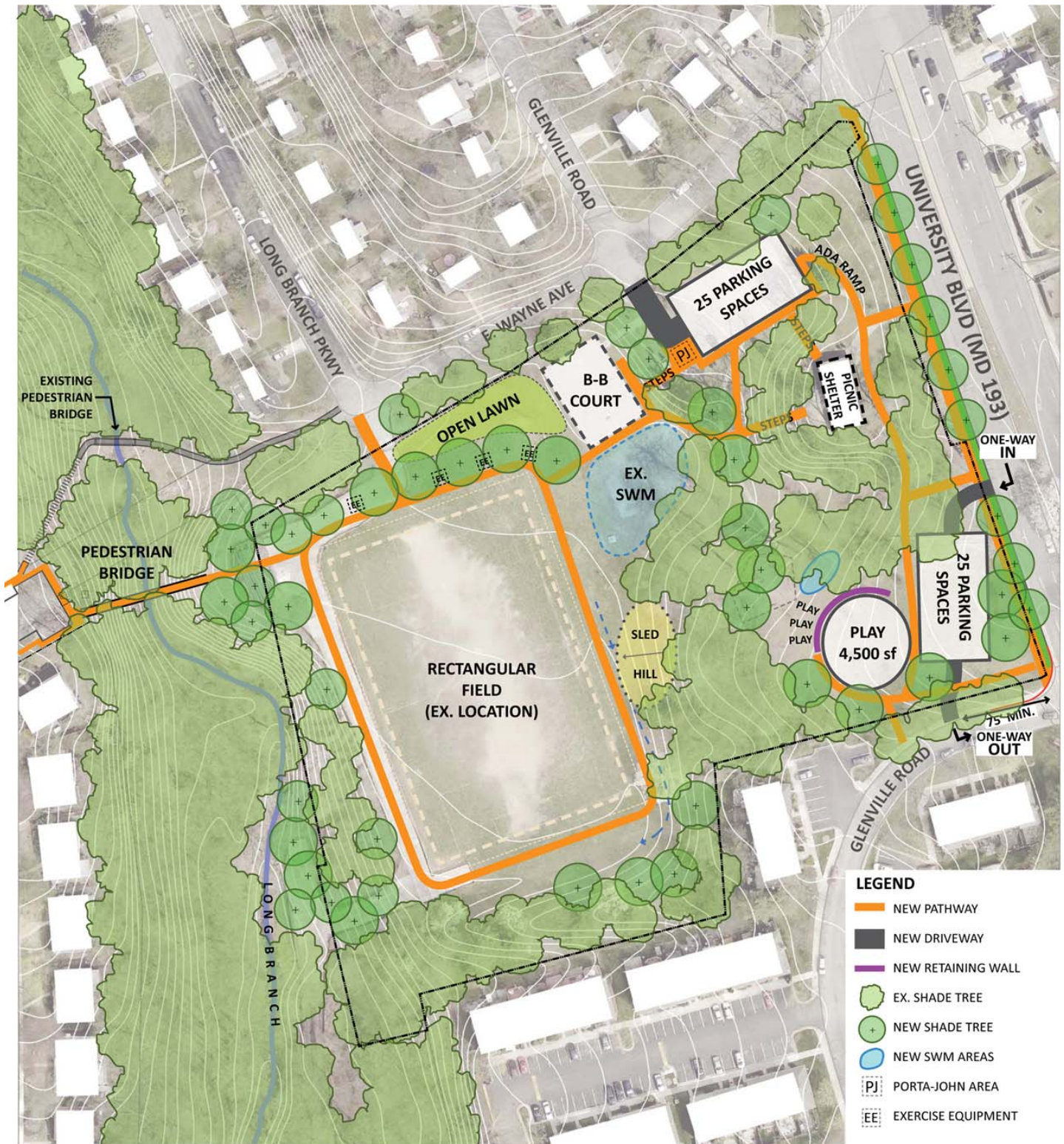
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LONG BRANCH-WAYNE LOCAL PARK

Concept 2

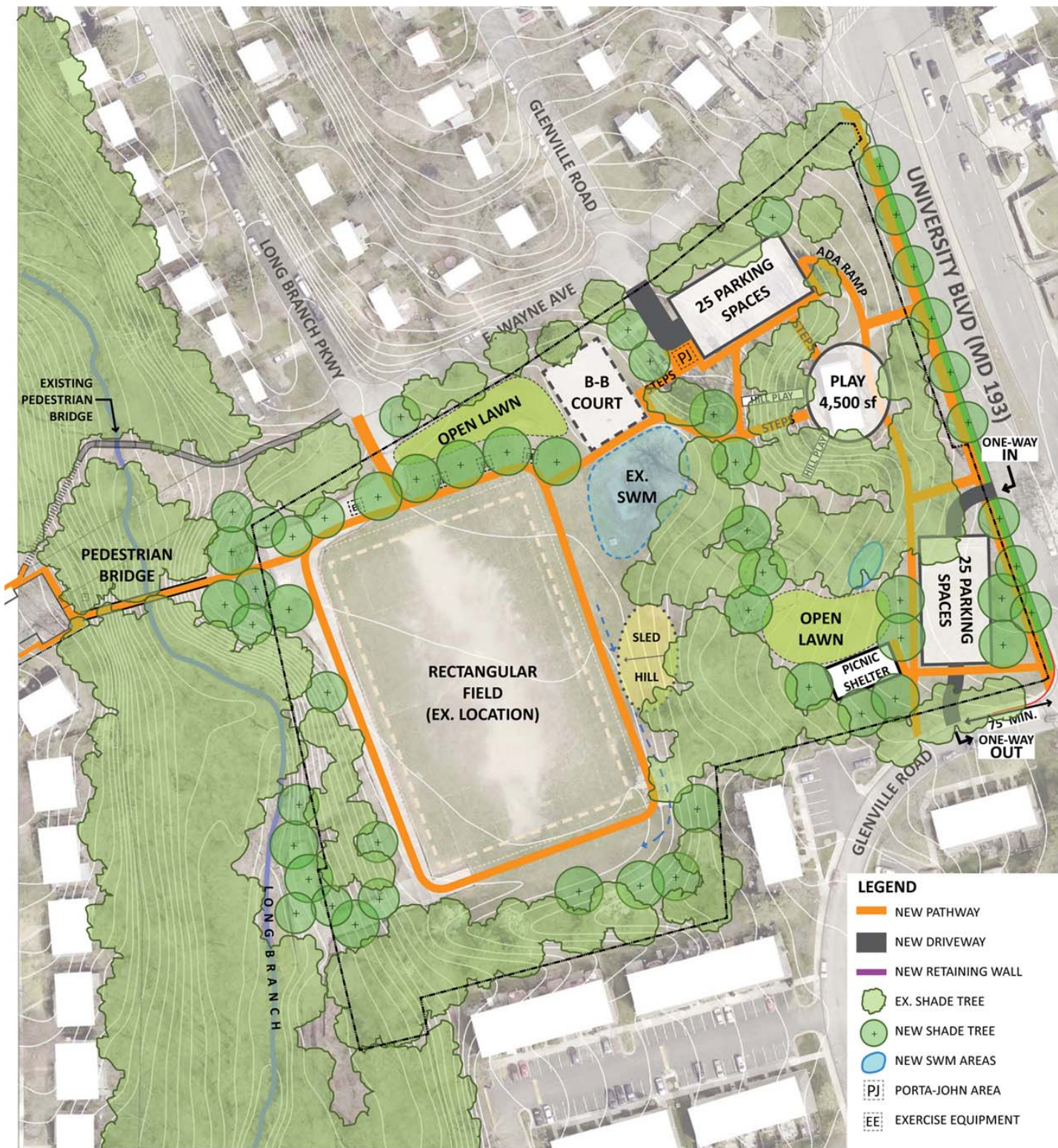
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LONG BRANCH-WAYNE LOCAL PARK

Concept 3

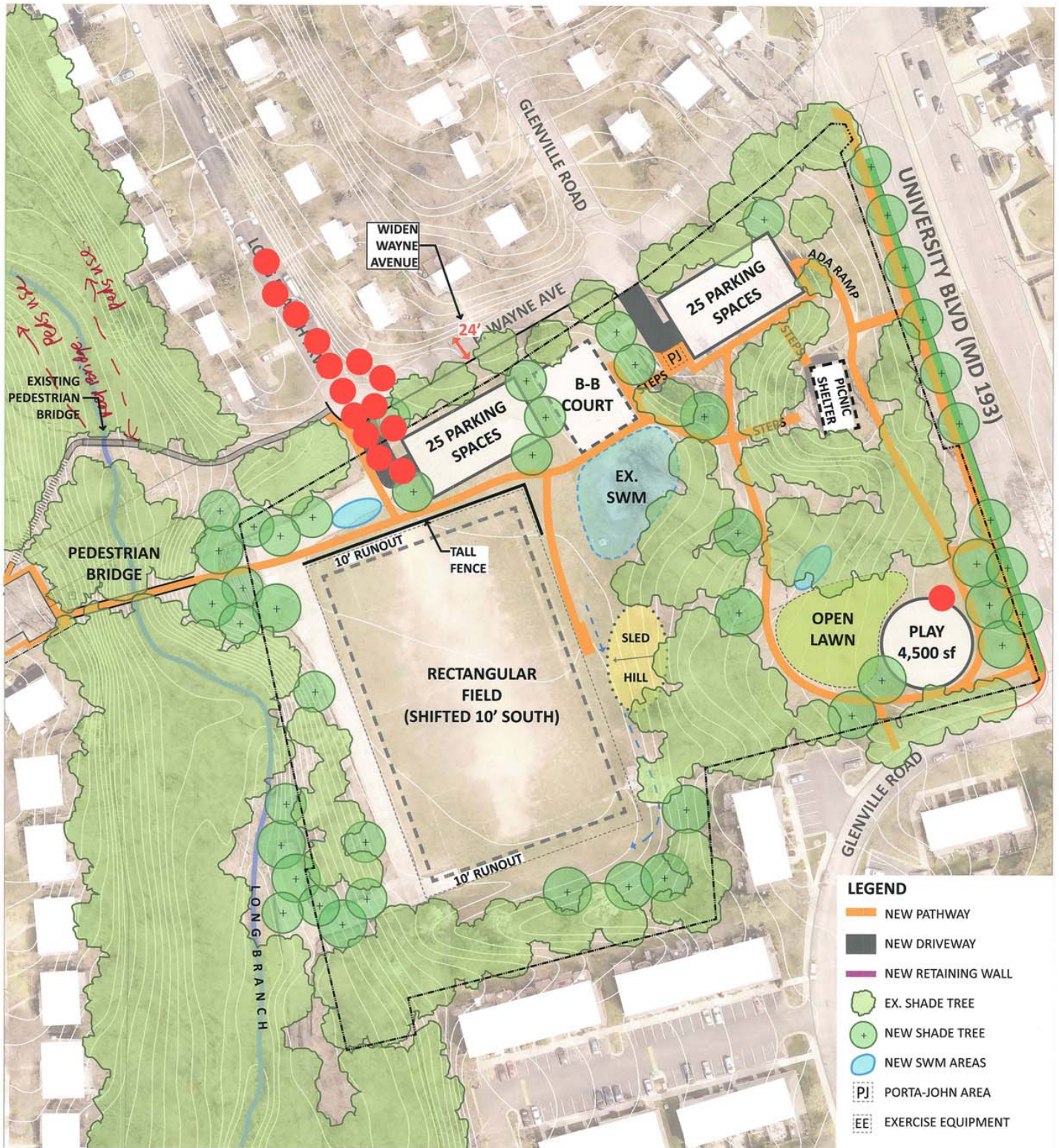
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LONG BRANCH-WAYNE LOCAL PARK

Concept 4

9/20/16 - COMMUNITY MEETING #2



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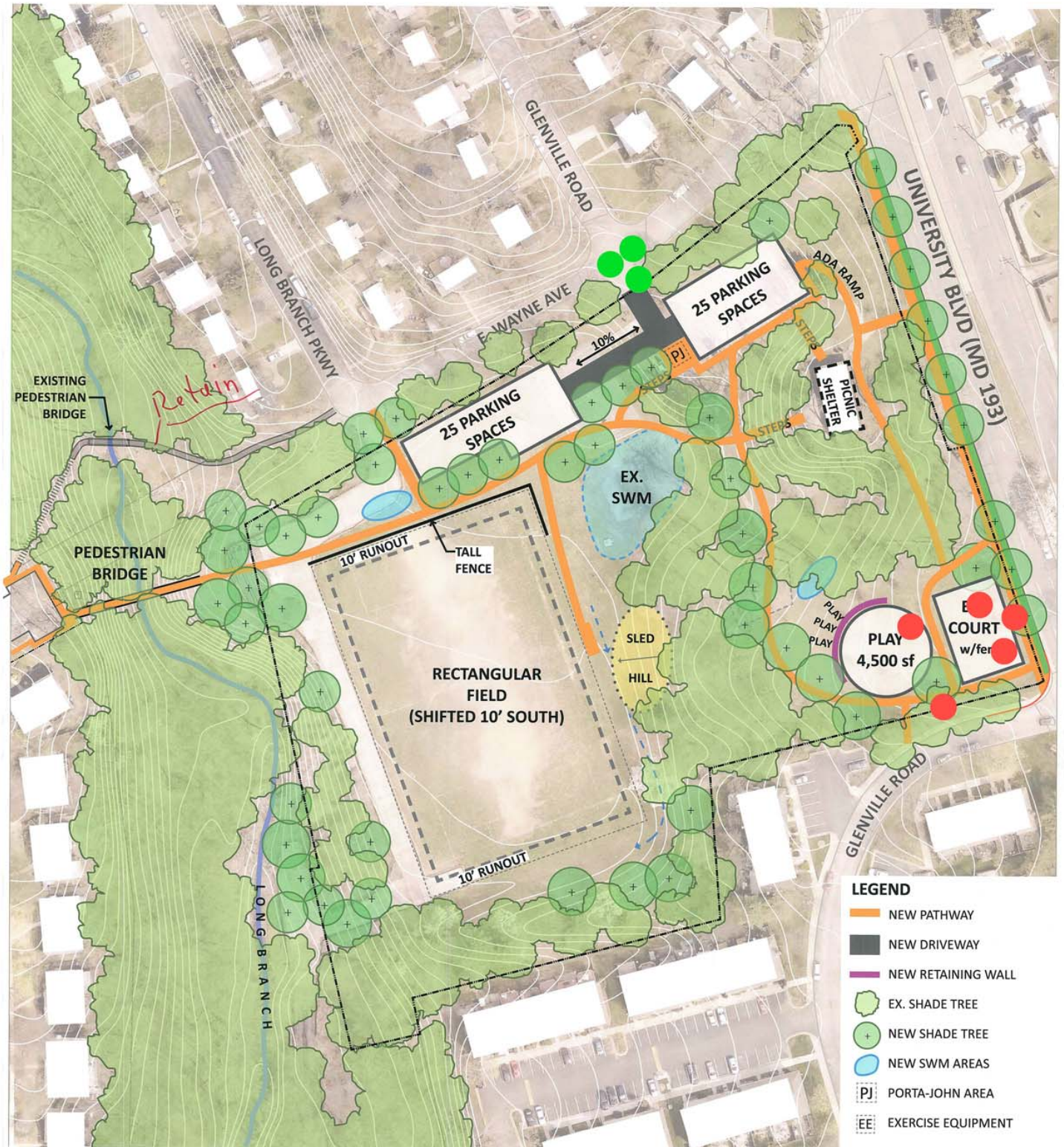
LONG BRANCH-WAYNE LOCAL PARK

Concept 1

Community Meeting 2:
Red/Green Dot Exercise Results

9/20/16

Play areas too distant from community parking



LEGEND

- NEW PATHWAY
- NEW DRIVEWAY
- NEW RETAINING WALL
- EX. SHADE TREE
- NEW SHADE TREE
- NEW SWM AREAS
- PJ PORTA-JOHN AREA
- EE EXERCISE EQUIPMENT

SCALE: 1" = 30'

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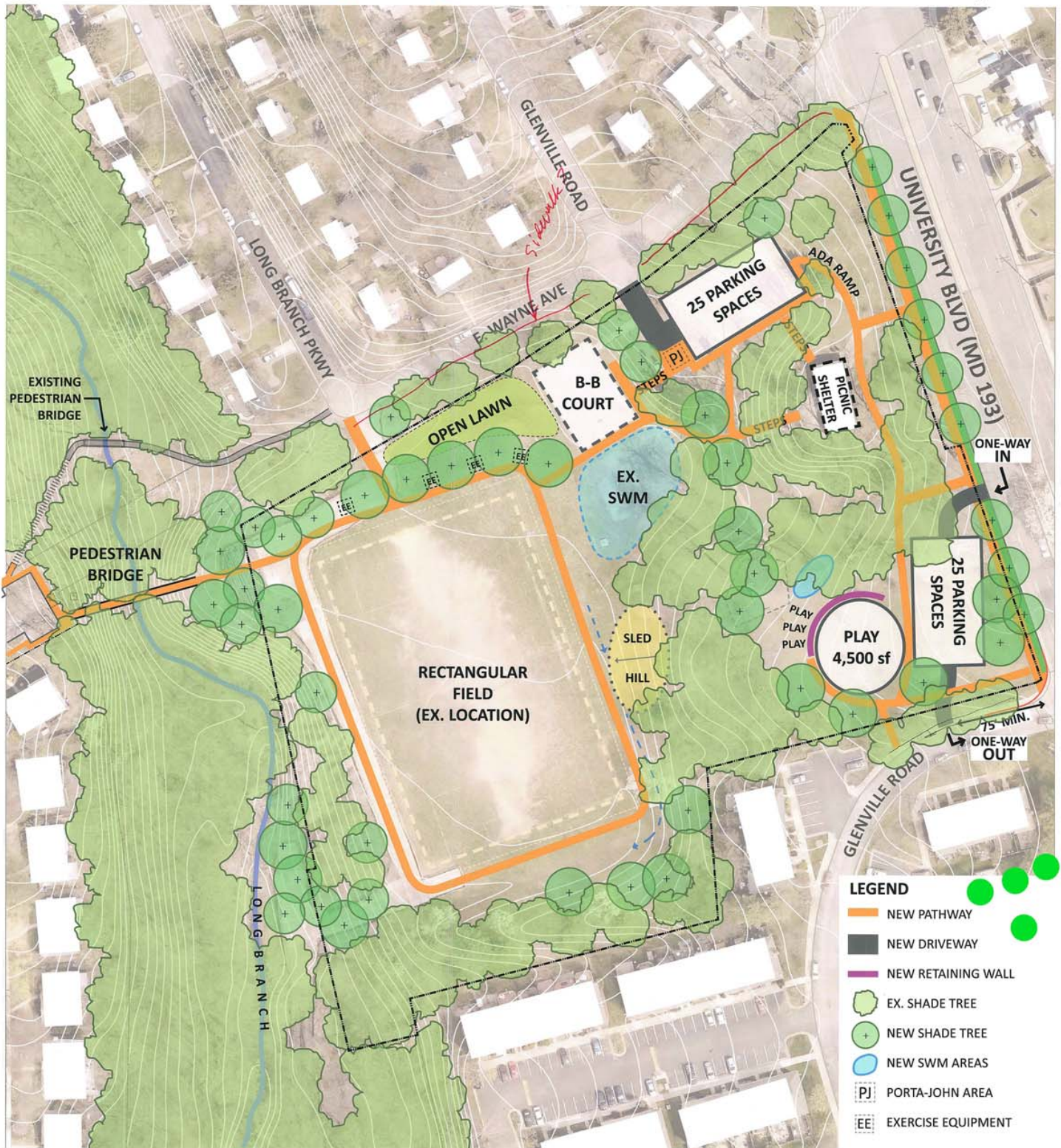
LONG BRANCH-WAYNE LOCAL PARK

Concept 2

Community Meeting 2:
Red/Green Dot Exercise Results

9/20/16

*Prefer this: one over the other.
Field should be des. planted as a soccer field, but accounting should be done to maintain the quality of the grass (e.g., irrigation, grass type, crown, etc.)
Could the loop be opened through here?*



SCALE: 1" = 30'

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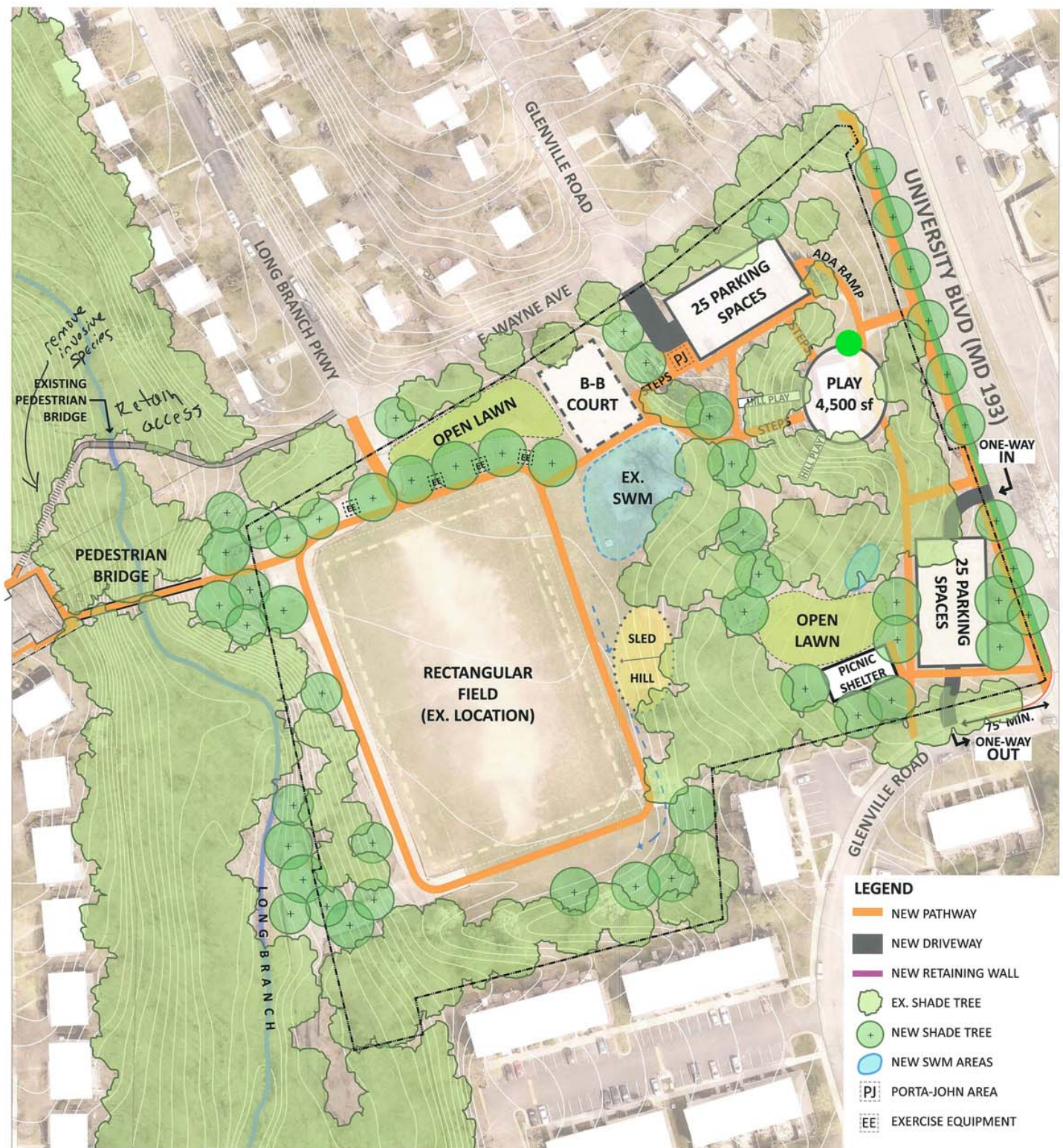
LONG BRANCH-WAYNE LOCAL PARK

Concept 3

Community Meeting 2:
Red/Green Dot Exercise Results

9/20/16

Like playground location
like picnic shelter location
like trail wound - agree



SCALE: 1" = 30'

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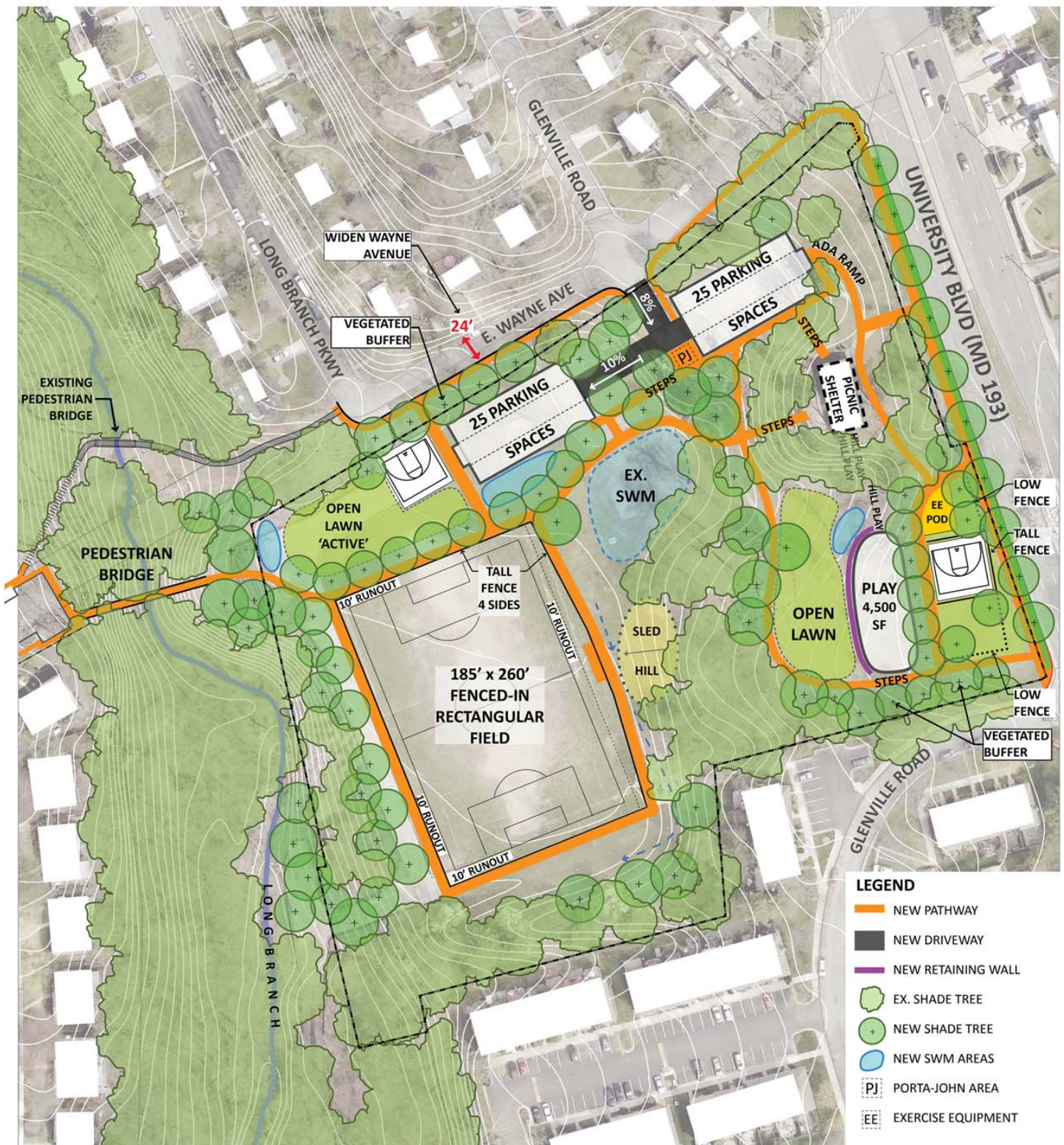
LONG BRANCH-WAYNE LOCAL PARK

Concept 4

Community Meeting 2:
Red/Green Dot Exercise Results

9/20/16

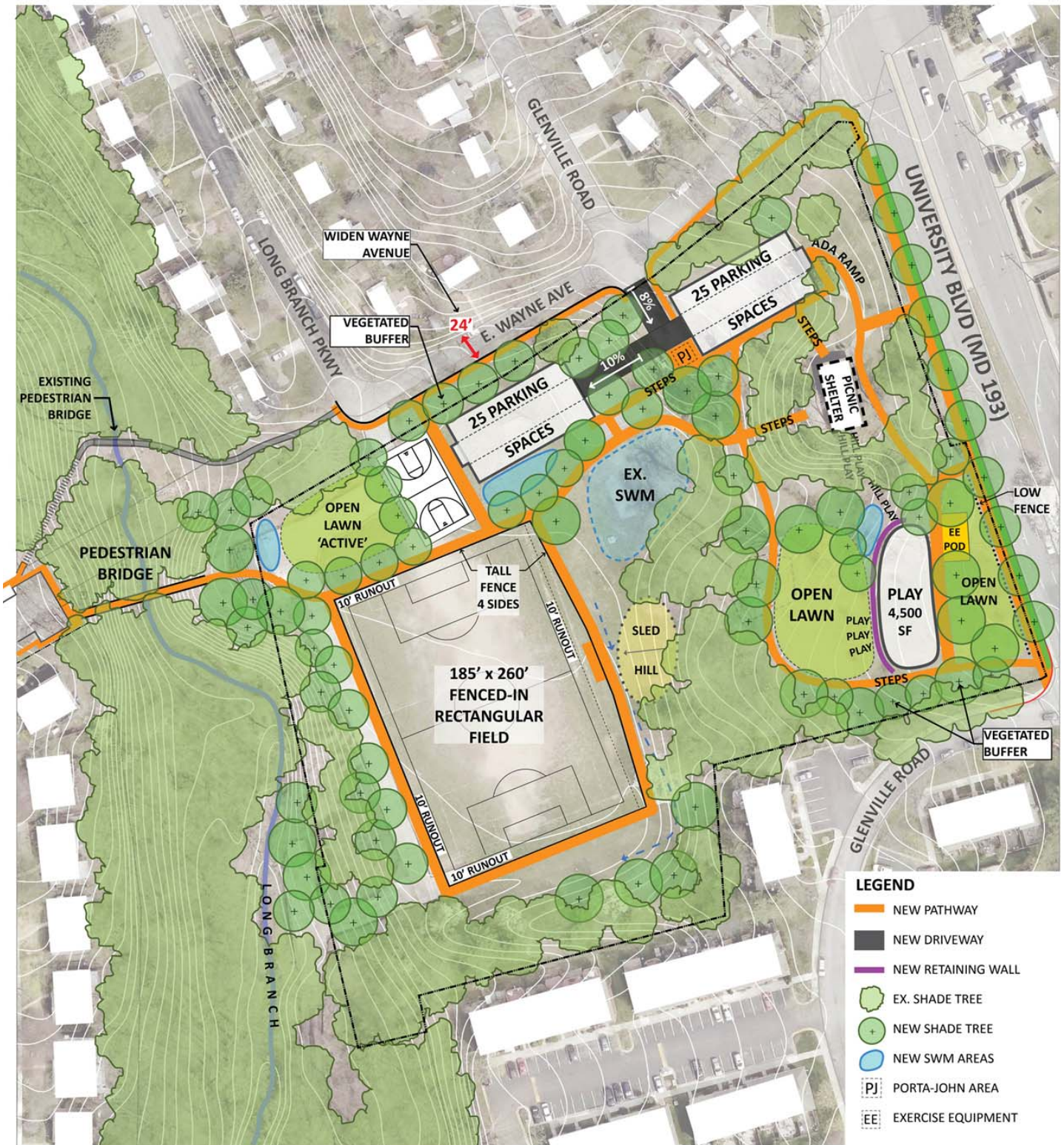
Community Meeting #3



LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - A

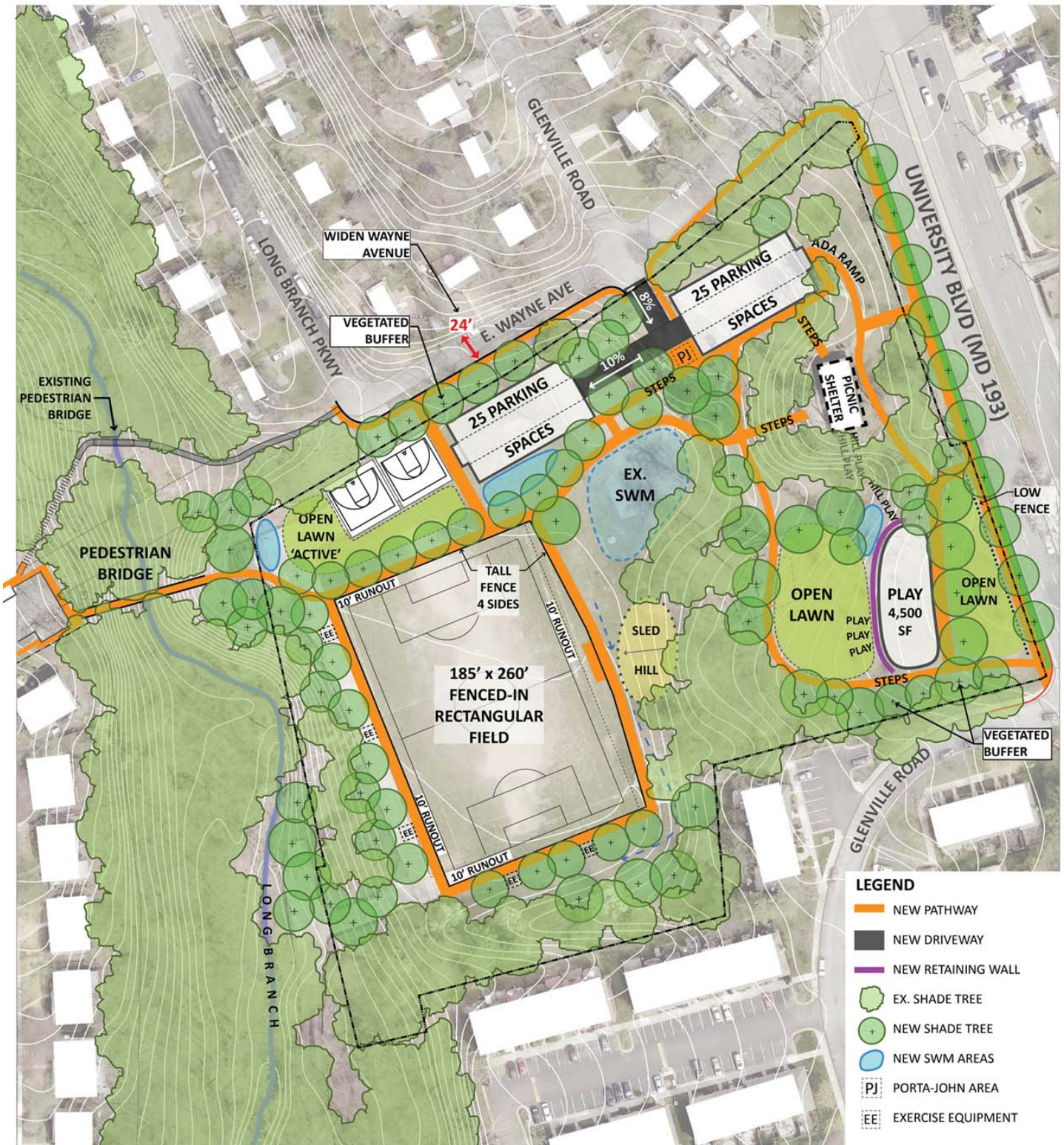
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LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - B

2/7/17



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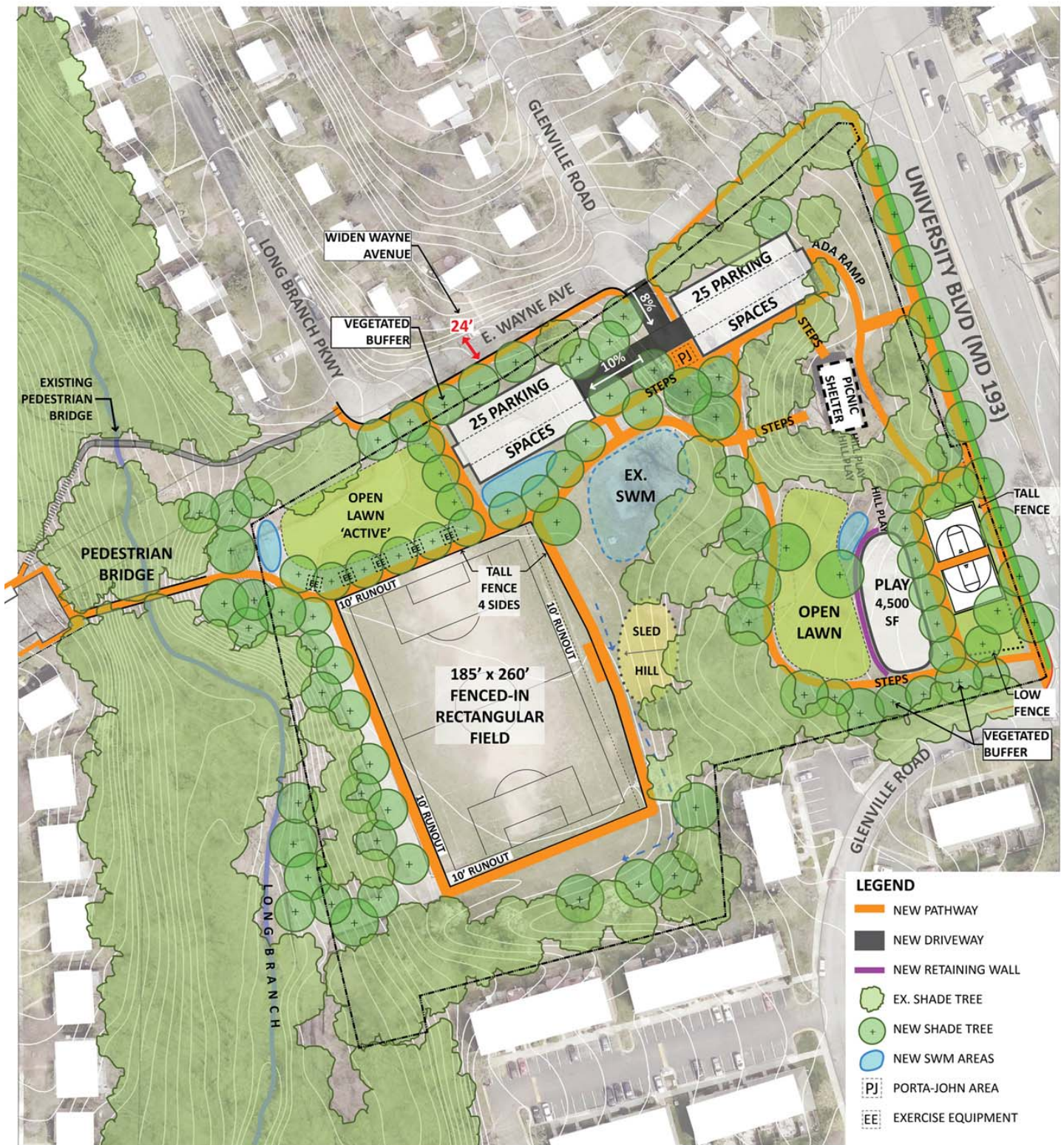
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LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - C

2/7/17



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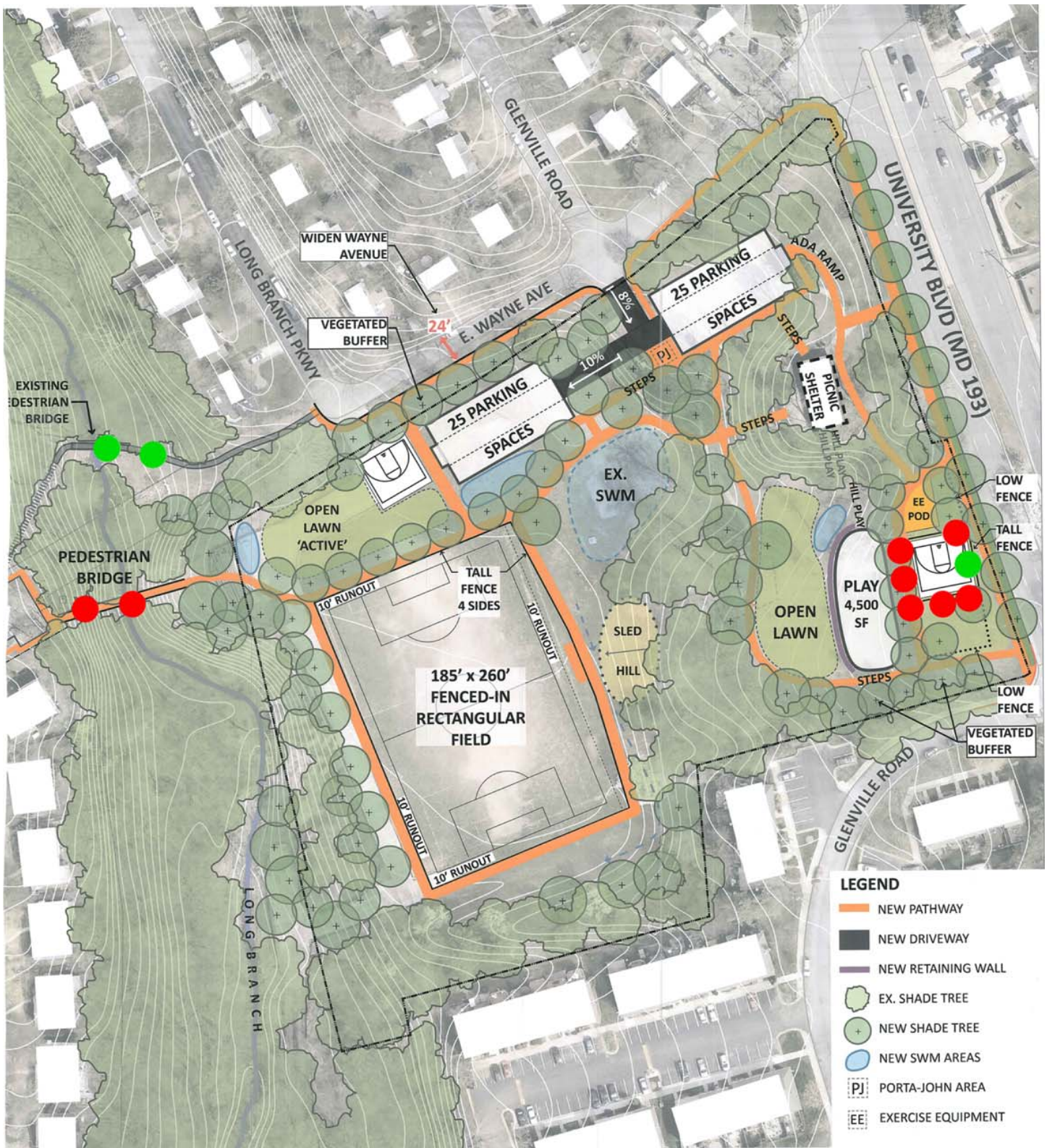
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LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - D

2/7/17



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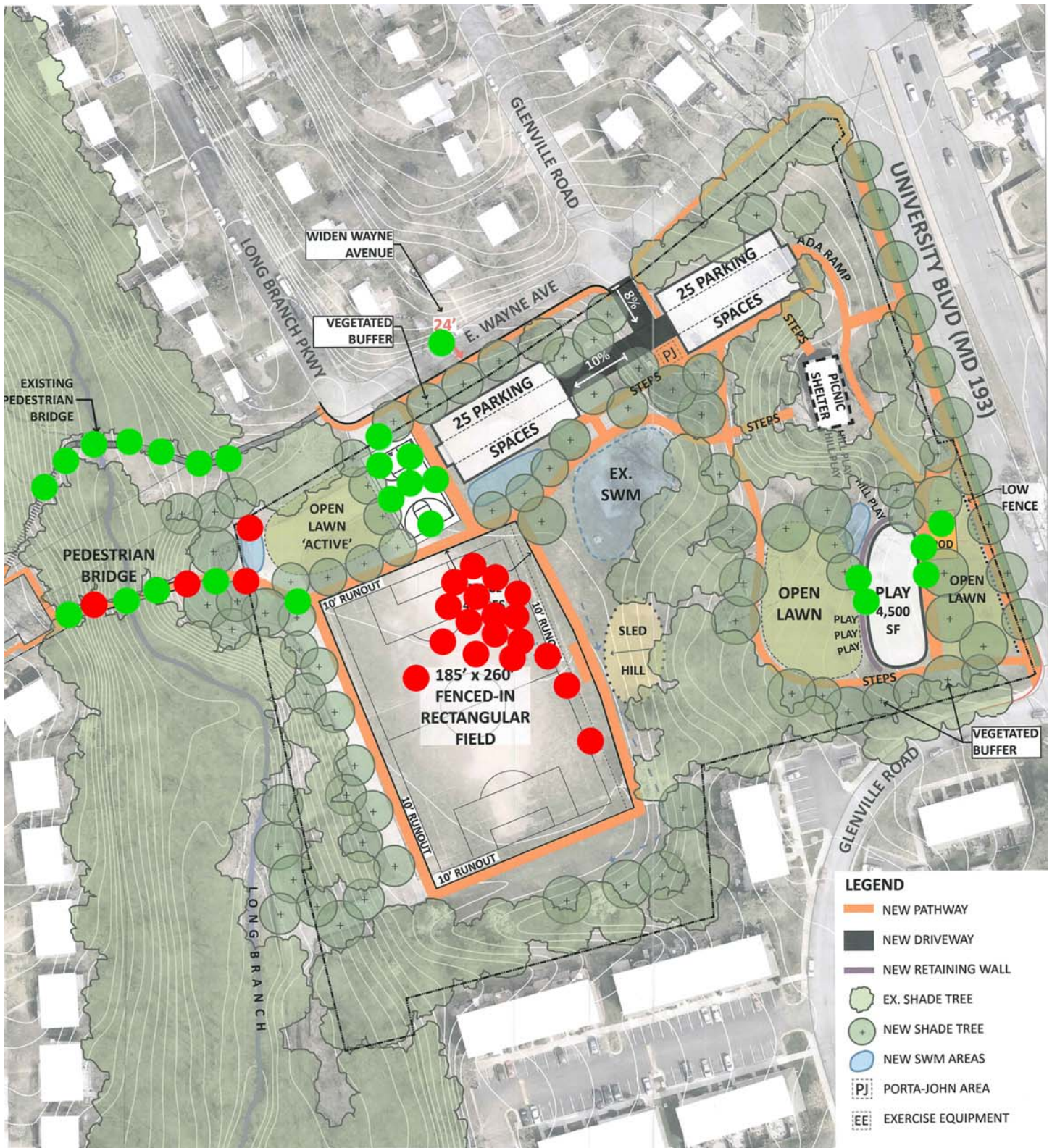


LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - A

Community Meeting 3:
Red/Green Dot Exercise Results

2/7/17



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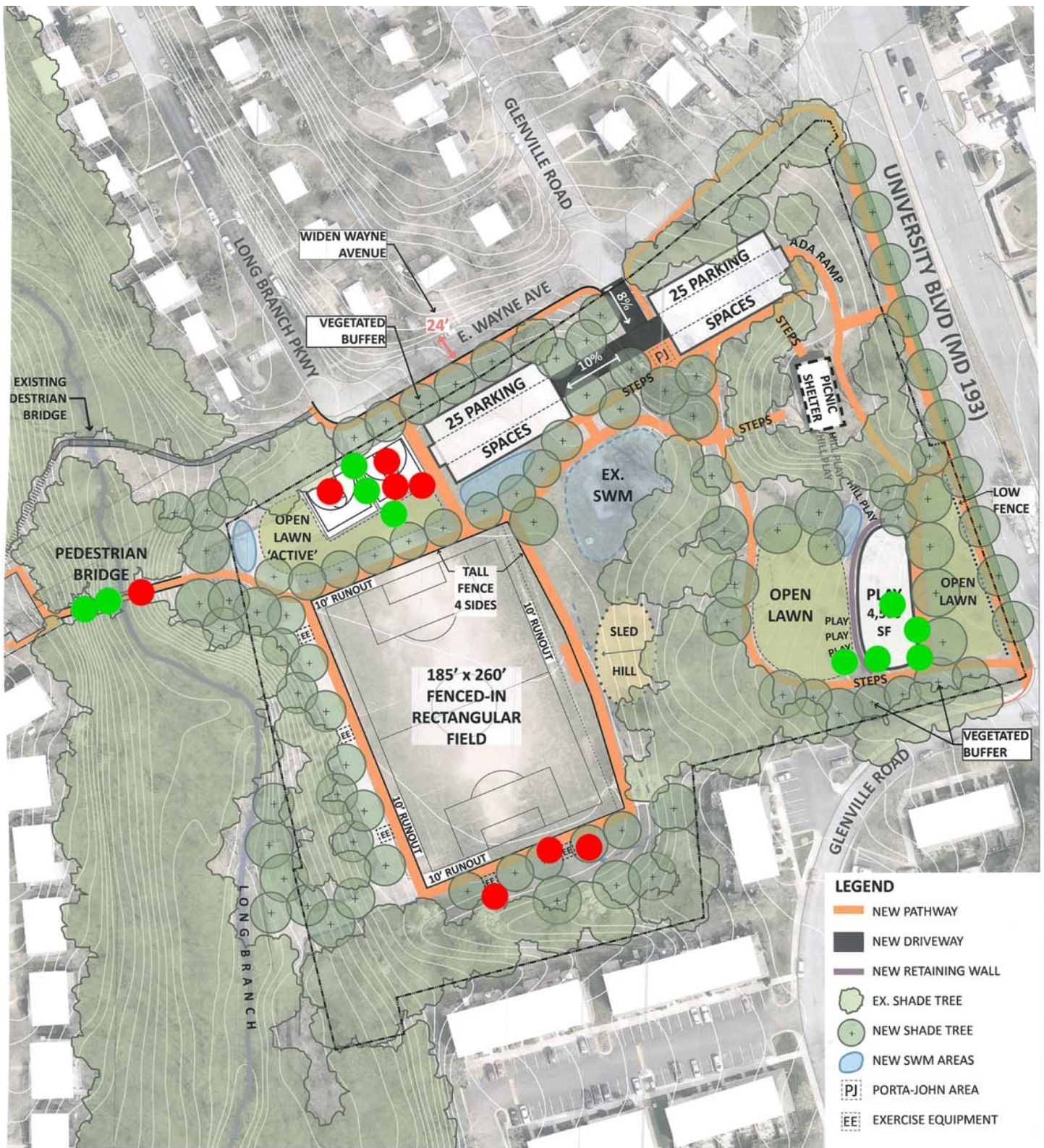


LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - B

Community Meeting 3:
Red/Green Dot Exercise Results

2/7/17



SCALE: 1" = 30'

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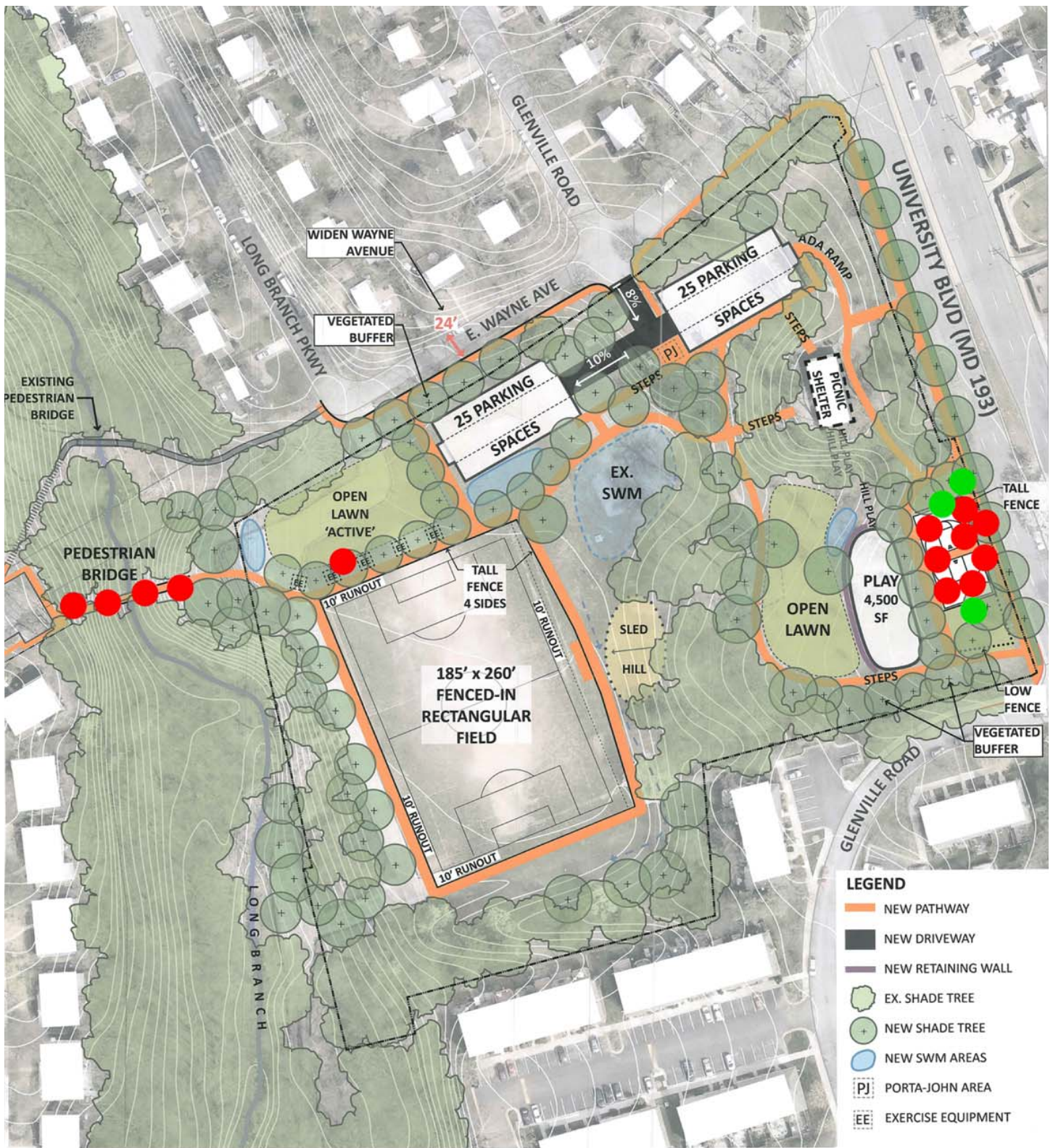


LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - C

Community Meeting 3:
Red/Green Dot Exercise Results

2/7/17



SCALE: 1" = 30'

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LONG BRANCH-WAYNE LOCAL PARK

Preferred Concept - D

Community Meeting 3:
Red/Green Dot Exercise Results

2/7/17

Community Email Correspondence

Bonney, Lucas

From: Bonney, Lucas
Sent: Friday, February 12, 2016 4:11 PM
To: 'Karen Hatwell'
Cc: Dearstine, Kathy; McManus, Patricia
Subject: RE: Community Meeting CANCELLED Tonight - Long Branch-Wayne Local Park

Karen,
We appreciate this feedback and do not mind receiving it prior to the community meeting.

Since some of the concerns that you listed below are more operational in nature, I would suggest contacting the Park Manager whenever those instances occur. At this time, I will forward all of your specific comments to the Park Manager, the Operations Manager for the Parks Southern Region, and Park Police. Right now, Mohammed Turay is the Park Manager for Long Branch-Wayne. Mohammed's email address is Mohammed.Turay@montgomeryparks.org or reach him by phone at 301-650-2629.

Whenever we start a park renovation project, we (designers) are most interested in how we can improve the structure and function of the existing park in a way that also improves the effectiveness of park maintenance.

We look forward to meeting with you and your neighbors in March. Please let me know if you have any further questions or thoughts.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Karen Hatwell [mailto:krhatwell@gmail.com]
Sent: Thursday, February 11, 2016 1:14 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Dearstine, Kathy <Kathy.Dearstine@montgomeryparks.org>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Subject: Re: Community Meeting CANCELLED Tonight - Long Branch-Wayne Local Park

Hi Lucas,

Thanks for your response. I'll forward it to the community listserve. I'm sure people will be happy to hear that you are amenable to looking at the park as a whole and are in contact with the Park Managers and Park Police. Folks are funny; some of them didn't want me to send along the comments and rather bring them in person. However, I believe your having as much information ahead of time will only make the planners more prepared to tackle the issues. I have several friends in planning (parks and urban) and empathize with the hard job you folks have. Hopefully, we can work together as community members and county employees to make this park a better place for everyone.

Best,
Karen

On Wed, Feb 10, 2016 at 1:38 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Karen,

Thank you for sending this feedback.

This information is very valuable as we begin to assess the needs of the park. Since this park renovation project includes the entire property, we are open to ideas and opportunities beyond the playground and ADA compliance. Our Park Managers and Park Police staff have also echoed some of the concerns that you've listed below.

In addition to thinking about existing conditions, please start to think about implementation ideas. During Community Meeting #1, we'll be focusing on the existing challenges in the park as well as asking residents for potential improvement ideas.

Community Meeting #2 will then focus on specific solutions to the community feedback gathered during the first meeting.

Thank you again for your thorough comments.

Regards,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Karen Hatwell [mailto:krhatwell@gmail.com]

Sent: Tuesday, February 09, 2016 5:50 PM

To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>

Cc: Dearstine, Kathy <Kathy.Dearstine@montgomeryparks.org>

Subject: Re: Community Meeting CANCELLED Tonight - Long Branch-Wayne Local Park

Lucas,

Thanks. I saw the notice through another resources and it was posted in our community listserve. I will definitely attend March 8 on behalf of the Long Branch community. I believe there are several community members who will be there, as well.

I saw from the information on the website and my discussion with you and your colleague at the park one day that the renovation will focus on the playground and some ADA compatibility issues. However, the community is also interested if this project is interested in addressing some of the current problems with the park. Some of the issues that have come to light on the listserve include:

- parking on the grass and streets, including illegally
- peeing and defecating in the trellised area during times when the port-a-potty is removed - might want to put up a note and maybe a fake camera
- trashcans not being emptied in winter
- trash, including broken glass from smashed beer bottles sit for long periods in parking lot
- there is drinking in the park and cars after dark - might want to consider chaining it closed after dark
- trash thrown on the grounds of the homes of the neighbors closest to the park
- field permitting requirements
- field redevelopment with adequate topsoil to sustain grass growth (I and others can provide history of improper park redevelopment circa 1990)
- unfenced sludge pond- danger/eyesore
- maintenance of park slope w/ kudzu infestation
- maintenance of BB court
- development/use of former Sunshine Center site annexed into park

I'm not trying to dump a bunch of complaints on you but the community members will be coming to the meeting with these issues and you might as well be aware ahead of time. There are definitely some strong opinions on whether or not to increase the parking lot size and what to do about the trash.

Thanks again for reaching out to me. I look forward to the meeting next month. Feel free to contact me with any questions.

Best,
Karen Hatwell

On Tue, Feb 9, 2016 at 4:02 PM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Karen,

I received your contact information from my colleague, Kathy Dearstine, who was initially working with you (March 2015) to discuss the playground renovation at Long Branch-Wayne Local Park.

The project was handed off to me, since it had developed into an overall park renovation project, which will include the playground improvements as a top priority.

As you may know, there was a Community Meeting scheduled for this evening (2/9/16) at Oak View Elementary School to discuss the existing conditions of the park.

Please note that this meeting was CANCELLED by the Parks Department this morning due to the uncertain weather conditions this evening.

Please spread the word to your colleagues and neighbors that were planning to attend.

Our Public Affairs & Community Partnerships Division has been posting the cancellation to several list serves, the service center, and various internet outlets, etc.

We apologize for any inconvenience. We have re-scheduled the community meeting for **Tuesday, March 8, 2016**. We plan to notify the surrounding communities of this change, which will include postcard mailings to residents within close proximity to the park.

Regards,

Lucas

Lucas Bonney, RLA

Project Manager/ Park Development / Montgomery County Parks

The Maryland-National Capital Park & Planning Commission

9500 Brunett Avenue, Silver Spring, MD 20901

Phone: [301-495-2572](tel:301-495-2572) / Fax: [301-585-1921](tel:301-585-1921)

lucas.bonney@montgomeryparks.org

Bonney, Lucas

From: McManus, Patricia
Sent: Monday, February 29, 2016 4:07 PM
To: Bonney, Lucas
Subject: FW: Long Branch-Wayne Park Renovations

From: Kevin Kapp [mailto:kkapp@vista-mgmt.com]
Sent: Monday, February 29, 2016 11:47 AM
To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Subject: RE: Long Branch-Wayne Park Renovations

Got it.
Thank you.

Kevin Kapp
Vista Management Inc.
1131 University Blvd. West
Suite #101
Silver Spring, Maryland 20902

Office: (301) 649-1115 Ext. #30

From: McManus, Patricia [mailto:patricia.mcmanus@montgomeryparks.org]
Sent: Thursday, February 25, 2016 3:01 PM
To: kkapp@vista-mgmt.com
Cc: Bonney, Lucas
Subject: Long Branch-Wayne Park Renovations

Hello Mr. Kapp,
I'm responding to your voice message requesting information about our project to renovate Long Branch-Wayne Local Park. I've attached a link to our project web page, which describes the proposed project and schedule: http://www.montgomeryparks.org/pdd/cip/long_branch-wayne_renovation.shtm. The project will develop plans for physical renovations to the park. We are holding our first community meeting on March 8 at 7:00 pm at Oakview Elementary School to kick-off the project and gather community input and ideas for how to improve the park. After we gather ideas from the community, we will develop design ideas and present them to the community at a future meeting. I'm copying Lucas Bonney, who is our project manager. He can provide you with any additional information that you might need in advance of the public meeting on March 8. We have already received a few public comments about the maintenance of the park. Lucas can put you in contact with the park manager, if you have any immediate concerns about maintenance and operations of the park that need to be addressed.

Best wishes,
Tricia McManus

Patricia McManus, PLA, ASLA
Design Section Supervisor
Park Development Division

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, March 10, 2016 1:07 PM
To: 'LUIS ARGUETA'
Subject: RE: Long Branch- Wayne Local Park Community Meeting

Luis,
Thank you for this additional information. I will add your comments with the rest.

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: LUIS ARGUETA [mailto:wingpilot@live.com]
Sent: Tuesday, March 08, 2016 4:08 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: RE: Long Branch- Wayne Local Park Community Meeting

Hello again Mr. Bonney,
Thank you for your email.

I currently come from the south side of the field near the town-homes where there is lots of water collected as you mention bellow. There is no sidewalk currently and I do see an improvement if one were placed there near or on the swale. I currently live near the opening between the two town-home buildings where there is a big hill to access the field near the south soccer goal post. I use that opening to enter the field and start noticing the swales as I walk toward the soccer goal post. Thank you for your time and prompt email response to my comments.

Luis Argueta

From: lucas.bonney@montgomeryparks.org
To: wingpilot@live.com
Subject: RE: Long Branch- Wayne Local Park Community Meeting
Date: Tue, 8 Mar 2016 18:10:16 +0000

Luis,
Thank you for providing these comments. I will add your comments with the others that we receive at the meeting tonight for consideration as we develop the overall park renovation concept.

I do have one question in regards to your 4th comment below, that the perimeter of the field is more wet than the interior. It would be helpful if you could describe the route that you take from your residence to the field. Do you access the field from the back side of the townhomes or do you come down the big hill near the existing playground? I'm asking since we like to understand the routes that people currently take to access the park – if there's no sidewalk, then there may be a possibility that we can add one. I do know that there is a swale along the south side of the field (near the townhomes) that currently collects water run-off from different areas of the park. Swales tend to hold water (infiltrate into the ground) hours after a rain event and generally

take more time to drain. Regardless, we will be paying close attention to improving the drainage and conditioning of the field surface.

Thank you again for your thoughtful comments.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: LUIS ARGUETA [<mailto:wingpilot@live.com>]
Sent: Monday, March 07, 2016 9:23 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch- Wayne Local Park Community Meeting

Good evening Mr. Bonney,

I am emailing as I live across the way from Long Branch- Wayne local park in the Pickwick village town homes. I won't be able to get to the meeting as I work in the evenings. I see the meeting include any suggestions from the public. I do have a few, if you may consider them for the meeting.

One, I do see the active Montgomery website, the park offers eight benches for parties/picnics, however, the park only has seven benches at the location.

Second, there is a very small charcoal grill at the location for a very large venue, (compared to Wheaton Regional Park where large grills are), one has to bring their own charcoal grill to feed a group of people; suggesting a large grill to accommodate large gatherings as the picnic area can accommodate 40 people according to active Montgomery website.

Third, if possible, the basket ball court can use a three point line markings on the concrete.

Fourth, is there any way to improve the way the field dries after a rain? After a rain the soccer field looks dry when the sun is out however, it has puddles of water remaining around the field and not just on the field (the field only has dirt so its understandable it'd muddy) but the water to get to the field from Wayne ave. or Pickwick Village Terrace; I feel I have to walk lightly not to get my socks all wet.

Lastly, I saw on the montgomeryparks.org website, the playground will be remodeled. I am all for that and hope to see a design sometime soon.

I know I sound like a complaining resident of the park but these are only suggestions I had in mind for the meeting on March 8th. Overall it is a nice park to accommodate a get together. Thank you for your time Mr. Bonney!

Luis Argueta

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, July 19, 2016 9:31 AM
To: 'Karen Hatwell'
Cc: Chandlee, Stephen; Turnbull, Dean; Turay, Mohammed; McManus, Patricia
Subject: RE: Long Branch-Wayne Park

Karen,

I've spoken to our Park Managers about recycling in the parks. Currently, the recycling program is in the "pilot" stage of development. Only a few of the parks in the Southern Region have recycling bins with a regular pick-up schedule.

Since a lot of the trash within Long Branch-Wayne LP seems to be recyclable material, the Park Manager has agreed to add three (3) new recycling bins in addition to the trash bins that are on site. These new cans will be located at the picnic shelter, parking lot, and space between the parking lot and rectangular field.

We hope that this will help to curb the problematic littering of plastic bottles and trash on the weekends. Please continue to contact us with your concerns.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Karen Hatwell [mailto:krhatwell@gmail.com]
Sent: Monday, July 11, 2016 11:01 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch-Wayne Park

Hi Lucas,

I noticed that the Park Services replaced our metal trash cans with nice plastic ones (and even added another). Thanks! We appreciate any efforts taken at improving our park.

There have been questions as to whether we could have recycling bins, as well. I was walking through the North Four Corners Park off University Blvd, which as recently been renovated, and noticed they have recycling bins. That park is just lovely! When you and your colleagues asked what we may have in mind for Long Branch-Wayne, I think North Four Corners is a nice example with its wide paved path and large trees and multiple use spaces. The community is definitely looking forward to our fall meeting with the Park Services designs.

Thanks again,
Karen Hatwell
9210 Glenville Road Silver Spring MD 20901
410-608-4383
(Long Branch Village Community)

Bonney, Lucas

From: Turay, Mohammed
Sent: Wednesday, August 10, 2016 5:35 PM
To: Barbara Cvrkel
Cc: Bonney, Lucas; Turnbull, Dean; Tyler, Bill
Subject: RE: trash in the park

Follow Up Flag: Follow up
Flag Status: Completed

Hi Barbara- I appreciate the pictures reminding me of the ground litter and some items left by our team. We will continue the upkeep our ground litter mowing, and trash pickup frequencies as previously stated; once a week which, we are now exceeding to two times a week. We have installed ten trash cans just to encourage Park users to use these cans. We are committed to keep our parks as litter free as possible, and I hope neighbors like you can help us by letting us know your concerns, to get better.

Thanks.
Mohammed.

From: Barbara Cvrkel [mailto:bmcvrkel@gmail.com]
Sent: Wednesday, August 10, 2016 11:05 AM
To: Turay, Mohammed <Mohammed.Turay@montgomeryparks.org>
Cc: Bonney, Lucas <lucas.bonney@montgomeryparks.org>; Turnbull, Dean <Dean.Turnbull@montgomeryparks.org>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Tyler, Bill <Bill.Tyler@montgomeryparks.org>; Karen Hatwell <krhatwell@yahoo.com>; Matthew J. McGrath <mmcgrath@mjmcgrathlaw.com>
Subject: Re: trash in the park

Good morning, all...

I am sending through photos I took this morning as I walked my dog through LongBranch-Wayne park. yesterday, the mowers were cutting grass for the first time in I'd say close to a month, and as usual, they plowed over whatever garbage was strewn across the field, playground and the lot adjacent to University Blvd. I'm just curious if there is ever any oversight on the mowers activities? Are they instructed to walk over where they intend to mow, so they can collect any stray plastic bottles and garbage? Or do they have free will to make the stray garbage 100 times worse, by shredding it into a millions smaller pieces, that make it nearly impossible to collect? Because this is an "every time" problem when the grass is mowed.

I've also attached a stray folding chair that wasn't removed yesterday, or on Monday when the trash was collected.

Have a pleasant day!
Barb Cvrkel

Bonney, Lucas

From: Barbara Cvrkel <bmcvrkel@gmail.com>
Sent: Wednesday, August 10, 2016 11:05 AM
To: Turay, Mohammed
Cc: Bonney, Lucas; Turnbull, Dean; McManus, Patricia; Tyler, Bill; Karen Hatwell; Matthew J. McGrath
Subject: Re: trash in the park

Good morning, all...

I am sending through photos I took this morning as I walked my dog through LongBranch-Wayne park. yesterday, the mowers were cutting grass for the first time in I'd say close to a month, and as usual, they plowed over whatever garbage was strewn across the field, playground and the lot adjacent to University Blvd.

I'm just curious if there is ever any oversight on the mowers activities?

Are they instructed to walk over where they intend to mow, so they can collect any stray plastic bottles and garbage? Or do they have free will to make the stray garbage 100 times worse, by shredding it into a millions smaller pieces, that make it nearly impossible to collect? Because this is an "every time" problem when the grass is mowed.

I've also attached a stray folding chair that wasn't removed yesterday, or on Monday when the trash was collected.

Have a pleasant day!

Barb Cvrkel



Bonney, Lucas

From: Barbara Cvrkel <bmcvrkel@gmail.com>
Sent: Thursday, June 30, 2016 3:48 PM
To: Turay, Mohammed
Cc: Bonney, Lucas; Turnbull, Dean; McManus, Patricia; Tyler, Bill
Subject: Re: trash in the park

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Mohammed...I appreciate the response.

So that you know, I took these pictures on Sunday, and this morning when I took my dog over to the park, all the trash was still there. So at least this week, the park wasn't cleaned.

I'll continue to alert you to these conditions.
have a pleasant afternoon.

On Thu, Jun 30, 2016 at 1:09 PM, Turay, Mohammed <Mohammed.Turay@montgomeryparks.org> wrote:

Hi Barbara.

I received pictures of ground litter in some areas in this Park. Our maintenance team have a cycle of emptying trash cans and picking up ground litter. This park is serviced three times per week and if this not done on consistent basis as stated I will make sure that we are consistent with the plan.

This park is used daily and in between trash and litter pickup days there may be some scattered ground litter which cannot be picked up until those specified days. It will be helpful if users can more diligent in picking up their trash to help keep this park litter free.

Please contact me [\(240\) 876-2602](tel:240-876-2602) for ongoing maintenance issues in this park. Your active participation in the upkeep of this park is highly appreciated.

Thanks.

Mohammed Turay.

Senior Park Manager.

Meadowbrook.

Mohammed.turay@montgomeryparks.org

From: barbara cvrkel [mailto:bmcvrkel@gmail.com]
Sent: Tuesday, June 28, 2016 8:23 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Turnbull, Dean <Dean.Turnbull@montgomeryparks.org>; Turay, Mohammed <Mohammed.Turay@montgomeryparks.org>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Subject: Re: trash in the park

Hi, all...

I'm forwarding a bunch of images again of LongBranch Wayne park, as it was left on Sunday evening -- again full of trash.

Bottle caps everywhere, empty beer bottles, food and what looks like condiments left in plastic baggies, dirty diapers on the playground, etc.

This has been an ongoing issue for years - litter and debris left behind, and no Parks crew cleaning anything up, just the mowers riding over all the remaining trash from the weekend.

Please expect many subsequent emails with additional images attached.

Barb Cvrkel

[3019196669](tel:3019196669)



On Jun 20, 2016, at 8:44 AM, "Bonney, Lucas" <lucas.bonney@montgomeryparks.org> wrote:

Barb,

Thank you again for sending these photos to me. By copy of this email I am forwarding your comments to the Park Manager for Long Branch-Wayne Park.

For next time, please send these comments directly to the Park Manager, Mohammed Turay. His email address is Mohammed.Turay@montgomeryparks.org

Just so you are aware, we met with the Park Manager in March to discuss the ongoing maintenance concerns that were expressed during the March 8th Community Meeting. During that meeting, the Park Manager said that he was going to perform an extra trash pick-up specifically on Monday in addition to the other two pick-ups during the week.

As for the issue of consistent littering in the park, I will speak with my colleagues here to see if there is anything that we can do in the interim to improve conditions, beyond the extra trash pick-up on Monday.

Thank you again for sending these concerns.

Regards,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: bmcvrkel [mailto:bmcvrkel@gmail.com]
Sent: Sunday, June 19, 2016 11:21 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Fwd: trash in the park

Hi, Lucas...

I'm forwarding several emails to you with images of all the trash that's left in Longbranch Wayne park from this weekends usage. It's everywhere - the playground is full, every treeline has garbage, the basketball court - and trash cans are obvious and I plain sight

Who is going to clean up the garbage?

And what's going to be done about the consistent littering and trash that is left all over the park every weekend?

Barb Cvrkel

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: bmcvrkel <bmcvrkel@gmail.com>

Date: 6/19/16 8:29 PM (GMT-05:00)

To: barbara cvrkel <bmcvrkel@gmail.com>

Subject:

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

Bonney, Lucas

From: barbara cvrkel <bmcvrkel@gmail.com>
Sent: Tuesday, June 28, 2016 8:23 PM
To: Bonney, Lucas
Cc: Turnbull, Dean; Turay, Mohammed; McManus, Patricia
Subject: Re: trash in the park

Hi, all...

I'm forwarding a bunch of images again of LongBranch Wayne park, as it was left on Sunday evening -- again full of trash. Bottle caps everywhere, empty beer bottles, food and what looks like condiments left in plastic baggies, dirty diapers on the playground, etc.

This has been an ongoing issue for years - litter and debris left behind, and no Parks crew cleaning anything up, just the mowers riding over all the remaining trash from the weekend.

Please expect many subsequent emails with additional images attached.

Barb Cvrkel
3019196669

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, September 13, 2016 11:53 AM
To: 'Melanie Prange'
Cc: Eric Prange
Subject: RE: Long Branch-Wayne Local Park Rennovation

Melanie,

Thank you for contacting the Parks Department! Sorry to hear that you will be unable to attend next week's community meeting.

I appreciate your insight regarding the existing picnic shelter's proximity to the roadway (University Blvd.). Your comment will be included and equally considered with the other comments that we gather on September 20th.

Please feel free to send additional comments on the park at any time.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Melanie Prange [mailto:melanie.prange@gmail.com]
Sent: Tuesday, September 13, 2016 10:10 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Eric Prange <erprange@gmail.com>
Subject: Long Branch-Wayne Local Park Rennovation

Dear Mr. Bonney,

I'm very pleased to hear about the proposed renovation of the Long Branch-Wayne Local Park. I live in the neighborhood and have young children. It could be such a great park for our neighborhood.

I'm unfortunately unable to make the next meeting this coming Tuesday, so I hope you don't mind me emailing some feedback about the park. The picnic shelter is very close to University Blvd. We looked at renting the pavilion for my son's birthday but decided not to do so due to the proximity of the pavilion to University Blvd (and the state of the playground, which sounds like is already in your plan). Could the pavilion be set further back, perhaps farther down the hill?

Thank you for your time and efforts to improve this park.

Sincerely,
Melanie Prange
E. Hamilton Ave.

Bonney, Lucas

From: Bonney, Lucas
Sent: Thursday, September 22, 2016 4:47 PM
To: 'William Burns'
Cc: CAROLYN BURNS; McManus, Patricia; Arnett, Joshua
Subject: RE: Wayne Ave pedestrian bridge
Attachments: LBW-Four Concept Plans Handout.pdf

Bill,

Thank you for this email and your support of this project! We will continue to coordinate and keep you up-to-date on the development of the renovation plan for Long Branch-Wayne park.

As for the concept plans, I have attached a PDF version of the handout. In the next few weeks, I plan to post to our website a complete record of the PowerPoint presentation and concept plans (attached) from Tuesday night. Since I have your contact information, you will receive an email notice once those documents have been posted.

It was a pleasure to meet you last night and to discuss the future of Long Branch-Wayne Park. Please do not hesitate to contact me with further comments and suggestions!

Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: William Burns [mailto:burnswc@gmail.com]
Sent: Wednesday, September 21, 2016 11:37 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: CAROLYN BURNS <carolynperozziburns@gmail.com>
Subject: Wayne Ave pedestrian bridge

Good morning, Mr. Bonney.

We spoke at last night's event - my wife (copied) and I own 501 E Wayne Ave, the house across Long Branch from Long Branch-Wayne Local Park. That was an informative, engaging, and well-constructed event. I thought you handled the crowd with poise - more than most could have managed.

In terms of the renovation project, we'd be happy to participate in whatever ways are most useful over the coming months and years. Please let us know when and where you could use our input as the project progresses.

One question: I forgot to take a copies of the concept plans home to show my wife; is there someplace I can find those online?

Thanks,

Bill Burns
burnswc@gmail.com
202.309.5230
(and)

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, January 10, 2017 10:29 AM
To: 'Cheryl Gant'
Subject: RE: Proposed changes to Long Branch Park

Cheryl,
Thank you for sending me your comments on the proposed plan for Long Branch-Wayne park.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center.

I agree that the parking and traffic issues are a challenge. It is our intent to provide additional parking on-site to reduce overflow onto adjacent neighborhood streets, as we had heard during the 1st community meeting on March 8, 2016. During the 2nd community meeting on September 20, 2016, we received the most support for "Concept 4", which proposed to locate the new parking lot near the corner of University Blvd. and Glenville Road (away from E. Wayne Avenue). In order to provide access to this new parking lot, while also adhering to staff requirements from the Maryland State Highway Administration (SHA), we would need to obtain an access easement through the Pickwick Village Home Owner's Association property. On November 2nd, we met with the Pickwick Village HOA board of directors to discuss our request for long-term access. The HOA board responded that they would not grant us an easement through their property, resulting in the adoption of Concept 2 as the Preferred Concept for the project.

For further information, please click on the following link to the project's website.
<http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/>. Scroll down to the "Calendar and Meeting Notes" section – there you will find links to presentation materials, community meeting feedback, and a summary of our request for an easement.

Regarding building new trails through the Long Branch Stream Valley – our team had initially explored this idea. The East Silver Spring Master Plan (2000) recommended to "provide a signed nature trail from Long Branch Local Park to Long Branch-Wayne Local Park." (p. 49). However, the more recent Long Branch Sector Plan (2013) did not recommend this connection due to sensitive natural areas, steep terrain, and safety issues (lack of visibility, etc). I have heard from residents that there are "people's choice" natural surface pathways that run along Long Branch north of Long Branch-Wayne Park. The proposed plan intends to keep those connections.

I noticed that you sent a follow-up email on Thursday January 5th. I will respond to that email separately.

Please continue to send me your comments and concerns.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----

From: Cheryl Gant [mailto:cgant@daedalusbooks.com]
Sent: Tuesday, January 03, 2017 11:15 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Proposed changes to Long Branch Park

Hi Lucas,

I just wanted to give some input to the proposed changes to the park. I know the major issue for myself and my neighbors is having too many parking spaces and therefore too many cars on E. Wayne and I think that would be detrimental to our neighborhood to have more cars coming down E. Wayne although making the street much wider, to make an additional lane might off-set that problem somewhat. One other thing that I didn't see on any of the plans was to have the Long Branch Bike trail come down along Long Branch Creek through the park to E. Wayne. I don't know if this is an option but it certainly would be a great way for bike riders to then connect with Sligo Creek and other trails. It would add an additional activity to the use of the park.

Thanks,
Cheryl

--

Cheryl Gant.
9215 Long Branch Pkwy,
Silver Spring, MD

Sales Manager

410-309-2737

Daedalus Books
9645 Gerwig Lane
Columbia, MD 21046

www.Daedalus-wholesale.com

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, January 10, 2017 12:00 PM
To: 'Cheryl Gant'
Subject: RE: Bike and walk path
Attachments: RE: Proposed changes to Long Branch Park

Cheryl,

Thank you for providing me with this additional insight. For your reference, I am attaching the email response to your previous email.

I have requested our Natural Surface Trail coordinator to look at the dirt trails that exist north of Long Branch-Wayne park to see if they could in the future be made into "sanctioned" Natural Surface Trails and extend further to the north. If he determines that the area is suitable for building and extending these trails, the coordinator would need to determine the timing, prioritization, and funding necessary to build the natural surface trails.

As for the homeless encampments, I do know that Park Police received a call to check out one of the encampments in May 2016, even though the site was said to be on Montgomery County School Property. If you continue to see homeless encampments, please first contact Montgomery County Police. If the encampment is determined to be on Park Property, then a representative from M-NCPPC Park Police will be required to respond.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----

From: Cheryl Gant [mailto:cgant@daedalusbooks.com]
Sent: Thursday, January 05, 2017 3:15 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Bike and walk path

Hi Lucas,

I emailed you about the Preferred changes for the Long Branch - Wayne Park and I said something about a bike trail being extended down from the Long Branch Trail,

I realized that it should be a walk/bike path and the area would need to extend north of the park to connect to the existing trail. It would be a wonderful thing to have.

When I volunteered to help clean up the Long Branch Creek area recently we found areas North of the park where people had been sleeping/living, an increase in use of the area would make it a less desirable place for the homeless to live. I also think that it is unfortunate that anyone would need to live outside there. I picked up a large number of beer bottles when I did the clean-up. It wasn't pleasant to see.

Thanks for the consideration of my idea.

Cheryl

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, January 10, 2017 4:07 PM
To: Radhika Chari
Subject: RE: Long Branch-Wayne Local Park - public comment

Radhika,
Thank you for sending me your comments on the proposed plan for Long Branch-Wayne park.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center. Postcards should go out later this week, including notifications to home owners' associations and civic groups.

Before I respond to your comments, I wanted to note that I have posted all presentation materials, concept plans, community meeting feedback, and documentation to the Long Branch-Wayne project website. Please click on the following link and scroll down to the "Calendar and Meeting Notes" section to access links to those documents. <http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/>

Also, I wanted to make a general note about the design process and how we have arrived at the current Preferred Concept plan. Concept 4 was actually the plan that was most supported (preferred) by participants at the 2nd Community Meeting on September 20th. That specific concept proposed to locate the new parking lot near the corner of University Blvd. and Glenville Road (away from E. Wayne Avenue). In order to provide access to this new parking lot, while also adhering to staff requirements from the Maryland State Highway Administration (SHA), we would need to obtain an access easement through the Pickwick Village Home Owner's Association property. On November 2nd, we met with the Pickwick Village HOA board of directors to discuss our request for long-term access. The HOA board responded that they would not grant us an easement through their property, resulting in the adoption of Concept 2 as the Preferred Concept for the project. This decision, in addition to community feedback received prior to November 2nd, has affected the proposed location of the basketball court and the location of other major amenities in the park.

The following are my specific responses to your comments:

- Basketball Court – During the 1st community meeting, we heard that the basketball court was a popular amenity and should remain in the park. During the 2nd community meeting, participants were strongly opposed to Concept 1, since it proposed a new driveway access from E. Wayne Avenue. Under Concept 1, the basketball court was preserved in its current location. As a result, Concept 2 was selected as the preferred alternative, since it utilized the existing parking lot access from E. Wayne Avenue. The proposed new driveway in Concept 2 passes through the existing basketball court, so it had to be relocated. To address your concerns that the proposed basketball court seems close to University Blvd. – we are proposing a tall fence around the entire court, which is typical of courts adjacent to other features that may result in conflict.
- Tall Fence – I agree that one of the charming features of the existing park is its openness. However, since the parking lot is proposed fairly close to the end of the existing rectangular field, we are considering the installation of a tall fence to prevent soccer balls from damaging parked cars. The fence would not impede views and it would not be solid. There is no proposal to place a solid concrete wall at that location.
- Parking Lot – I agree that the parking and traffic issues are a challenge. It is our intent to provide additional parking on-site to reduce overflow onto adjacent neighborhood streets, as we had heard during the 1st community meeting on March 8th. During the 2nd community meeting, we received the most support for

"Concept 4", which proposed to locate the new parking lot near the corner of University Blvd. and Glenville Road (away from E. Wayne Avenue). In order to provide access to this new parking lot, while also adhering to staff requirements from the Maryland State Highway Administration (SHA), we would need to obtain an access easement through the Pickwick Village Home Owner's Association property. On November 2nd, we met with the Pickwick Village HOA board of directors to discuss our request for long-term access. The HOA board responded that they would not grant us an easement through their property, resulting in the adoption of Concept 2 as the Preferred Concept for the project.

- Dog Park – Based on feedback received during the 1st community meeting, Parks Staff explored the feasibility of adding a dog park to the park. During the 2nd community meeting, we presented our findings and concluded that it would not be feasible for this site. I agree that dog parks offer many benefits to communities.
- Picnic Tables / Picnic Shelter – this existing amenity is a permitted park facility. We heard a lot of support for keeping the picnic shelter.

Thank you for your comments. Please do not hesitate to send additional comments and concerns. I look forward to continuing this discussion with you and your neighbors, and I hope to see you on February 7th.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Radhika Chari [mailto:radhika.chari@gmail.com]
Sent: Tuesday, January 03, 2017 12:22 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch-Wayne Local Park - public comment

Mr. Bonney,

I am concerned about the plan that is being proposed for LB-Wayne Park. I have the impression that the designer doesn't realize how the LB community really does uplift the neighborhood --- any park developments should reflect the level of caring and interest that there is in Long Branch.

The placement of the basket ball courts is a mistake. I can't think of ANY court that is placed so close to a major road.

The tall fence (I hear it's concrete?) is a mistake. The openness of the park to the neighborhood is a huge asset. Plus our community does keep an eye on the park which has been a very good thing. It's important not to obstruct that interaction.

Placing the parking on Wayne Ave IS going to be a problem. We are a residential neighborhood - you can't expand parking there. Also with the metro coming, keeping those spots utilized correctly will be another risk.

I'm not a fan of the dog park idea, but it would add safety to the park. I would place it where the bball court is.

I would remove the picnic tables, and making the park entirely for play. I care about the community that uses the park picnic tables, but the park is so small -- it really can't be something for everyone. And that

may free up space that could be allocated to a larger sledding area, or a safer location for the basketball court.

I know our community is going to be gathering to put together a modified proposal, and I defer all my comments to the larger group.

Thank you,
Radhika Chari
Long Branch Village resident

Bonney, Lucas

From: Bonney, Lucas
Sent: Tuesday, January 10, 2017 4:12 PM
To: 'Radhika Chari'
Subject: RE: Long Branch-Wayne Local Park - public comment

Radhika,
Thank you for providing this additional insight.

I do not currently have any additional graphics or drawings, since the Preferred Concept is very conceptual.

I will gather some precedent images that may help to communicate some of the proposed design features and will bring them with me to the 3rd community meeting that is planned for February 7th.

Please note that I have responded to your previous email.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Radhika Chari [mailto:radhika.chari@gmail.com]
Sent: Wednesday, January 04, 2017 9:41 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch-Wayne Local Park - public comment

Hi there,

Someone in the community raised the point that we may need additional pictures/maps to help see more clearly what is being proposed. I know I fall in that camp --- is it possible to generate a few more images?

It won't change my thoughts on the parking, but it might change my thoughts on the rest.

Thanks!

On 3 January 2017 at 12:22, Radhika Chari <radhika.chari@gmail.com> wrote:

Mr. Bonney,

I am concerned about the plan that is being proposed for LB-Wayne Park. I have the impression that the designer doesn't realize how the LB community really does uplift the neighborhood --- any park developments should reflect the level of caring and interest that there is in Long Branch.

The placement of the basket ball courts is a mistake. I can't think of ANY court that is placed so close to a major road.

The tall fence (I hear it's concrete?) is a mistake. The openness of the park to the neighborhood is a huge asset. Plus our community does keep an eye on the park which has been a very good thing. It's important not to obstruct that interaction.

Placing the parking on Wayne Ave IS going to be a problem. We are a residential neighborhood - you can't expand parking there. Also with the metro coming, keeping those spots utilized correctly will be another risk.

I'm not a fan of the dog park idea, but it would add safety to the park. I would place it where the bball court is.

I would remove the picnic tables, and making the park entirely for play. I care about the community that uses the park picnic tables, but the park is so small -- it really can't be something for everyone. And that may free up space that could be allocated to a larger sledding area, or a safer location for the basketball court.

I know our community is going to be gathering to put together a modified proposal, and I defer all my comments to the larger group.

Thank you,
Radhika Chari
Long Branch Village resident

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, January 11, 2017 9:45 AM
To: 'Beth Daniels'
Subject: RE: Long Branch Bike Trail

Beth,

Thank you for sending me these comments.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center. Postcards should go out later this week, including notifications to home owners' associations and civic groups.

Regarding building new trails through the Long Branch Stream Valley – our team had initially explored this idea. The East Silver Spring Master Plan (2000) recommended to "provide a signed nature trail from Long Branch Local Park to Long Branch-Wayne Local Park." (p. 49). However, the more recent Long Branch Sector Plan (2013) did not recommend this connection due to sensitive natural areas, steep terrain, and safety issues (lack of visibility, etc).

I have requested our Natural Surface Trail coordinator to look again at this stretch of stream valley between Long Branch-Wayne LP and Long Branch LP to see if the unfavorable conditions still exist. If he determines that the area is suitable for building and extending these trails, the coordinator would need to determine the timing, prioritization, and funding necessary to build the natural surface trails. We would also need to coordinate with Park Police to determine if their original safety concerns still exist for that area.

Regarding improving pedestrian connections in general, we are proposing a new 6-foot wide pedestrians-only bridge over Long Branch (connecting both ends of E. Wayne Avenue). The new bridge is intended to improve safety, ADA accessibility, and general pedestrian connections to the park. The new bridge will be located and situated in a way that preserves the existing trees along Long Branch stream, reducing its visual impact on adjacent residential properties. It will also provide an easier connection to Wayne Avenue, which ultimately connects with Sligo Creek Trail at the bottom of the hill.

Again, I appreciate your comments. Please do not hesitate to send additional comments and concerns.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Beth Daniels [mailto:opening.salvo@gmail.com]
Sent: Thursday, January 05, 2017 4:27 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch Bike Trail

Hi,

I live on Long Branch Parkway and would like to request the following as part of the input-gathering phase of the Preferred Concept Plan for Long Branch-Wayne Local Park:

I'd like to see the Long Branch Bike Trail extending down to Long Branch Park so that users can walk and bike easily to the Sligo Creek Trail.

Thank you,

Beth Daniels
9215 Long Branch Pkwy

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, January 11, 2017 9:56 AM
To: 'Emily Rodman'
Cc: Lynch, Patricia; mpsligocommunityGarden@yahoogroups.com
Subject: RE: Long Branch-Wayne Local Park input

Emily,
Thank you for sending me your comments on the proposed plan for Long Branch-Wayne park.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center.

During the development of the concept plans for this park, staff had studied the feasibility of introducing community garden plots to Long Branch-Wayne park, even though we had not received any specific requests from the community. We have held two community meetings to date for this project, including March 8, 2016 and September 20, 2016. During our analysis of the current programmatic needs for this park, including consideration of feedback received from the community, we concluded that it would not be feasible to propose any community garden facilities for this particular park.

I do know that Parks has an existing community garden facility just south of Long Branch-Wayne at the Long Branch Community Recreation Center. I agree that community gardens are highly desirable and are a valuable asset for the community.

Thank you for providing comments. Please do not hesitate to send additional comments and concerns.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Emily Rodman [mailto:evrodman@gmail.com]
Sent: Monday, January 09, 2017 11:45 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Lynch, Patricia <patricia.lynch@montgomeryparks.org>; mpsligocommunityGarden@yahoogroups.com
Subject: Long Branch-Wayne Local Park input

Good morning Mr. Bonney,

I am sorry to be so late to this process (I just found out about it), but I would like to suggest that the County consider including Community Garden plots as part of the design for the new park.

I know that part of the community has many Latino and other immigrant families, who often had traditions of growing culinary plants around their homes in overseas. Many of the housing units in that area are apartments, and I believe it would be an amazing opportunity if the county could grant garden access to those community members.

Community gardens offer so many benefits to communities, individuals, and the environment. They provide a source of healthy, organic food to community members of all incomes, habitat for beneficial insects and butterflies, and much needed opportunities for people to connect with the natural world. And as every garden in the County generally has a waiting list for plots, any addition to this essential resource would be welcome.

Thank you for all you do and your consideration,
Emily Rodman
Takoma Park Resident
Sligo Mill Overlook Community Garden member

Thanks!

--

Washing one's hands of the conflict between the powerful and the powerless means to side with the powerful, not to be neutral. -
Paulo Freire

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, January 11, 2017 11:08 AM
To: 'Erin Taylor'
Subject: RE: Long Branch E Wayne Park Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you, Erin. Please send me comments at any time throughout the process.

I have been in contact with Nina Muys, who attended the meeting last night. She is working with other members of the Long Branch Civic Association to draft a collective response and set of comments on the current preferred concept. I hope to receive those comments prior to the February 7th meeting so that we can begin to thoroughly address and respond to all concerns.

By the way, if a big snow storm arrives on February 7th and we decide to cancel the meeting, the meeting will take place on Wednesday, February 15 at the same location and time. In the event that this occurs, we will post updates to the website and will notify our contacts from local the HOA and Civic groups.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Erin Taylor [mailto:enmtaylor@gmail.com]
Sent: Wednesday, January 11, 2017 10:38 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch E Wayne Park Proposal

Thank you Lucas. Our neighborhood held a meeting to discuss the proposal last night but I could not attend due to a conflict. I also have a conflict on Feb 7 unfortunately but will send you some comments by email. I appreciate all your efforts to seek community involvement and thank you for the new meeting.

Erin.

On Wed, Jan 11, 2017 at 10:06 AM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Erin,

I wanted to give you a brief update on the Long Branch-Wayne park project.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center.

Also, I want to mention that all presentation materials, concept plans (1, 2, 3 and 4), community meeting 1 and 2 feedback, and general documentation for the Long Branch-Wayne project can be accessed on the project website. Please click on the following link and scroll down to the “Calendar and Meeting Notes” section to access links to those documents. <http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/>

Please let me know if you have any further questions or comments.

Thank you,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Bonney, Lucas
Sent: Tuesday, January 03, 2017 11:13 AM
To: 'Erin Taylor' <enmtaylor@gmail.com>
Subject: RE: Long Branch E Wayne Park Proposal

Thanks, Erin. I look forward to receiving your comments and possible information about a follow-up meeting.

In the meantime, please visit the project’s website for links to meeting notes from both community meetings and a follow-up meeting with the Pickwick Village HOA. In order to implement “Concept 4”, which was the most popular concept during the 2nd community meeting on September 20th, the Parks Department would be required to obtain an access easement through the HOA’s property. Unfortunately, the Pickwick Village HOA turned down our request for an access easement through their property.

<http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/>

Click on the link above, then scroll down the page to see "Calendar and Meeting Notes". You will see links to all meeting notes, concept plans, the preferred concept, and the memo that the Parks Department sent to the Pickwick Village HOA, including their eventual response to our request.

I look forward to continuing discussions as we develop the plan.

Thank you,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Erin Taylor [<mailto:enmtaylor@gmail.com>]
Sent: Tuesday, January 03, 2017 9:57 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch E Wayne Park Proposal

Thanks Lucas. I will send you my comments and will let you know if our Neighborhood Association wants a separate meeting, and if so, who the contact is for setting that up. Thanks for the offer. Many of the latest concerns seem to be around the added parking lot, the wall between the new lot and the soccer field, the new proposed bridge, and the placement of the basketball court so close to University Blvd. There are some safety and environmental concerns as well.

Erin.

On Tue, Jan 3, 2017 at 9:46 AM, Bonney, Lucas
<lucas.bonney@montgomeryparks.org> wrote:

Erin,

Unfortunately, we will not be holding any additional community meetings for this project. For park renovation projects, we hold two public meetings. In the case of Long Branch-Wayne, the first community meeting occurred on March 8, 2016 and the second one on September 20, 2016.

However, we would be happy to meet with your specific community group to further discuss the Preferred Concept that is being developed. We can also explain the process that led to the development of the current plan. Please let me know if you are part of a community group and who would be the contact to set up a meeting?

In the meantime, it would be very helpful to receive your comments prior to meeting so that we can better understand and respond to your concerns.

Thank you,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Erin Taylor [mailto:enmtaylor@gmail.com]
Sent: Tuesday, January 03, 2017 9:27 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch E Wayne Park Proposal

Thanks Lucas. Also will there be another public meeting to discussed the proposed plan since it's different from the earlier proposals? Our neighborhood is very anxious about the new proposal and has a lot of concerns.

Erin.

On Tue, Jan 3, 2017 at 8:42 AM, Bonney, Lucas
<lucas.bonney@montgomeryparks.org> wrote:

Erin,

Thank you for contacting me. Please feel free to send all comments to me via email, if possible. My contact information should be on the web page, including my direct phone number (below). You can also reply to this email with your comments as well.

I look forward to receiving your comments!

Thank you,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Erin Taylor [mailto:enmtaylor@gmail.com]
Sent: Friday, December 30, 2016 3:06 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch E Wayne Park Proposal

Hi Lucas,

I just received notice about the new proposal and it said comments are due by Jan 20. Who do I send comments to? The page doesn't tell me where to submit comments?

Thanks.

Erin Taylor

Long Branch Parkway

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, January 11, 2017 10:59 AM
To: 'Nina Muys'
Cc: McManus, Patricia; 'Karen Hatwell'; 'edelsteind@aol.com'
Subject: RE: Long Branch-Wayne Park

Nina,
Thank you for your response.

We will do our best to answer all of your questions in advance and during the upcoming community meeting on February 7th.

Our staff would really appreciate it if Dan Edelstein could send us the collective response from the Long Branch Civic Association prior to the February 7th public meeting. This will enable us to better understand all of your concerns and respond thoroughly prior to and/or during the upcoming meeting.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Nina Muys [mailto:dutchiris69@gmail.com]
Sent: Wednesday, January 11, 2017 10:19 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch-Wayne Park

Dear Lucas,
Our Long Branch Civic Association had a meeting last night and discussed your preferred plan. Dan Edelstein. Longtime resident and former president has taken on the task of writing a response ahead of the February 7 meeting.
The pedestrian bridge, the fence and the location of the parking were examined, many questions remained that hopefully you will answer at the meeting.
Yours,
Nina

On Wed, Jan 11, 2017 at 9:23 AM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Nina,

Thank you for sending me your comments on the proposed plan for Long Branch-Wayne park.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center. Postcards should go out later this week, including notifications to home owners' associations and civic groups.

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, January 11, 2017 9:24 AM
To: 'Nina Muys'
Subject: RE: Long Branch-Wayne Park

Nina,
Thank you for sending me your comments on the proposed plan for Long Branch-Wayne park.

Due to the amount of community comments that we've received since posting the Preferred Concept Plan, we have decided to hold a third community meeting on February 7, 2017 from 7:00-9:00PM at the Long Branch Community Recreation Center. Postcards should go out later this week, including notifications to home owners' associations and civic groups.

Before I respond to your comments, I wanted to note that I have posted all presentation materials, concept plans (1, 2, 3 and 4), community meeting 1 and 2 feedback, and general documentation to the Long Branch-Wayne project website. Please click on the following link and scroll down to the "Calendar and Meeting Notes" section to access links to those documents. <http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/> I reference several of these documents, such as Concepts 2 and 4, in my response to your comments below.

The following are my specific responses to your comments:

- Pedestrian Bridge – we are proposing a 6-foot wide pedestrians-only bridge over Long Branch, which is consistent with the width dimensions of the existing bridge located near your property. During the first community meeting on March 8, 2016, members of the community expressed a desire to improve neighborhood connections to and from the park. The new bridge is intended to improve safety, ADA accessibility, and general pedestrian connections to the park. The existing concrete steps leading down to the current bridge crossing do not allow someone in a wheelchair or with limited physical mobility to access the park from the west side of Long Branch. In addition, this new connection may provide a better opportunity for elementary school children to walk to and from school (Oak View ES). The new bridge will be located and situated in a way that preserves the existing trees along Long Branch stream, reducing its visual impact on adjacent residential properties.
- Parking Lot – I agree that the parking and traffic issues are a challenge. It is our intent to provide additional parking on-site to reduce overflow onto adjacent neighborhood streets, as we had heard during the 1st community meeting on March 8th. During the 2nd community meeting, we received the most support for "Concept 4", which proposed to locate the new parking lot near the corner of University Blvd. and Glenville Road (away from E. Wayne Avenue). In order to provide access to this new parking lot, while also adhering to staff requirements from the Maryland State Highway Administration (SHA), we would need to obtain an access easement through the Pickwick Village Home Owner's Association property. On November 2nd, we met with the Pickwick Village HOA board of directors to discuss our request for long-term access. The HOA board responded that they would not grant us an easement through their property, resulting in the adoption of Concept 2 as the Preferred Concept for the project.
- Tall Fence – One of the charming features of the existing park is its openness. However, since the parking lot is proposed fairly close to the end of the existing rectangular field, we are considering the installation of a tall fence to prevent soccer balls from damaging parked cars. The fence would not impede views and it would not be solid.

- Community Meeting 1 feedback/discussion – in reference to your original email to me on January 2nd, we gathered and documented all community feedback received during the 1st community meeting, which was held on March 8, 2016 and incorporated most of those ideas as we began to develop concept plans for the project. During the 2nd community meeting on September 20, 2016, we presented four (4) different concept plans (Concept 1, 2, 3, and 4) to the public, which incorporated most feedback that we received during the 1st community meeting on March 8. During the 2nd meeting, the community members participating in that meeting strongly supported “Concept 4”. As mentioned above, in order to implement Concept 4, we needed to obtain an access easement through the Pickwick Village HOA property just south of the park. Concept 4 contained the proposal to locate the new parking lot near the south-east corner of the park near the corner of University Blvd. and Glenville Road. Unfortunately, the Pickwick Village HOA board responded that they would not grant us an easement through their property, resulting in the adoption of Concept 2 as the Preferred Concept for the project.

Thank you again for providing comments on the Preferred Concept plan for Long Branch-Wayne park. I hope that you are able to attend the February 7th community meeting #3 at the Long Branch Community Recreation Center. Please feel free to send additional feedback.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Nina Muys [mailto:dutchiris69@gmail.com]
Sent: Tuesday, January 03, 2017 4:51 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Re: Long Branch-Wayne Park

Hi Lucas,
 I belong to the Long Branch Civic Association. I have lived in Long Branch for 44 years and was the president for 10 years. My husband and I are very concerned about these big changes that would impact our lives since we live the closest to the park and the small bridge. Very are very troubled by your plans for the big bridge that would replace the current one, the 25 parking spaces in front of our houses, the big fence etc. that are in your plans. We are planning a neighborhood meeting on the 10th but I think it would be wise to find out more about your plans before that, that is why I suggested we come to you and meet you in your office.
 Yours,
 Nina

On Tue, Jan 3, 2017 at 9:59 AM, Bonney, Lucas <lucas.bonney@montgomeryparks.org> wrote:

Nina,

Thank you for sending me your concerns. First of all, my email address is lucas.bonney@montgomeryparks.org for future correspondence, since I believe your initial email might have bounced back (it was missing a period between my first and last name).

We would be glad to meet with you and others to discuss the current preferred concept plan for the renovation of Long Branch-Wayne Park. We can also explain the process that led to the development of the current plan. Please let me know if you are part of a community group and who would be the contact to set up a meeting?

Thank you,

Lucas

Lucas Bonney / M-NCPPC / [301-495-2572](tel:301-495-2572)

From: Nina Muys [mailto:dutchiris69@gmail.com]
Sent: Monday, January 02, 2017 2:49 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Fwd: Delivery Status Notification (Failure)

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Mon, Jan 2, 2017 at 9:52 AM
Subject: Delivery Status Notification (Failure)
To: dutchiris69@gmail.com

Delivery to the following recipient failed permanently:

LucasBonney@montgomeryparks.org

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the server for the recipient domain montgomeryparks.org by montgomeryparks-org.mail.eo.outlook.com. [207.46.163.170].

The error that the other server returned was:

550 5.4.1 [LucasBonney@montgomeryparks.org]: Recipient address rejected: Access denied

----- Original message -----

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X-Received: by 10.28.191.87 with SMTP id p84mr51142411wmf.63.1483368710252;
Mon, 02 Jan 2017 06:51:50 -0800 (PST)
MIME-Version: 1.0
Received: by 10.194.98.172 with HTTP; Mon, 2 Jan 2017 06:51:49 -0800 (PST)
From: Nina Muys <dutchiris69@gmail.com>
Date: Mon, 2 Jan 2017 09:51:49 -0500
Message-ID: <CAJwutQ17fLm9NE3a15kSPqOU2V3SbFE0Pqb4u1Di5Jrd-b685A@mail.gmail.com>
Subject: Feedback on Long Branch Park
To: LucasBonney@montgomeryparks.org
Content-Type: multipart/alternative; boundary=94eb2c0728020bae7b05451db1fc

Dear Mr. Bonney,

We just received your plan for the Long Branch Park and have many major concerns with the new plans. the plans differ quite from the original discussions we had at the first meeting and we would like to know more about it. for example, why a fence, why parking so close to our homes, why a new, expensive bridge etc. We would like to set up a meeting with you.

Yours,

Nina Muys

Bonney, Lucas

From: RField & MMcGrath <scribers@verizon.net>
Sent: Wednesday, January 18, 2017 4:33 PM
To: Bonney, Lucas
Cc: Karen Hatwell; EdelsteinD@aol.com; Aat and Nna Muys
Subject: LBCA Comments on Long Branch-Wayne Park
Attachments: Letter to Lucas Bonney.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

Dear Mr. Bonney,

Attached please find the comments of the Long Branch Civic Association (LBCA) regarding improvements to the Long Branch-Wayne Park.

Sincerely,
Matthew J. McGrath
Co-President, LBCA

Lucas Bonney, Project Manager
M-NCPPC Montgomery Parks
9500 Brunett Avenue
Silver Spring, MD 20901
Lucas.Bonney@MontgomeryParks.org

January 18, 2017

Dear Mr. Bonney:

The Long Branch village community would like to thank you for your efforts to date in engaging the community in the redesign of the Long Branch-Wayne (LB-W) local park, and we are pleased to learn that you have scheduled a third community forum in February. The community has long embraced the LB-W Park, with many generations of neighborhood kids and their parents taking full-advantage of its facilities. The John Durham athletic field was dedicated to our former Long Branch Civic Association President and neighborhood soccer coach, who was instrumental in securing an easement from the developers of Pickwick Village in order to build out the current soccer field when the park was redeveloped in 1984. Similarly, following John's tragic death from an out of control car that jumped the median on University Blvd, the Long Branch Civic Association was able to secure the light at East Wayne to calm traffic and provide safe crossing for pedestrians. As well as taking advantage of its facilities, Long Branch Village community members have been good stewards to the park, frequently policing the field after weekend soccer games, clearing trash from downslope encampments, picking rocks from the exposed dirt and backfilling holes in the soccer field, and contacting authorities over illicit nighttime use of the park. Clearly we are thoroughly invested in the LB-W Park.

The Long Branch Civic Association convened a meeting of neighbors to discuss the "Preferred Concept." There were also numerous comments received through our neighborhood list serve. Below I have summarized many of the concerns raised, which are similar to the ones raised by Nina Muys in her correspondence with you.

—Addition of the second lower parking lot was a source of major concern for numerous reasons, including: Its aesthetic intrusion into and proximity to our community; the requirement of an additional SWM pond/mosquito breeding ground at the edge of our community; the potential nighttime attractive nuisance of a parking area isolated from view of University Blvd (safety concern); poor usage of prime park space; the requirement of a high-fence to protect cars from errant soccer balls; and the required 10-foot shift in the soccer field into the backyards of Pickwick Village. We understand that the majority preferred option of placing additional parking off University Blvd. was contingent upon right-of-way approval of Pickwick Village but believe there to be better solutions than creating this second lower lot.

- With creative landscaping, we believe that the existing lot, which was carved out from the hill, could be significantly expanded— Pushing northward toward E. Wayne, eastward into the hillside downslope from University Blvd, and expanding the plateau westward toward the basketball court, could provide a center parking isle and expanded dimensions that could accommodate significantly more parking. This could be a cost effective solution relative to the preferred plan which requires the importation of

significant fill dirt and complete relocation of the basketball court. Although possibly needing to be shifted to accommodate the additional parking, the basketball court could remain within the prime recreational area of the park and allow room for an expanded playground area at the top of the hill.

- If it is the ultimate determination that the lower parking area is the only solution, could it be rotated 90⁰ to use the current basketball footprint rather than extending down E. Wayne?
- Although many in our community recognized that a parking entrance from E. Wayne provides a safer alternative than an entrance from University Blvd., the community questions the Highway Administration requirement of an easement from Pickwick Village. There are numerous examples of higher volume parking areas where ingress and egress is directly from University Blvd. including, churches, parks, and residential communities. The Light at E. Wayne provides a break in the traffic for safe egress. Parking along University could provide better ADA accessibility to both the pavilion and the playground.

—Moving the basketball court away from its intimate location with the other athletic activities and our community drew a mixed response from community members. While those with small children valued its current more protected location close to the community, others believed relocation to the proposed site should not overly impact its use, although acknowledging its reduced desirability because of noise.

—The addition of a high-trellised bridge across the Long Branch ravine to connect the two communities drew significant concern. By rough estimation, in order to be ADA compliant as you suggest, such a bridge would need to be 30 ft. high and would be excessively costly to construct. Those backing to the park had serious concerns over its visual impact, including night lightning, and all were concerned about the potential cost, need, and efficacy. Even then, the steep entrance slope from the west-side of east Wayne could limit its ADA compliance. Given the parks terrain, it is likely that most of the parks facilities already lack accessibility and would not be ADA compliant e.g., access to the pavilion. As with anything, the devil is in the detail, and the community would request separate input should this be included in the current or future budgeting.

—The proposed sidewalk along the Park boundary adjacent to East Wayne should be extended to University Blvd. and not just to the drive entrance.

—Community members were interested in learning the details of specific items contained in the preferred plan including the composition of the walking track around the soccer field, the nature of the exercise equipment behind the west goal post, and what if any facility is meant by "hill play area." Members also wanted to assure that the enclosure around the porta-john contains a lockable door to prevent its continued use during winter months after the john has been removed. It has been observed on several occasions, that motorists drive into the park expecting to find a porta-john and, finding none, urinate in the empty enclosure.

| On behalf of the Long Branch Village community, we again thank you for your engagement and look forward to further discussions.

Regards,

Matthew J. McGrath (scribers@verizon.net) and
Karen Hatwell (krhatwell@gmail.com)
Co-Presidents, Long Branch Civic Association

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, February 08, 2017 11:12 AM
To: Erin Taylor
Subject: RE: Long Branch E Wayne Park Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Erin,
Yes, I received your comments. Sorry for not responding earlier, as I was extremely busy preparing for the meeting last night. It went well. I summarized your comments, including comments from other members of the community, during the presentation last night.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Erin Taylor [mailto:enmtaylor@gmail.com]
Sent: Wednesday, February 08, 2017 10:34 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Fwd: Long Branch E Wayne Park Proposal

Hi Lucas,

Since I was not able to attend the meeting last night, I wanted to be sure you received my comments from Feb 1 to the proposal. I never heard back that you received them.

Thanks.

Erin Taylor

----- Forwarded message -----

From: Erin Taylor <enmtaylor@gmail.com>
Date: Wed, Feb 1, 2017 at 1:29 PM
Subject: Re: Long Branch E Wayne Park Proposal
To: "Bonney, Lucas" <Lucas.Bonney@montgomeryparks.org>

Lucas,

I wanted to submit my comments on the Long Branch-Wayne Park Preferred Concept Plan to you because I cannot attend the meeting next Tuesday night. Unfortunately, I have another standing meeting on the first Tuesday of every month and have been unable to make your other public meetings.

As a member of the Long Branch Civic Association, I agree with the comments they have already submitted to you but I wanted to raise a few additional concerns about the preferred plan as well.

I agree that the new parking should be as close to University Blvd as possible rather than further down into the neighborhood. The location of the new lot concerns me for a few reasons. First, I think that it being further removed from University Blvd and lack of adequate lighting will allow for less oversight and more willingness of cars to park there after dark and engage in illicit activity. Second, I'm also concerned about parking with less oversight even during the day, when students like my son from Oak View and other schools nearby are crossing the creek path and bridge to come home. This new lot would be closer to the creek and further from public view, and would be an easy spot for anyone to sit in wait in a car with little public attention paid as increased pedestrian traffic of students and commuters only grows with the Purple line and a new bridge. Lastly, I recall in the past year or so, some robberies on the other side of the creek where young adults were parking near the park on E. Wayne, going across the bridge to rob homes/cars on the other side of the creek and then running back to their car near the park and taking off on University Blvd. When that occurs, there is no recourse for those on the other side of the creek who want to reach them. It's a great escape route all around. So please keep that in mind. Lastly, I believe this additional parking may also end up serving commuters who want to park and walk to the Purple line once it's complete. We already have people parking in our neighborhood near University Blvd. and riding the Ride On Bus to the metro. Providing a new lot and new bridge will be added incentive for people to park all day for free and commute via the Purple Line.

I would like to see a sidewalk or path down E. Wayne from University Blvd. to Long Branch Parkway. Now, we have a lot of walkers, kids, dogs, etc. that walk in the road due to no pedestrian pathway. I also think it would be helpful if coming out of the parking light there was a sign that showed there was No Outlet on on E Wayne toward the creek. We have numerous kids who live in our neighborhood and increased traffic, much at high speeds down our streets is worrisome. We have requested speed bumps on Long Branch to no avail and it has resulted in parents putting up their own slow signs and crossing figures to get drivers to pay more attention. More traffic down our neighborhood streets that in effect are no outlets except onto University is not wanted.

Also I understand the easement issue with Pickwick Village but want to raise a question for the Highway Administration as to why they newly renovated park of North Four Corners Local Park on University Blvd toward Wheaton has a new parking lot that is entered and exited off of University with no light and on a curve. There doesn't seem to be a problem there. Why is that not suitable for this plan?

As for the bridge, I would like to hear more about the design and cost, but I certainly welcome additional lighting and a safer pathway for commuters and students to cross. It's very creepy and scary right now if crossing the path and bridge at night and I worry about people camping along the creek in the area and others who might see it as a place to take advantage of kids and others crossing in the area. Not to mention at night it's very dark on the stairs and hard to see where you are stepping, etc. There are a lot of current safety issues. A car even tried to drive down the stairs and got stuck on the bridge last year so it's clearly in need of an upgrade.

With regard to the new location for the basketball court, I have a few concerns as well. I understand it will be fenced but I find it odd that we would put a recreational court near the road with greater noise, traffic, and trash, rather than keeping it where it is or placing it closer into the neighborhood for enjoyment purposes. This also raises a safety concern for me as a mother of a young son who will be playing basketball on his own soon.

Thank you for your time and for the additional comment period and public meeting. We love our neighborhood and this park and only want the best of improvements.

Erin Taylor
9223 Long Branch Parkway

Silver Spring, MD 20901

[202-997-7037](tel:202-997-7037) cell

enmtaylor@gmail.com

On Fri, Dec 30, 2016 at 3:05 PM, Erin Taylor <enmtaylor@gmail.com> wrote:

Hi Lucas,

I just received notice about the new proposal and it said comments are due by Jan 20. Who do I send comments to? The page doesn't tell me where to submit comments?

Thanks.

Erin Taylor
Long Branch Parkway

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, February 08, 2017 11:33 AM
To: 'Ramirez, Sarah'
Subject: RE: Long Branch-Wayne Local Park – Renovation

Sarah,

Thank you for sending this advice. I think it was helpful to provide images last night, although some in the community still remain opposed to the new proposed pedestrian bridge. We will try our best to fund this safer pedestrian bridge connection.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Ramirez, Sarah [mailto:Sarah.Ramirez@montgomerycountymd.gov]
Sent: Tuesday, February 07, 2017 8:36 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Subject: Long Branch-Wayne Local Park – Renovation

Hi Lucas,

I am a resident of the neighborhood next to Long Branch-Wayne Park. I know this is last minute, but if you haven't already, I would highly recommend including some pictures of possible foot bridges for your presentation. I think it is an absolutely wonderful idea for the park, but some people are imagining this hulking thing that would include the tearing down of many trees. I think images of how nice they can look may soothe some of the fears.

Thank you for everything you have been doing for our community and I look forward to this evening's meeting.

Best,

Sarah Ramirez

GIS Specialist
Montgomery County, Dept. of Environmental Protection
255 Rockville Pike, Suite 120, Rockville, MD20850
240-777-7728
Sarah.Ramirez@montgomerycountymd.gov

[Water Quality Protection Charge](#)



Bonney, Lucas

From: Bonney, Lucas
Sent: Monday, February 27, 2017 8:39 AM
To: 'Nancy Traver'
Cc: Lynch, Patricia
Subject: RE: Long Branch-Wayne Park Renovation

Nancy,
Thank you for contacting me with your request.

For the Long Branch-Wayne Local Park renovation project, early on in the process we did assess and consider the idea of establishing new community garden plots within the park. Unfortunately, we determined that it was not feasible for various reasons, including the site's steep topography, existing trees, existing park amenities, and the need to increasing parking on site.

As for the idea to expand the existing community garden plots at Long Branch Park (Community Recreation Center), Pat Lynch is the staff person that can answer those types of questions.

Again, thank you for your feedback and participation.

Thank you,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----

From: Nancy Traver [mailto:travernj@gmail.com]
Sent: Friday, February 24, 2017 2:57 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Lynch, Patricia <patricia.lynch@montgomeryparks.org>
Subject: Long Branch-Wayne Park Renovation

Dear Mr. Bonney,

I am writing to you about the planned renovation of the Long Branch-Wayne Park.

I realize the cut-off date for adding input is past, but I was not aware of this plan until I was able to reserve a community garden plot at Long Branch on Feb. 6. I was added to the garden's Yahoo group and was told about the renovation plan by Pat Lynch.

I am writing to urge you to add more spaces to the community garden in this location.

I moved to Silver Spring in April 2016. Unfortunately, my lot is completely shaded. I contacted Ms. Lynch to determine if any community garden plots were still available but found that only one area, with container gardens and no water, still had openings last year. I attempted to grow a garden last year on my lot but found it was impossible due to the five huge oak trees that shade my lot.

This year I was able to secure a plot at Long Branch, but I know many neighbors who would like to have one.

I feel there is a significant shortage of garden plots available to gardeners in Silver Spring. As I'm sure you know, gardening has become a passion for many people due to greater consciousness about healthy eating, the locavore movement, the farmers market craze, and the trend toward organic vegetables and fruits.

For this reason, I am asking that you increase the number of garden plots at Long Branch. Currently I believe there are only 16 plots there, and the neighborhood could surely use twice that number.

If you would like more information, please contact me at my email address.

Thank you,
Nancy Traver
9012 Sudbury Road
Silver Spring

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, June 14, 2017 3:25 PM
To: Chotiner, Melissa; Girr-Borrayo, Alex
Cc: Williams, Kristi; McManus, Patricia
Subject: RE: Open Town Hall Comment

Melissa,
The following is our response to Dan Edelstein.

Thank you for reviewing the plan and providing comments. The following is our response to your comments:

- 1) The Recommended Plan proposes a 5-foot-wide concrete sidewalk along the portion of Wayne Avenue proposed to be widened – between Long Branch Pkwy. and Glenville Road. We will add another segment of walkway into the park at the entrance to the parking lot near Glenville Road. We have not proposed sidewalk along the south edge of Wayne Avenue between Glenville Road and University Blvd. due to steep grades and conflicts with large trees at the approach to University Blvd. We will continue to study the feasibility of this connection during the detailed design phase.
- 2) Upon further review, the pad may not be needed or could be relocated as you suggest. The proposed pathway will remain as shown, which is not anticipated to affect existing sledding hill activities.
- 3) There is an existing curb cut on University Boulevard in this location, which will allow park maintenance vehicle access to this area of the park. Walkways to the playground and picnic shelter are recommended to be 10 feet wide for this purpose and also provide accessible routes to these facilities. A 10-foot-wide public sidewalk is also proposed along University Blvd. as recommended in the East Silver Spring Master Plan (2000) and to improve pedestrian safety. We agree that this is a lot of paving and will study ways to simplify this area during the final design phase of the project.
- 4) We will investigate this during final design. At a minimum, a tall fence enclosure would be provided around the porta-john with a lockable gate for off-season security.

Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

From: Chotiner, Melissa
Sent: Wednesday, June 14, 2017 12:06 PM
To: Girr-Borrayo, Alex <Alex.Girr-Borrayo@montgomeryparks.org>; Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Williams, Kristi <kristi.williams@montgomeryparks.org>
Subject: RE: Open Town Hall Comment

Hi:

Great that we are getting engagement on open town hall.

Lucas – it is important we respond to / acknowledge comments from the public when they submit them on our open town hall. Please review and advise by tomorrow as to what you would like us to say.

Alex – today, please acknowledge that we have seen his comments and we will get back to him with some more information regarding his requests / comments.

Thank you!

From: Girr-Borrayo, Alex
Sent: Wednesday, June 14, 2017 11:01 AM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Chotiner, Melissa <melissa.chotiner@montgomeryparks.org>
Subject: Open Town Hall Comment

Daniel Edelstein

June 11, 2017, 11:32 AM

Having attended the 3 community meetings I make the following observations and recommended plan:

- 1) Where is the community requested sidewalk along E. Waynw?
- 2) does putting a concrete accessibility pad at the base of the sledding hill be moved west even if it doesn't sit at midfield.
- 3) Point 18 on the map is a rats nest of asphalt paved paths? why so many areas of the park? Waste of usable space.
- 4) Enclosure not just fence requested around porta-john

Dan Edelstein


Support this statement

Alex Girr-Borrayo

Public Outreach Specialist
Public Affairs Community Partnerships
MNCPPC-MC | Parkside Headquarters | 9500 Brunett Avenue | Silver Spring, Maryland 20901
Office: 301-495-2497 | Fax: 301-495-9340

www.montgomeryparks.org



 Please consider the environment before printing this e-mail. Thank you



Create post

- Home
- Inbox 1
- Map & Metrics
- Invite residents
- Events
- AGENCY
- Directory
- Add staff members
- HELP
- Agency User Community
- Help center

Inbox » comments for park plan.

Conversation between you and Katherine K. from Clifton Park



Katherine K.

Just now

I hope this is the right place to respond, if not please let me know where to comment on the park.

I would like the picnic area to be away from the busy road, perhaps more than one option for picnicking.

We use the sledding hill, I am glad that is not changing. It would be great to have the park buffered by trees on a University side, similar to what they have with the new park in four corners. (University Ave.). The White Birch trees are lovely can we have some too!

I would like to see more walking paths, that connect to others paths and join up with bike paths.

Also, safer access to the park for neighborhoods like Clifton Park who have to cross University Ave to use this long wait for the upgrade to any park in our area.
We are very excited about the project!



Write a reply...

Reply

Open Town Hall – MontgomeryParks.org

Long Branch-Wayne Local Park Renovation – Recommended Concept Plan

Community Comments

Name not shown

June 25, 2017, 8:25 PM

Am I understanding this correctly in assuming that there is a single grill? Just the one? That does not seem adequate, at all.

Name not shown

June 14, 2017, 7:48 PM

I think the plan was well done but have a few suggestions:

- a) instead of a fence around the porta-potty, there should be a three-sided wall/trellis like there is now (looks better than a fence and it isn't obvious from the highway that it is there). A fence we can see through and we will be staring at the portapotty when we exit our homes if we live at that end of the park and anyone from University starts coming down there. Also, would like a sign on outside of enclosure saying that when there is NO portapotty in the enclosure do not use it as a commode - many folks come down, go in the enclosure and use it as a bathroom in the off-season. I have asked many to leave, but they "keep coming back".
- b) Be sure that they put back the doggie bag holder (and that I get a key) so that it is convenient for folks to pick up after their dogs. Most folks do and the bags go relatively quickly (weekly refilled). So it is working.
- c) Would like to be able to have some kind of blockade for the parking lots so that they can't be entered after dusk.
- d) Would like to retain the signs that say no access after dusk and no alcoholic beverages and please pick up trash/recyclables and discard in provided containers, not on the grass or parking lots or neighborhood yards. Also, sign that says do not park on grass.
- e) Would like to assure that there will be NO lights so that there is no hanging out after dark. This seems to assure safety that other parks have had problems with that do have lights.
- f) regular clean-up from Park Service on Mondays after events (since they are paid for

use of park)

Kids requested: a) drinking fountain, and b) nets for the soccer goals.

Daniel Edelstein

June 11, 2017, 11:32 AM

Having attended the 3 community meetings I make the following observations to the recommended plan:

- 1) Where is the community requested sidewalk along E. Waynw?
- 2) does putting a concrete accessibility pad at the base of the sledding hill make sense?
it could be moved west even if it doesn't sit at midfield.
- 3) Point 18 on the map is a rats nest of asphalt paved paths? why so much on one of the flattest areas of the park? Waste of usable space.
- 4)Enclosure not just fence requested around porta-john

Dan Edelstein

Tanya Schmieler

March 14, 2017, 1:53 PM

Good plan- Particularly like sledding hill, open lawn area, and rectangular field

A natural surface trail connection both north and south, would be good, if possible

Bonney, Lucas

From: Bonney, Lucas
Sent: Wednesday, July 12, 2017 4:39 PM
To: 'RField & MMcGrath'
Cc: Matthew J. McGrath; Karen Hatwell; McManus, Patricia
Subject: RE: LBCA Comments on the Recommended Concept Plan
Attachments: LBCA Comments on Recommended Concept Plan.June.2017_PARKS.pdf

Mr. McGrath,

Attached, please find our point-by-point response to LBCA's comments on the recommended concept plan for the renovation of Long Branch-Wayne Local Park.

Please let me know if you have any questions or need further clarification.

Thank you for your association's participation and support of the project.

Best Regards,
Lucas

Lucas Bonney / M-NCPPC / 301-495-2572

-----Original Message-----

From: RField & MMcGrath [mailto:scribers@verizon.net]
Sent: Tuesday, June 27, 2017 2:08 PM
To: Bonney, Lucas <lucas.bonney@montgomeryparks.org>
Cc: Matthew J. McGrath <mmcgrath@mjm McGrathlaw.com>; Karen Hatwell <krhatwell@gmail.com>
Subject: LBCA Comments on the Recommended Concept Plan

Dear Mr. Bonney,

Attached please find the comments of the Long Branch Civic Association (LBCA) regarding the Recommended Concept Plan for the Long Branch-Wayne Park.

Sincerely,
Matthew J. McGrath
Co-President, LBCA

Lucas Bonney, Project Manager
M-NCPPC Montgomery Parks
9500 Brunett Avenue
Silver Spring, MD 20901
Lucas.Bonney@MontgomeryParks.org

June 27, 2017

Dear Mr. Bonney:

The Long Branch Village community would like to thank you for your efforts to date in engaging the community in the renovation of the Long Branch-Wayne (LB-W) local park. We submit the following comments regarding the Recommended Concept Plan:

- The sidewalk along E. Wayne that was requested by the community appears to have been omitted. For pedestrian and canine safety, this is essential, particularly on the weekends and when there is construction or an accident on University Blvd. **M-NCPPC Parks Response (07-12-2017): The Recommended Concept Plan proposes a 5-foot-wide concrete sidewalk along the portion of East Wayne Avenue proposed to be widened – between Long Branch Pkwy. and Glenville Road. We will add another segment of walkway into the park at the entrance to the parking lot near Glenville Road. We have not proposed sidewalk along the portion of East Wayne Avenue between Glenville Road and University Blvd. due to steep grades and conflicts with large trees at the approach to University Blvd. We will continue to study the feasibility of this connection during the detailed design phase.**
- We question whether putting a concrete accessibility pad at the base of the sledding hill makes sense. It could be moved west, even if it does not sit at midfield. **M-NCPPC Parks Response (07-12-2017): Upon further review, the pad may not be needed or could be relocated as you suggest. The proposed pathway will remain as shown, which is not anticipated to affect use of the existing sledding hill.**
- Point 18 on the map is a cluttered array of asphalt paved paths. Does there need to be so much asphalt on one of the flattest areas of the park? This seems to be a waste of usable park space. **M-NCPPC Parks Response (07-12-2017): There is an existing curb cut on University Boulevard in this location, which will allow park maintenance vehicle access to this area of the park. Walkways to the playground and picnic shelter are recommended to be 10 feet wide for this purpose and also provide accessible routes to these facilities. A 10-foot-wide public sidewalk is also proposed along University Blvd. as recommended in the East Silver Spring Master Plan (2000) and to improve pedestrian safety. We agree that this is a lot of paving and will study ways to simplify this area during the final design phase of the project.**

- The path to the existing bridge was changed from the current asphalt to "natural surface." A natural surface will wash away on the steep slope. We would prefer to keep the existing asphalt. **M-NCPPC Parks Response (07-12-2017): We will consider this request during the detailed design phase, which will include coordination with the County since portions of the pathway fall within the public right-of-way.**
- Regarding the proposed pedestrian bridge, we request that it be tasteful and blend in with the environment, rather than consist of an extra-large concrete slab. There are ways to make it look more natural and be a part of the park, rather than an eye sore. **M-NCPPC Parks Response (07-12-2017): The feasibility and detailed design of the proposed pedestrian bridge will be studied further during the next phase. We envision a pedestrian bridge that blends in with the setting and minimizes impacts to the Long Branch stream valley.**
- Instead of a fence around the porta-potty, we request a three-sided wall, like there currently exists. The walls look more natural than a fence and will prevent the existence of the porta-potty from being so blatant. Neighbors can see through fence and would prefer not be staring at a porta-potty when they exit their homes. Also, there should be a sign on outside of enclosure saying that when there is no porta-potty in the enclosure, use of the commode is prohibited. If possible, can the sign say that off-season use of the enclosure (when there is no porta-potty) is subject to a fine? Many folks use the enclosure as a bathroom in the off-season. They often have been asked to leave, but keep coming back. Some form(s) of deterrent are needed. **M-NCPPC Parks Response (07-12-2017): We intend to provide a tall wooden fence enclosure around the future porta-john, which will be solid and will block views to the porta-john equipment. We will investigate ways of deterring off-season use of the porta-john enclosure during the detailed design phase and will consider introducing a lockable gate and/or signage.**
- We would like large recycling bins next to the trash cans for plastic bottles and cans. The numerous water and other bottles used, especially during the weekends, end up on the field or in trash cans. We would like our park to implement sustainability practices, rather than contribute to the landfill. **M-NCPPC Parks Response (07-12-2017): Maintenance and operations staff provides recycling services only in a few select parks, since the recycling program is currently in the pilot stage of development. Recycling bins may be added to Long Branch-Wayne Local Park in the future if the recycling program is expanded county-wide.**
- Please make sure that the doggie bag holder is put back in place after renovations (and that we get a key), so that it is convenient for folks to pick up after their dogs. Most folks do and the bags go relatively quickly (weekly refilled). So the holder is serving its purpose of keeping the park clean. **M-NCPPC Parks Response (07-12-2017): Your comment is noted. In the event the doggie bag holder is moved during construction, we will coordinate logistics with the community.**

Currently, maintenance and operations staff no longer replenish doggie bags in the holder, as there is no longer funding for this service.

- Our neighborhood kids have requested better hoops for the basketball court. **M-NCPPC Parks Response (07-12-2017): The entire basketball court is proposed to be relocated and renovated. The new accessible full court will include a 3-point line, color surfacing, new basketball hoops, and benches. If there is a specific basket hoop product that you have in mind, please forward to the project manager and we'll consider it during detailed design.**
- There was discussion about having an exercise path around the field. The drawing indicates a 10-foot path around the field. We would just like to confirm that this is the walking/jogging path discussed at prior meetings. Also, a neighbor asked whether a 10-foot wide paved path around field seems excessive, and suggested that seven or eight feet would be sufficient given anticipated use. **M-NCPPC Parks Response (07-12-2017): The proposed path around the field is intended for multiple uses, including active exercise, and will look like the other new asphalt pathways in the park. We agree that the path width could be reduced as you suggest.**
- We cannot tell from the map whether there is fencing around part of the field or around the entire field. We specifically asked not to have fencing around the entire field, as it impairs the field's aesthetic sense. **M-NCPPC Parks Response (07-12-2017): We are no longer proposing fencing around the entire field, since we received strong opposition to this idea during the community meeting on February 7, 2017. However, we are proposing tall fencing along the western and southern edges of the field, as labeled on the May 24, 2017 plan (see plan label #8). We did receive a few comments during the second community meeting that requested fencing to prevent balls from rolling down into the stream valley. We also want to protect people that are using the exercise path while the field is in use. Since the plan posting, we have shifted the proposed fence to the inside edge of the loop path rather than on the outside edge of the path.**
- We would like to retain the signs that say no access is allowed after dusk, and no alcoholic beverages, and please pick up trash/recyclables and discard in provided containers, not on the grass or parking lots or neighborhood yards. Also, we would like a sign that says do not park on grass. **M-NCPPC Parks Response (07-12-2017): Your comment is noted. We may develop a signage plan for the park during the detailed design phase, which would include proposals for retaining, revising, or introducing new signage in the park.**
- Please request that the streets in this neighborhood have signs at the turn-offs from University and surrounding the park that say "No Parking from Here to Corner." Many cars park right up to the corner making turns difficult from one street to another, but at night turning off of university (especially at Schuyler) is incredibly dangerous. **M-NCPPC Parks Response (07-12-2017): Your comment is noted. We will**

review this issue with Montgomery County Department of Transportation (MCDOT) Staff during the detailed design phase.

- We would like to request regular clean-up from the Park Service on Mondays after events (since they are paid for use of park). **M-NCPPC Parks Response (07-12-2017): It is our understanding that Parks maintenance and operations staff have included an additional trash pick-up on Mondays every week, as requested by the community in 2016. Please contact the Park Manager, Mohammed Turay, if this is not occurring or if you have additional maintenance and operations concerns.**
- Is it possible to have a blockade for the parking lots so that they cannot be entered after dusk? **M-NCPPC Parks Response (07-12-2017): It is not feasible to physically block entry to the parking lot at Long Branch-Wayne Local Park.**
- We would like to assure that there will be NO lights so that there is no loitering after dark. This seems to assure a measure of safety that other parks have had problems with that do have lights. Although not mentioned, we also request that the proposed pedestrian bridge also not be lighted, for the same reason. **M-NCPPC Parks Response (07-12-2017): We are not proposing any lighting within this park. However, during the detailed design phase, we will need to discuss with Park Police whether lighting on the proposed pedestrian bridge will be advisable for safety reasons. Your comment will be considered at that time.**

On behalf of the Long Branch Village community, we again thank you for your engagement and consideration.

Regards,

Matthew J. McGrath (scribers@verizon.net) and
Karen Hatwell (krhatwell@gmail.com)
Co-Presidents, Long Branch Civic Association

Additional Community Coordination

MEETING NOTES

Long Branch-Wayne Local Park Renovation Project

Meeting with Pickwick Village Home Owner's Association (HOA)

Long Branch Community Center

November 2, 2016

Montgomery County Department of Parks, The Maryland-National Capital Park and Planning Commission (M-NCPPC)

Park Staff Present at meeting:

Lucas Bonney, Project Manager, Park Development

Tricia McManus, Design Section Supervisor, Park Development

Meeting Introduction & Summary

Parks Staff requested to meet with the Pickwick Village HOA's Board of Directors (Pickwick Village Board) to discuss the Parks Department's proposed request for an easement through Pickwick Village HOA property, which is located parallel to Glenville Road just south of Long Branch-Wayne Park (refer to attached request, dated October 4, 2016.) The proposed easement would provide vehicular access to a new parking lot within the park near the intersection of Glenville Road and University Boulevard (MD 193). Parks Staff sent a letter requesting this easement to Kevin Kapp of Vista Management, the property manager for the Pickwick Village HOA. Mr. Kapp forwarded the letter to the Pickwick Village Board for review and consideration and requested that Parks Staff attend the Board of Directors meeting on November 2, 2016.

L. Scott Wertlieb of Vista Management, members of the Pickwick Village HOA Board, and several members of the community were present during the November 2nd meeting. The meeting began with a brief overview of the four (4) concepts that were presented during the September 20th community meeting and the feedback that had been received. Parks Staff explained the pros and cons of each plan and that Concept 4 was identified by the community as the Preferred Concept. A summary of the meeting discussion is provided below:

1. The Pickwick Village Board does not support the proposed parking lot configuration of Concepts 3 and 4, which propose to locate a new parking lot and park amenity (picnic shelter or playground) near the intersection of Glenville Road and University Blvd. (MD 193). Therefore, the Pickwick Village Board will not grant an easement to the Department of Parks through the Pickwick Village HOA property. The Board expressed the following concerns:
 - a. Cars exiting from the new parking lot onto Glenville Road will cause substantial vehicular congestion.
 - b. Emergency vehicles may also experience additional challenges when accessing Glenville Road from MD 193. Parallel parking is currently allowed on Glenville Road, so the roadway width available to emergency vehicles can be very limited.

- c. The additional picnic shelter (Concept 4) or playground (Concept 3) adjacent to the proposed parking lot will add more noise and disturbance to this south-east corner of the park.
2. Parks Staff explained to the Pickwick Village Board that since they oppose Concepts 3 and 4, an alternative concept would need to be considered. Since the community overwhelmingly opposed Concept 1 during the September 20th community meeting, Concept 2 would need to be developed further as the Preferred Concept plan.
3. Parks Staff explained the reasoning behind Concept 2. Since the new access drive from E. Wayne Avenue to the new parking lot passes through the existing basketball court, the full-sized court would need to be relocated to the south-east corner of the park, along with the new playground (minimum 4,500-5,000 square feet of play area). The Pickwick Village Board requested that Concept 2 be refined further to incorporate the following comments:
 - a. Provide more vegetated buffer between Glenville Road and the proposed basketball court and playground.
 - b. Consider moving the proposed basketball court and playground further to the north to allow for more buffer and noise reduction.
4. The Pickwick Village Board also mentioned that there is a large pot hole in the southbound MD 193 travel lanes along the park and that there have been multiple requests to patch it. Parks Staff said that they would contact the District 3 office of the Maryland State Highway Administration (SHA) and forward these concerns.

Parks Staff distributed contact information to the Pickwick Village Board and welcomed them to provide further comments through e-mail or phone. Park Staff said that once Concept 2 is developed further as the Preferred Concept, the revised plan would be posted on the project website with notification sent to Mr. Wertlieb of Vista Management, those attendees who provided contact information, and all attendees of the first and second Community Meetings that were held on March 8, 2016 and September 20, 2016 respectively.

END OF MEETING NOTES

Attachment: Letter to Vista Management, October 4, 2016



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

October 4, 2016

Mr. Kevin Kapp
Vista Management Inc.
c/o Pickwick Village Home Owners Association, Board of Directors
1131 University Boulevard West, Suite 101
Silver Spring, MD 20902

Dear Mr. Kapp,

As we discussed over the phone, the Maryland-National Capital Park & Planning Commission, Montgomery County Department of Parks (M-NCPPC) is working on a project to renovate Long Branch-Wayne Park, which is located just north of Pickwick Village at 509 E. University Blvd., Silver Spring, Maryland. Two public meetings have been held to obtain community input for this project, and at our most recent meeting on September 20, 2016, there was a clear public preference expressed for one of the concepts presented. This concept plan proposes a new parking area in the park at the corner of University Boulevard and Glenville Road with a one-way driveway entrance from University Boulevard and a one-way driveway exit through the Pickwick Village HOA's Public Improvement Easement onto Glenville Road.

The M-NCPPC originally proposed a two-way driveway entrance and exit from University Boulevard, but the Maryland State Highway Administration (SHA) would not approve this driveway configuration due to safety concerns. The SHA agreed to a one-way entrance and exit and also recommended that the M-NCPPC improve the turning radius at the corner of University Boulevard and Glenville Road. Since the Pickwick Village HOA owns the Public Improvement Easement between Long Branch-Wayne Park and the Glenville Road right-of-way, the proposed one-way exit from the new parking lot would require approval from your HOA.

The M-NCPPC Montgomery County Department of Parks requests your consideration to grant an easement for the driveway or to dedicate the land required for this access to the Department of Parks. The park design project is currently on an expedited schedule in order to obtain necessary approvals to meet funding deadlines for the next Capital Improvements Program. We would appreciate a response to this request so that we can understand the projected timeline for reaching a decision and can move forward with a feasible design alternative.

We appreciate your consideration of this request and would be available to meet with you to discuss the project at your earliest convenience. We have also attached a summary of the project to provide additional information, and project information is available on our website at <http://www.montgomeryparks.org/projects/listing/long-branch-wayne-local-park-renovation/>. We look forward to hearing from you.

Sincerely,

Lucas Bonney, Project Manager/Landscape Architect, 301-495-2572

Long Branch Wayne Park – Project Summary

Introduction

The existing 6-acre park has a permitted picnic shelter, permitted rectangular athletic field, playground, full basketball court, softball backstop, paved pathways, and an asphalt parking lot (approximately 18 spaces). The park also features significant undulating topography with a mixture of shade trees and open space.

The park renovation project will consider a complete renovation of the existing 6-acre park in order to increase efficiency, improve safety, and to accommodate new park amenities. Recommendations may extend beyond the park boundary to include pedestrian and vehicular access improvements.

Staff identified initial park improvement needs, which included a full upgrade to the existing playground, adding a new parking lot to meet current park standards, enhancement of pedestrian connections and accessibility within the park and to the surrounding neighborhoods, and general upgrades to existing park amenities and site furnishings.

One of the strongest comments received from the community, park maintenance staff, and park police is the lack of on-site parking, especially to serve existing park facilities that can be reserved (permitted) on the weekends. Currently, the full-sized rectangular field and picnic shelter can be reserved separately by the public. Due to the undersized existing parking lot (approx. 18 spaces), vehicles quickly overflow onto neighboring streets, causing impacts to the adjacent neighborhood roadways. Park design guidelines recommend a minimum of fifty (50) parking spaces for servicing a permitted full-sized rectangular athletic field. With eighteen (18) existing parking spaces, staff is recommending at a minimum to add thirty-two (32) more spaces to this park. If space allows, staff will explore increasing the number of parking spaces beyond fifty.

The Long Branch-Wayne Park Renovation Project

The Long Branch-Wayne Park project consists of developing a detailed concept plan package, which includes a detailed cost estimate and determination of regulatory feasibility (preliminary permit approvals). The final plan will be presented to the Montgomery County Planning Board in late Spring of 2017 with a request for approval. If approved, the project will be included in the Fiscal Year (FY) 19-24 CIP (Capital Improvements Program) in the Fall of 2017.

The Long Branch-Wayne Park project began in the Fall of 2015. Since then, the M-NCPPC has held two community meetings for the project. Community Meeting #1 occurred on March 8, 2016 with the purpose of receiving feedback on existing park conditions and opportunities for potential improvements. Staff developed four (4) park renovation concept plans based on feedback received during the first meeting and based on internal staff review and analysis of site conditions. These four concept plans were presented during the recent Community Meeting #2, which was held on September 20, 2016.

Our team is currently working to develop a recommended plan that incorporates community feedback and internal staff comments to date, and to start the preliminary permit process.

Proposed Concept Plans Summary

The proposed Concept Plan drawings and the community preferences received during the public meeting on September 20th, are attached below. In summary, the ***community supports the proposed concepts in the following order*** (from most to least preferred):

- Concept 4 – Preferred Plan
- Concept 3
- Concept 2
- Concept 1

Since the vehicular access to the park significantly affects the layout of plan alternatives, the following summary highlights the challenges and opportunities associated with locating the proposed parking lot access points from either **Wayne Avenue** or **University Blvd./Glenville**. Concepts 1 and 2 both propose new vehicular access points to on-site parking from Wayne Avenue and Concepts 3 and 4 both propose new vehicular access points to on-site parking from University Blvd./Glenville Road.

Concept 4 – New Parking Lot Access from University / Glenville Road

Concept 4 highlights, include:

- New parking lot near the intersection of University Boulevard (MD 193) and Glenville Road. Proposed one-way entrance from southbound MD 193 and one-way exit onto Glenville Road.
- Improved turning radius at Glenville Road/MD 193 intersection.
- Upgrade and relocate existing picnic shelter adjacent to new parking lot.
- Renovate and expand existing parking lot and maintain access from Wayne Avenue.

Concept 4 – Advantages:

- Better balance of parking lot and amenity locations throughout the site.
- More direct access to park amenities.
- Increased visibility and easier access for park police on patrol.

Concept 4 – Disadvantages:

- Greater distance to circulate between separate parking lots.

Parks Staff met with SHA staff to present a proposal for a two-way access drive from MD 193 to the new parking lot that is shown in Concept 4. SHA stated that they would only allow one-way access and circulation for the proposed new parking lot. SHA also recommended that we include improvements to the existing curb radius, since they have already received complaints on the difficulty of right turns from southbound MD 193 onto Glenville Road.

Concept 3 – New Parking Lot Access from University / Glenville Road

Concept 3 is identical to the Preferred Concept 4, with the exception that the new playground area is proposed next to the new parking lot.

Concept 2 – New Parking Lot Access from E. Wayne Avenue

Concept 2 highlights, include:

- New parking lot near the existing parking lot – shares existing driveway entrance from Wayne Avenue.
- New parking lot access replaces the existing basketball court.
- Existing basketball court is relocated, along with the new playground, near the south-east corner of the park (University & Glenville).

Concept 2 – Advantages:

- Consolidates parking access to one point (existing driveway).

Concept 2 – Disadvantages:

- Greater impacts to the park in general, requiring relocation of existing amenities.
- Greater distance from parking to relocated amenities (playground and basketball court).

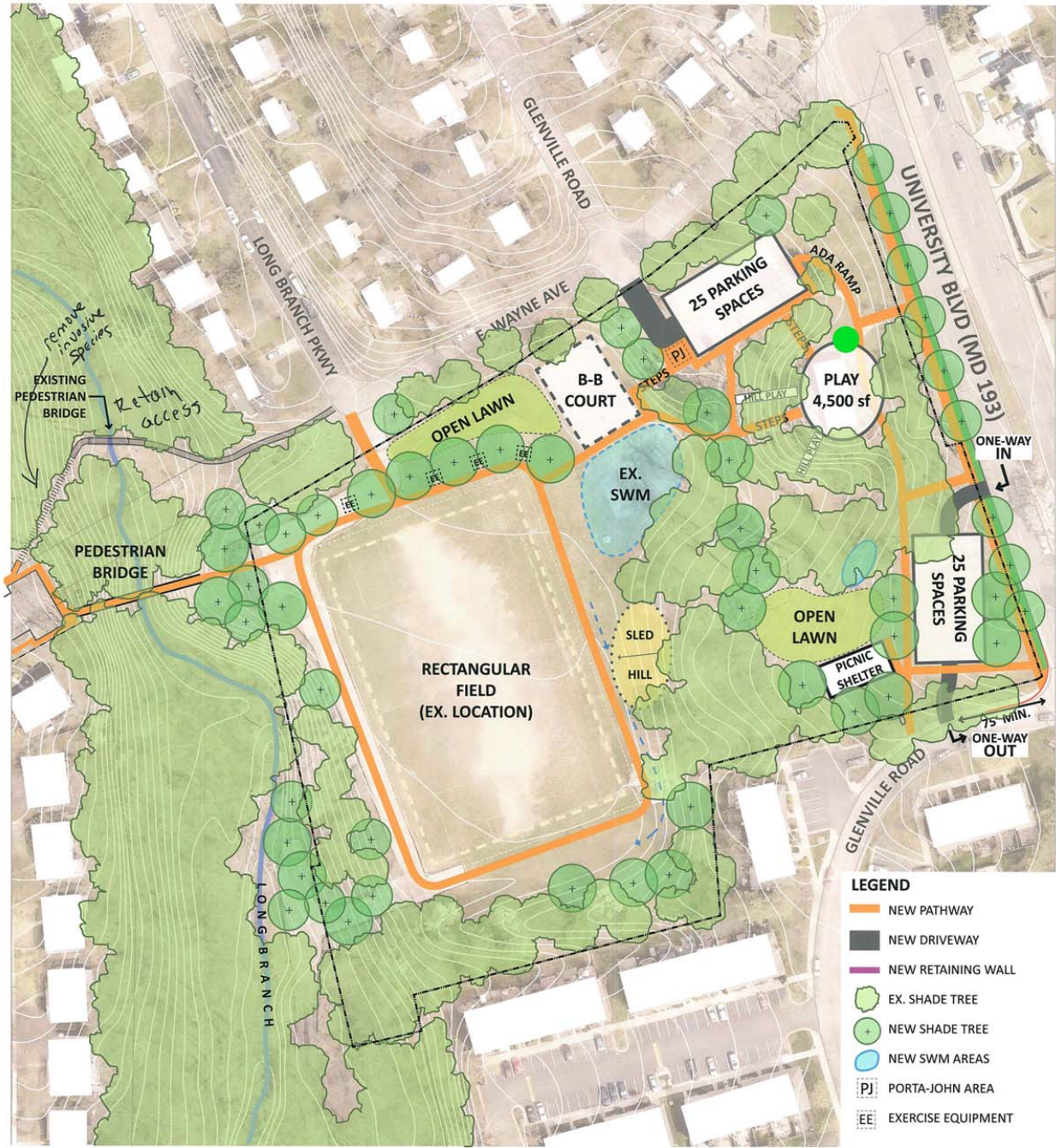
Concept 1 – New Parking Lot Access from E. Wayne Avenue

Concept 1 is identical to Concept 2, with the exception that the new parking lot is separate from the existing parking lot and requires a new driveway access point from Wayne Avenue at Long Branch Parkway. This concept will also require the widening of a portion of Wayne Avenue. However, since the community has strongly opposed this proposed new vehicular access point to the new parking lot, this concept has received the lowest rating.

Proposed Recommendations

The following four concept plans (next page) were presented to the community on September 20, 2016. During the public meeting, participants were provided with two **red dots** and two **green dots** and given the opportunity to indicate their preference for a particular concept by placing a green dot for “prefer” and a red dot for “do not prefer”. Photos were taken of the boards following the exercise, as shown below. The community expressed a clear preference for Concept 4.

Like playground location *add!*
 like picnic shelter location
 like trail wound - agree




9/20/16

LEGEND

- NEW PATHWAY
- NEW DRIVEWAY
- NEW RETAINING WALL
- EX. SHADE TREE
- NEW SHADE TREE
- NEW SWM AREAS
- PJ PORTA-JOHN AREA
- EE EXERCISE EQUIPMENT

SCALE: 1" = 30'



A horizontal line with vertical tick marks at 0, 30', 60', 90', and 150'.

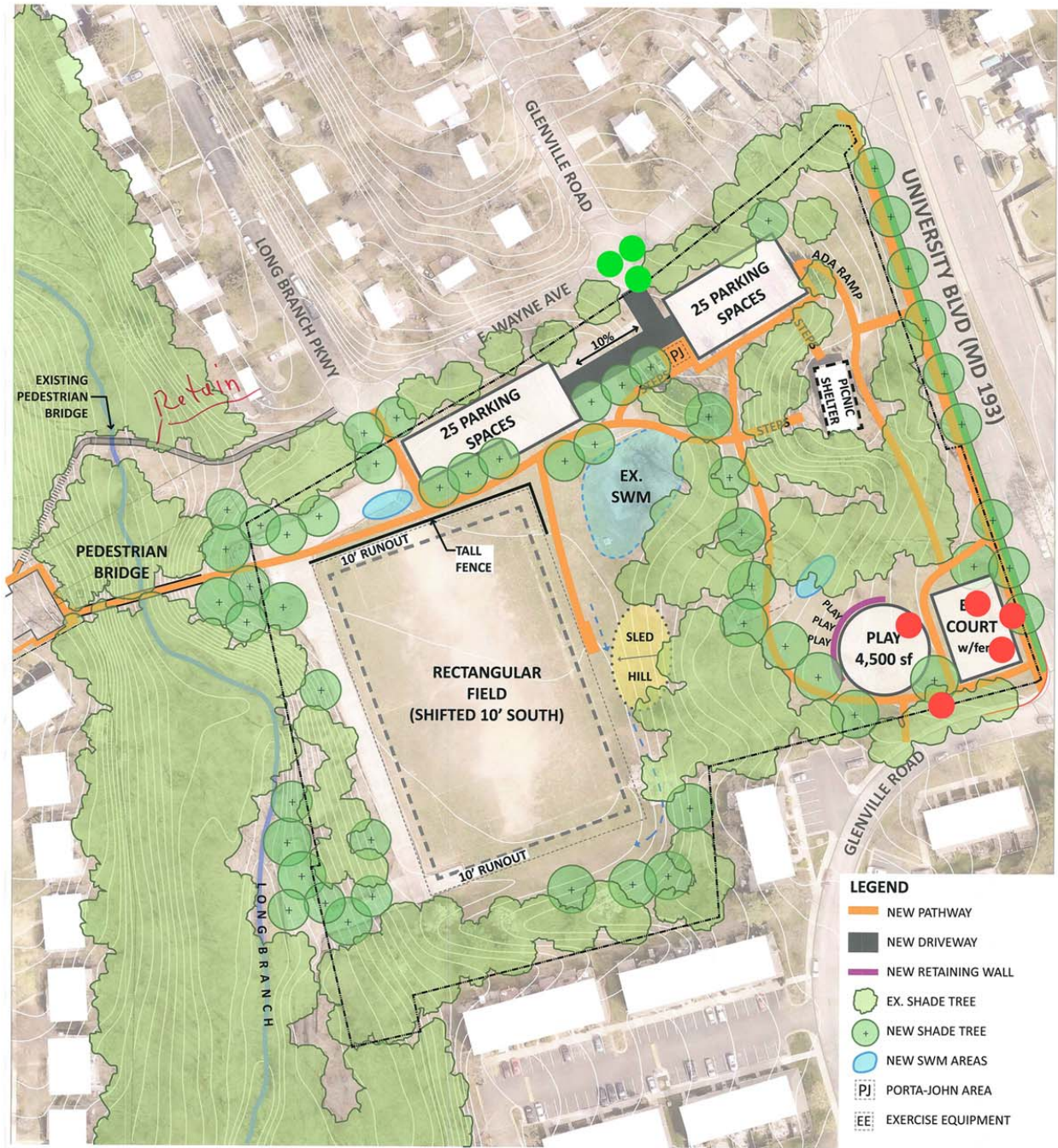


LONG BRANCH-WAYNE LOCAL PARK

Concept 3

9/20/16

Play areas too distant from community parking



SCALE: 1" = 30'

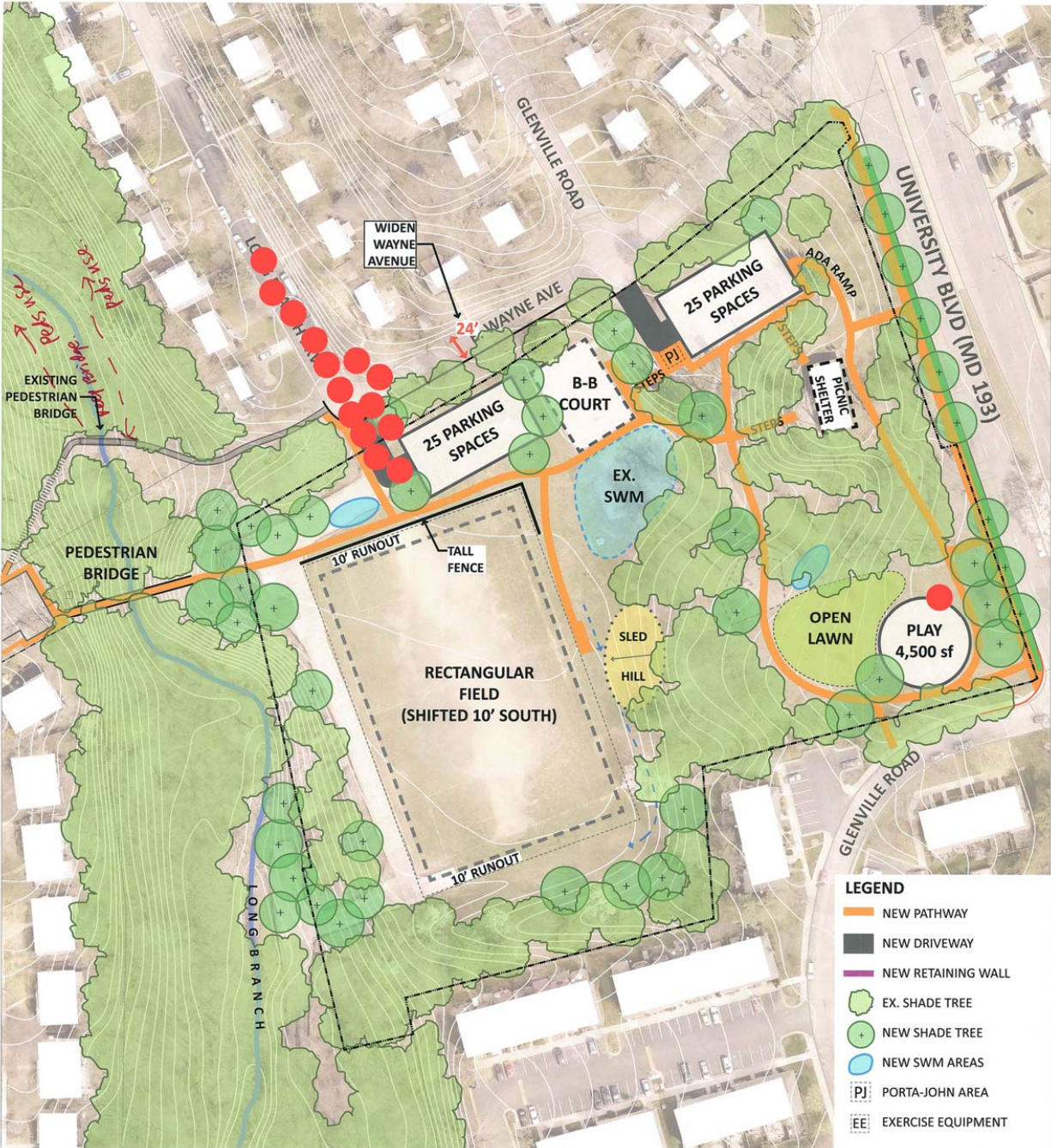
0 30' 60' 90' 150'



LONG BRANCH-WAYNE LOCAL PARK

Concept 2

9/20/16



SCALE: 1" = 30'

0 30' 60' 90' 150'



LONG BRANCH-WAYNE LOCAL PARK

Concept 1

9/20/16

