



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

MCPB
Item:
Date: 7/20/17

July 13, 2017

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *MR*
Mitra Pedoeem, Deputy Director of Parks *Mitra Pedoeem*
Michael Ma, Chief, Park Development Division *Michael Ma*
Patricia McManus, Design Section Supervisor, Park Development Division *PM*

FROM: Lucas Bonney, Project Manager/Landscape Architect, 301-495-2572 *LB*

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

STAFF RECOMMENDATION:

1. Approve the Recommended Concept Plan, including cost estimate.
2. Approve Phases 1 and 2 for inclusion in the FY19-24 Capital Improvements Program.

Note: Approval of the Recommended Concept Plan is conditioned upon approval of a stormwater management concept plan, preliminary forest conservation plan and variance for impacts to trees 30 inches or larger in diameter. The preliminary forest conservation plan and variance will be presented to the Planning Board at a later date. The concept plan is presented at this time, in order to meet the schedule for submission of the FY19-24 Capital Improvements Program.

PROJECT DESCRIPTION

Introduction

The purpose of this project is to prepare a concept plan for the renovation of Long Branch-Wayne Local Park located at 509 E. University Boulevard in Silver Spring, Maryland. The park is bordered by University Blvd. (MD 193) to the east and the Long Branch Stream Valley Unit (SVU #2) to the west; East Wayne Avenue to the north and Glenville Road to the south (refer to Figure 1).



Figure 1: Vicinity Map, Long Branch-Wayne Local Park

The park is located within the Brookside Forest neighborhood, which is comprised primarily of single family residential homes, townhouses, and schools. Oak View Elementary school is located on the opposite side of the Long Branch stream valley.

Originally developed in 1984, this 6.1-acre park includes a picnic shelter, a large rectangular athletic field, playground, full basketball court, softball backstop, paved pathways, open space, a

large stormwater management facility, and an asphalt parking lot with 19 spaces (refer to Figure 2). East Wayne Avenue provides vehicular access to the existing parking lot on site.



Figure 2: Existing Park Aerial Map, Long Branch-Wayne Local Park

The park also has mature specimen tree groupings and substantial changes in grade, which are significant assets that contribute to the beauty and character of the park but also present challenges for accessibility and renovation. The combination of a forty-foot (40') grade change and understory vegetation not only limits visibility into the park and between park amenities, it also poses challenges to pedestrian circulation, access, and potential amenity relocations. There is also a substantial need for additional on-site parking to serve the existing permitted athletic field and picnic shelter. Refer to the Existing Conditions section of the report for additional information.

Project Funding

The concept plan study was funded with \$175,000 from the FY 2016-2017 Capital Improvements Program in the Facility Planning: Local Parks PDF. This project includes a proposed design, cost estimate, and determination of regulatory feasibility. Charles P. Johnson & Associates,

Incorporated was hired in June 2016 to complete the Existing Conditions Topographic Survey and Natural Resources Inventory-Forest Stand Delineation for the project. In-house staff prepared concept plan alternatives, and Site Resources, Incorporated was hired in January 2017 to refine the recommended concept and obtain preliminary permit approvals.

Concept Plan Process

The concept plan process included the following work:

1. Collect data, prepare site survey, and perform geotechnical investigations.
2. Analyze existing site conditions.
3. Prepare and obtain approval of Natural Resources Inventory/Forest Stand Delineation Summary Map (NRI-FSD). The NRI-FSD Application is currently under review by Planning Staff.
4. Prepare and obtain approval of the Preliminary Forest Conservation Plan (Pre-FCP). Application will be submitted during Fall 2017.
5. Meet with the community to discuss existing concerns and ideas for the park.
6. Prepare park program of requirements and concept plan alternatives.
7. Present design alternatives to the community and stakeholders.
8. Develop preferred alternative plan based on input received.
9. Prepare stormwater management concept submission and obtain approval from the Department of Permitting Services (DPS). Concept plan is currently under review.
10. Present recommended concept plan to the community and stakeholders.
11. Finalize plan based on input received.
12. Coordinate any outstanding issues with stakeholder groups and regulatory agencies.
13. Prepare reports, cost estimate, and operating budget estimates.
14. Present concept plan recommendations and costs to the Montgomery County Planning Board for approval.

MASTER PLAN RECOMMENDATIONS

Long Branch Sector Plan, Approved and Adopted December 2013

Long Branch-Wayne Local Park is situated just north of the Long Branch Sector Plan boundary. The 2013 Sector Plan recommends the extension of the hard surface Long Branch Trail north to the Long Branch pedestrian bridge at the Long Branch Community Recreation Center and eventually to Long Branch-Arliss Neighborhood Park (p.14), which is ¼ mile south of Long Branch-Wayne Local Park. It further describes the need to improve “connections for pedestrians and cyclists that improve their mobility within and beyond the Plan area” (p. 28). The Long Branch Sector Plan states that it amended the recommendations of the East Silver Spring Master Plan (2000), which is referenced below.

East Silver Spring Master Plan, Approved and Adopted December 2000

The plan provides specific streetscape treatment recommendations for University Boulevard and recommends providing street trees in wide panels separating sidewalks from traffic. It also

recommends providing on-road bikeways and shared use paths (8 foot-to 10-foot-wide sidewalks) on both sides of University Blvd. (p. 69).

The plan also includes several trail connections and streetscape improvement recommendations, some of which were amended by the Long Branch Sector Plan. The plan recommends to “provide a signed nature trail from Long Branch Local Park to Long Branch Wayne Local Park” (p.49). In addition, Appendix F proposes an off-road bikeway between Piney Branch Road north to Franklin Avenue through the Long Branch stream valley, parallel to Long Branch-Wayne Park (refer to Map 52, page F-4). Both recommendations were amended as part of the Long Branch Sector Plan (2013), which did not recommend or reference a natural surface trail connection between Long Branch Local Park and Long Branch-Wayne Local Park, off-road bikeway or trail.

Countywide Bikeways Functional Master Plan, Approved and Adopted March 2005

The Countywide Bikeways Functional Master Plan was developed with the goal of providing connectivity to major park destinations and major park trail corridors. Long Branch-Wayne Local Park is located less than ½ mile north of the Long Branch Trail. The park’s eastern edge fronts onto University Boulevard (MD 193). Figure 2-9 on page 36 of the plan identifies MD 193 as a proposed Dual Bikeway – Shared Use Path and Signed Shared Roadway. DB-5 route is described on page 48 (Table 2-2) and is summarized below.

- Route DB-5, proposed Dual Bikeway, shared use path on both sides of MD 193 and a signed shared roadway.

The Bicycle Master Plan that is currently being developed by Planning Staff maintains the same recommendations as the 2005 Master Plan recommendations for University Boulevard between Piney Branch Road and Franklin Avenue, pending draft and final approvals.

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

Vision 2030 is a strategic plan for park and recreation services in Montgomery County for the next twenty years. The final plan, dated June 2011, shows Long Branch-Wayne Local Park located in the South Central planning area. Volume 2 of the final draft (page 63) indicates that the South Central area has the lowest level of service of all planning areas for parks and recreation compared to the density of population, even though this area shows a relatively high concentration and access to recreational facilities.

In the table on page 75 (Appendix E), 2010 survey results from the South Central planning area show increasing demand and need to maintain high levels of service for playgrounds, community gardens, dog parks, multi-purpose fields (all sizes), and picnic shelters. In addition, there is strategic potential to repurpose existing Diamond Fields, used for kick-ball or softball games.

2012 Park, Recreation and Open Space (PROS) Plan

Building on the findings of the Vision 2030 Plan, the 2012 PROS Plan provides strategies and priorities for delivering the right kinds of services and facilities in the most effective locations.

The PROS Plan outlines guidelines for Local Parks, such as Long Branch-Wayne, which should strive to include the following function and site amenities (page 16):

Under “Community Use Parks”, Local Parks are larger parks that provide ballfields and both programmed and un-programmed recreation facilities. Typical Park Facilities (not all-inclusive) include ballfields, play equipment, tennis and multi-use courts, sitting/picnic areas, shelters, buildings and other facilities.

Long Branch-Wayne Park is located within the Silver Spring/Takoma Park Athletic Field Area. Seven athletic field areas were developed for Montgomery County “because people travel further to use an athletic field than to a local facility such as a playground, tennis court, or basketball court” (p.55). The PROS Plan also states that large adult-sized rectangular fields are in highest demand (p. 59). Regarding future recreation needs for the year 2022 by Planning Area (Figure 10, page 60), the analysis indicates that there is a need for five (5) new basketball courts within Planning Area 36 (Silver Spring).

2017 Park, Recreation and Open Space (PROS) Plan – Public Hearing Draft, May 2017

The 2017 Parks Recreation and Open Space (PROS) Plan has identified three major themes. One of these themes is “Optimize What We Have.” Repairing and renovating existing park facilities was considered a funding priority by 49% of survey respondents. Older parks need to be comprehensively re-examined through a lens of community value, future trends, existing utilization, and modern infrastructure and standards.

The Long Branch-Wayne Local Park has many components that rank high overall in the Amenity Priority Rankings. The Amenity Priority Rankings in the 2017 PROS Plan identifies 23 park components the public states as having an unmet need and is important to them, combined with outside information from national trends and local focus groups (p. 59). Specific amenities at Long Branch Wayne Local Park ranked as follows: Paved Trails (1), Picnic Shelters & Picnic Areas (5), Playgrounds (7), and Rectangular Sports Fields (12).

The Amenity Priority Rankings for respondents where English is NOT the primary language spoken at home, the Long Branch Wayne Local Park components mostly ranked higher (p.60): Paved Trails (2), Picnic Shelters & Picnic Areas (3), Playgrounds (4), and Rectangular Sports Fields (8).

PROS also provided information about park equity (See Appendix 4, pages A-4.7 and A-4.8). The *Park Equity Map of Walkable Access to Parks in Higher Density, Lower Income Areas* (Map 6) indicates areas of the county where there are lowest park equity concerns (1 ranking) to areas of greatest park equity concerns (9 ranking). Long Branch-Wayne Local Park is located close to an area with a 6 ranking, which means that investment in park infrastructure is a high priority (See Appendix for park equity map of Long Branch-Wayne Park).

Energized Public Spaces Functional Master Plan – Public Hearing Draft, June 2017

Long Branch-Wayne Local Park is located within the Silver Spring Energized Public Spaces (EPS) study area. The EPS methodology was tested in the Silver Spring Central Business District (CBD) as a pilot area. Since Long Branch-Wayne Park is located outside of the Silver Spring CBD, specific recommendations were not provided. Staff will continue to incorporate EPS recommendations during the future detailed design project phase.

EXISTING CONDITIONS

The East Silver Spring area offers several neighborhood and local park facilities, stream valley parks and trails, and a few urban parks. Within a one-mile radius of Long Branch-Wayne Local Park, the Montgomery County Department of Parks owns and operates three additional local parks (Broadacres LP, Long Branch LP, Indian Spring Terrace LP). These local parks offer similar active and passive recreation facilities to that of Long Branch-Wayne. In addition to local parks, there are eight neighborhood parks, four stream valley parks, and one urban park. The Sligo Creek, Northwest Branch, and Long Branch Trails are located within this same one-mile radius of Long Branch-Wayne Local Park.

Although the park currently offers functional program elements that are consistent with other local parks in the area, the overall quality of and the connections between these spaces and elements could be significantly improved. Steep topography with groupings of shade trees and understory vegetation throughout the eastern half of the site significantly limits visibility into the park and makes it difficult to provide accessible pedestrian connections between park amenities. The playground is in a low-lying area of the park that is difficult to see from perimeter roadways. Eroded dirt pathways radiate down steep slopes from the picnic shelter to the playground, rectangular athletic field, basketball court, and parking lot. Additional accessible pathways, ramps, and stairway connections are needed throughout the park.

Existing park facilities are heavily used during the week and especially on weekends, resulting in a high demand for parking and continuous wear on park facilities. The permitted picnic shelter and large rectangular athletic field draw large crowds throughout the seasons. The existing 18-space parking lot is severely undersized, resulting in overflow onto adjacent neighborhood streets. In addition to parking, the overuse of the rectangular field has also resulted in the over-compaction of the natural turf playing surface, causing the grass to die-out and not regenerate during the off-season.

Formal pedestrian access points along the park's perimeter are limited. A narrow and unsafe sidewalk along MD 193 provides walk-to access to the park's eastern edge. From the west, a thirty-riser concrete stairway and pedestrian bridge with asphalt path connects pedestrians from the opposite side of the Long Branch Stream Valley to the park. This connection is not accessible and poses safety risks and long-term maintenance challenges. Along the Long Branch stream buffer, kudzu and other non-native invasive plants have choked-out native shade trees and vegetation.

PARK PROGRAM

Preliminary Program Elements

The first community meeting was held on March 8, 2016 to gather public input and ideas for the renovation of the park. The goal of this first meeting was to present the site analysis and to seek input on the preliminary program for the park. Community feedback was obtained through two means: a written questionnaire and group discussion. The questionnaire included seven questions about the character and uses of the existing park and aspirations for the park in the future.

Based on the results from the Community Meeting #1 questionnaire and input from Parks Staff, the approach to developing the Proposed Park Program included the following general considerations:

- Upgrade the existing major amenities in the park (i.e. “improve what we have”).
- Add more on-site parking spaces to alleviate impacts to the adjacent neighborhood.
- Avoid adding new major elements, amenities, or activities to the park that might result in more traffic and regional use.

A complete record of the meeting minutes, questionnaire, and general feedback from Community Meeting #1 is included in the Appendix.

A preliminary program of requirements was developed by park staff based on Community Meeting #1 feedback and was presented during Community Meeting #2 on September 20, 2016. The following program elements and facilities were recommended to be included in the park:

- Playground
- Picnic Shelter (permitted)
- Rectangular Field (permitted)
- Softball backstop
- Basketball Court
- Parking Lot – minimum of 50 total spaces
- Community Open Space
- Public art
- Urban Wooded Areas
- Sidewalk / Streetscape Improvements
- Accessible pedestrian bridge crossing at Long Branch
- Pathways & Heart-smart Loop
- Fitness equipment
- Site furnishings (seating, bike racks, drinking fountain, etc.)
- Landscape Buffer
- Tree Preservation
- Non-Native Invasive Plant Removals

Staff had studied the feasibility of adding the following program elements to the plan, based on initial community feedback: dog park, water spray feature, designated skateboard area, and a tennis court. It was determined that there was limited available space for these additional elements and that several may further increase traffic and the need for additional on-site parking. Overall, there seemed to be community consensus on the elements and features to include and not include in the park’s renovation, with some areas of mixed reaction.

Final Program Elements

A final program of requirements was developed for the park based on input received from the community, guidance from master plans, and input from staff.

- **Playground** – increase the size of play area, the number of play offerings for multiple age groups, and relocate to a more visible and accessible location. Consider introducing fencing along University Blvd. and shade at the playground. Increase the variety of play opportunities by integrating alternative play features with the existing steep topography.

- **Picnic Shelter** – Renovate the existing picnic shelter area, including consideration of a new structure and upgrades to furnishings and paving material.
- **Rectangular Athletic Field** – Renovate the athletic field, including improvements to sub-surface soil composition, drainage, and irrigation.
- **Multi-use Sports Backstop** – Relocate backstop and consider integrating the function with tall fencing proposed along the stream buffer.
- **Basketball Court** – relocate the existing full basketball court and integrate with proposed design, if necessary.
- **Parking** – provide a minimum of fifty (50) on-site parking spaces. Reconfigure existing parking lot to meet current parking standards and maximize number of parking spaces. Provide a new parking lot adjacent to the existing parking lot or with access from University Boulevard. Incorporate accessible parking requirements and an improved accessible porta-john facility.
- **Community Open Space** – provide a flexible, multi-purpose, and functional open space that encourages community gathering and recreational activities.
- **Public Art** – consider integrating public art or artistic elements with proposed site features and amenities.
- **Streetscape Improvements** – provide a safer and more pleasant streetscape along University Boulevard by widening the sidewalk and increasing separation from the roadway, based on recommendations from the *East Silver Spring Master Plan (2000)*. Introduce a new sidewalk along E. Wayne Avenue to increase safety and provide connections to the existing pedestrian bridge and natural surface trails in the stream valley.
- **Accessible Pedestrian Bridge at Long Branch** – consider adding a new accessible pedestrian bridge that safely connects the park to areas of the community on the opposite side of Long Branch, including public schools, parks, community and retail centers, and future Purple-Line public transit stops.
- **Pathways & Heart-smart Loop** – provide an efficient, pleasant, and clearly delineated pedestrian-oriented pathway system in the park that is accessible, integrated with park entrances, and improves pedestrian circulation between park amenities.
- **Fitness Stations** – provide accessible exercise equipment stations near the proposed loop path and existing athletic field.
- **Seating / General Site Furnishings** – provide a wide array of seating types for single use and group interactions. Improve the condition, quality, and locations of seating elements and site furnishings (including drinking fountain, bicycle parking, and trash receptacles).
- **Urban Wooded Areas / Tree Preservation** – enhance the vitality of existing wooded areas at the eastern end of the park by limiting disturbance and eradicating non-native invasive plant species in the wooded understory. Maintain and enhance individual existing mature trees within the park.

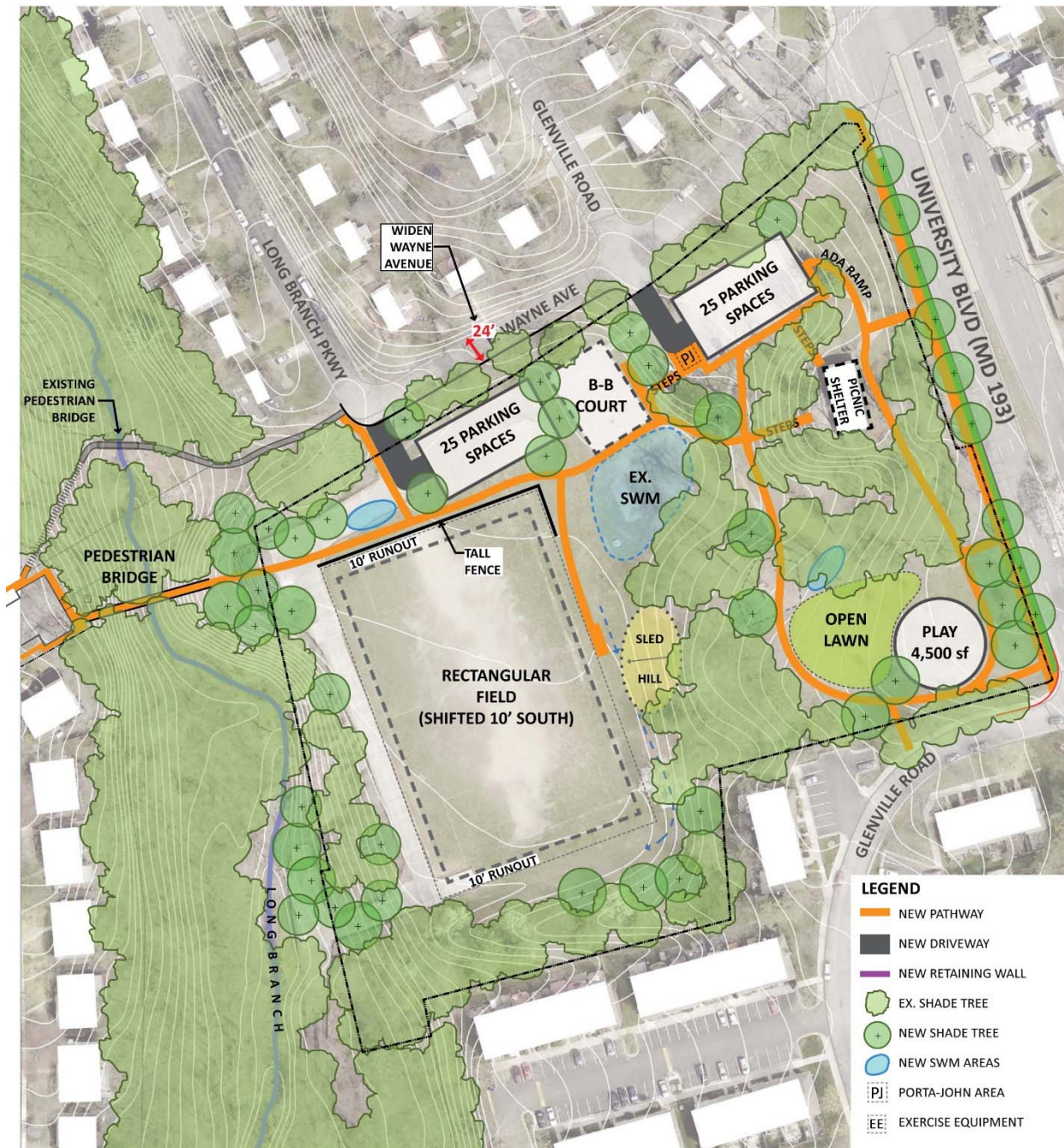
- **Landscape Buffer** – Enhance the existing shade tree buffers along the northern and southern residential edges of the park, while maintaining visibility into the park for policing operations.
- **Stream Buffer Environmental Improvements** – Provide for non-native invasive species (NNI) removals and long-term management along the Long Branch stream buffer.
- **Roadway Improvements** – Widen E. Wayne Avenue between Glenville Road and Long Branch Parkway to alleviate vehicular conflicts due to overflow parking needs on the weekend.
- **Additional Considerations:**
 - Stormwater Management – create attractive and well-integrated stormwater management features to offset impacts of proposed improvements.
 - Educational or interpretive features.

PLAN ALTERNATIVES

Four alternative concept plans were developed and presented during Community Meeting #2, based on public feedback received during Community Meeting #1. Prior to the second meeting, Staff had developed several plan alternatives that tested the feasibility of adding a dog park. Staff determined that adding a dog park to the plan was not feasible, considering programmatic priorities and existing site constraints.

The proposed addition of thirty (30) on-site parking spaces, vehicular access, and the renovation and relocation of the playground were the primary factors contributing to the layout of the four Concept Plan Alternatives. Of the four concept plans developed, two concepts suggested vehicular access to additional parking from Wayne Avenue, while the remaining two concepts suggested access to additional parking from University Boulevard. In addition, each concept plan suggested relocating either the playground, basketball court, or picnic shelter, while considering the site's steep topography and numerous trees. A new pedestrian bridge was also proposed, which would provide a safer and more accessible crossing of the Long Branch Stream Valley to area destinations. Each plan suggested a different layout that preserved these core elements, while enhancing overall visibility, accessibility, circulation, effectiveness of park elements, and integration of required stormwater management facilities.

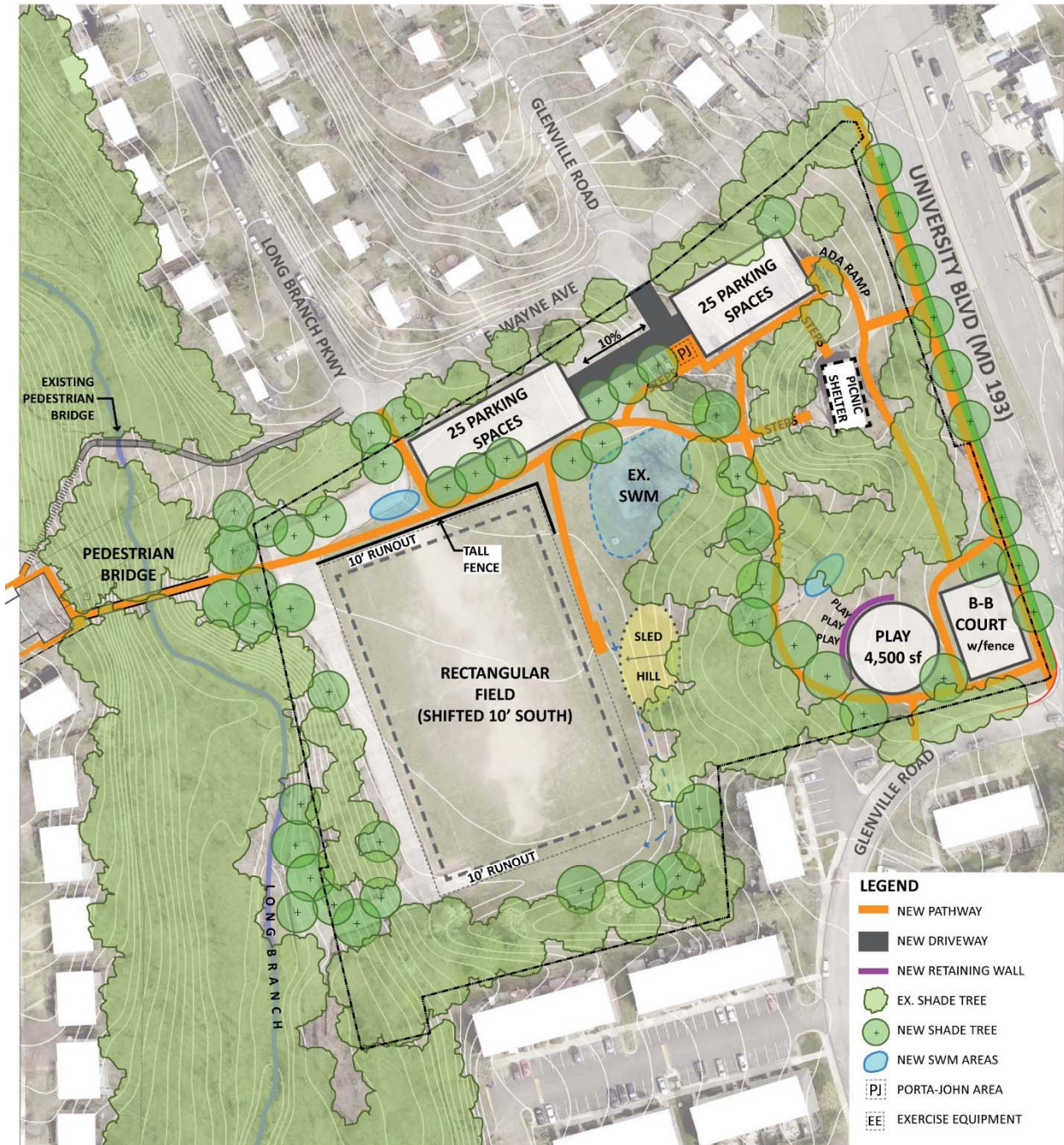
A brief description of Concept Plans 1, 2, 3, and 4 is outlined below.



LONG BRANCH-WAYNE LOCAL PARK

Concept 1

- Concept 1 recommended renovating the existing parking lot in place and adding a new parking lot and separate vehicular access point from Wayne Avenue. The playground area was renovated and relocated to the south-east corner, while the picnic shelter and basketball court were renovated in place.

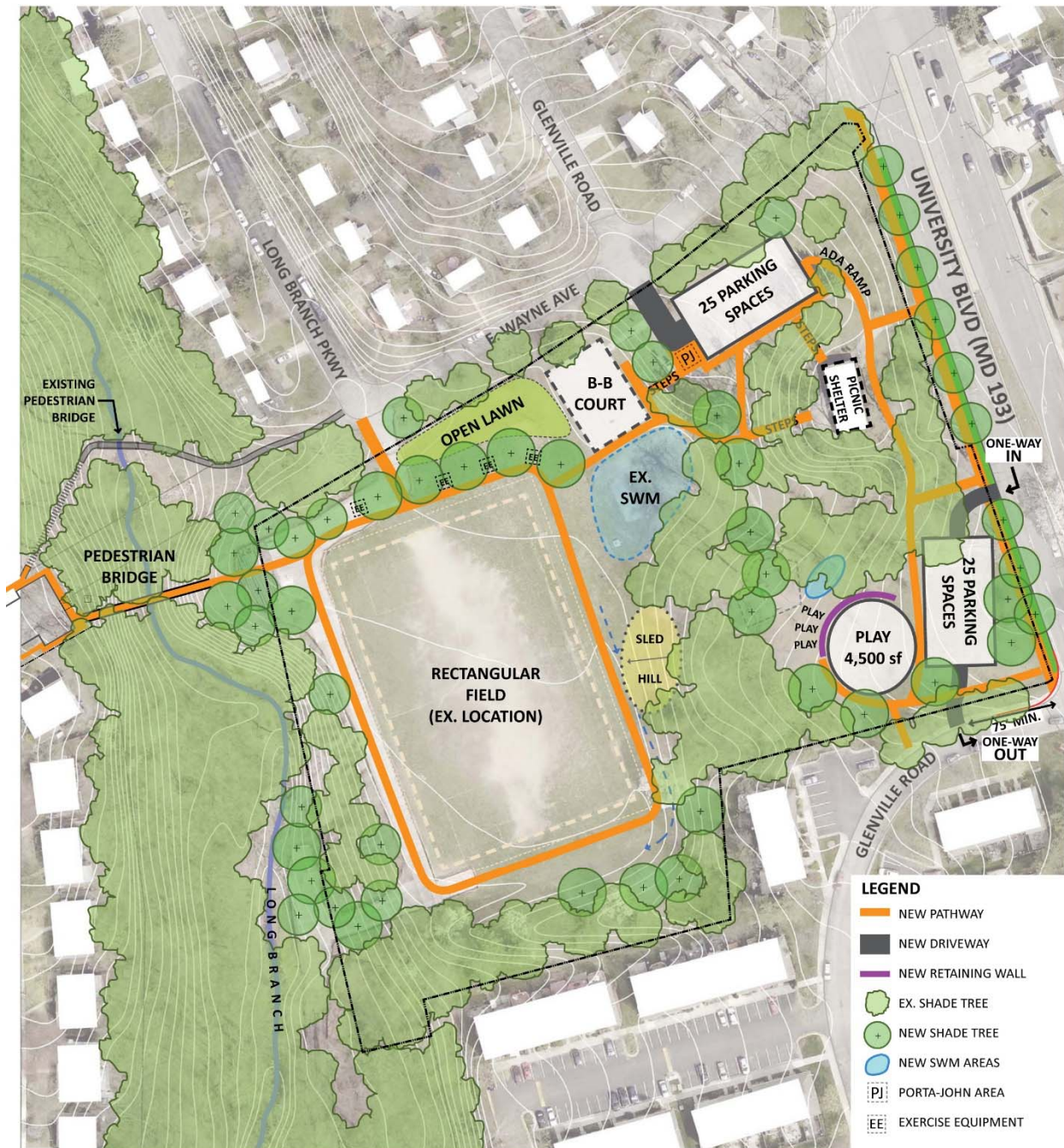


LONG BRANCH-WAYNE LOCAL PARK

Concept 2

9/20/16 - COMMUNITY MEETING #2

- Concept 2 recommended using the existing driveway from Wayne Avenue to access the existing parking lot and new expanded parking area. The playground area and basketball court were renovated and relocated to the south-east corner, while the picnic shelter was renovated in place.

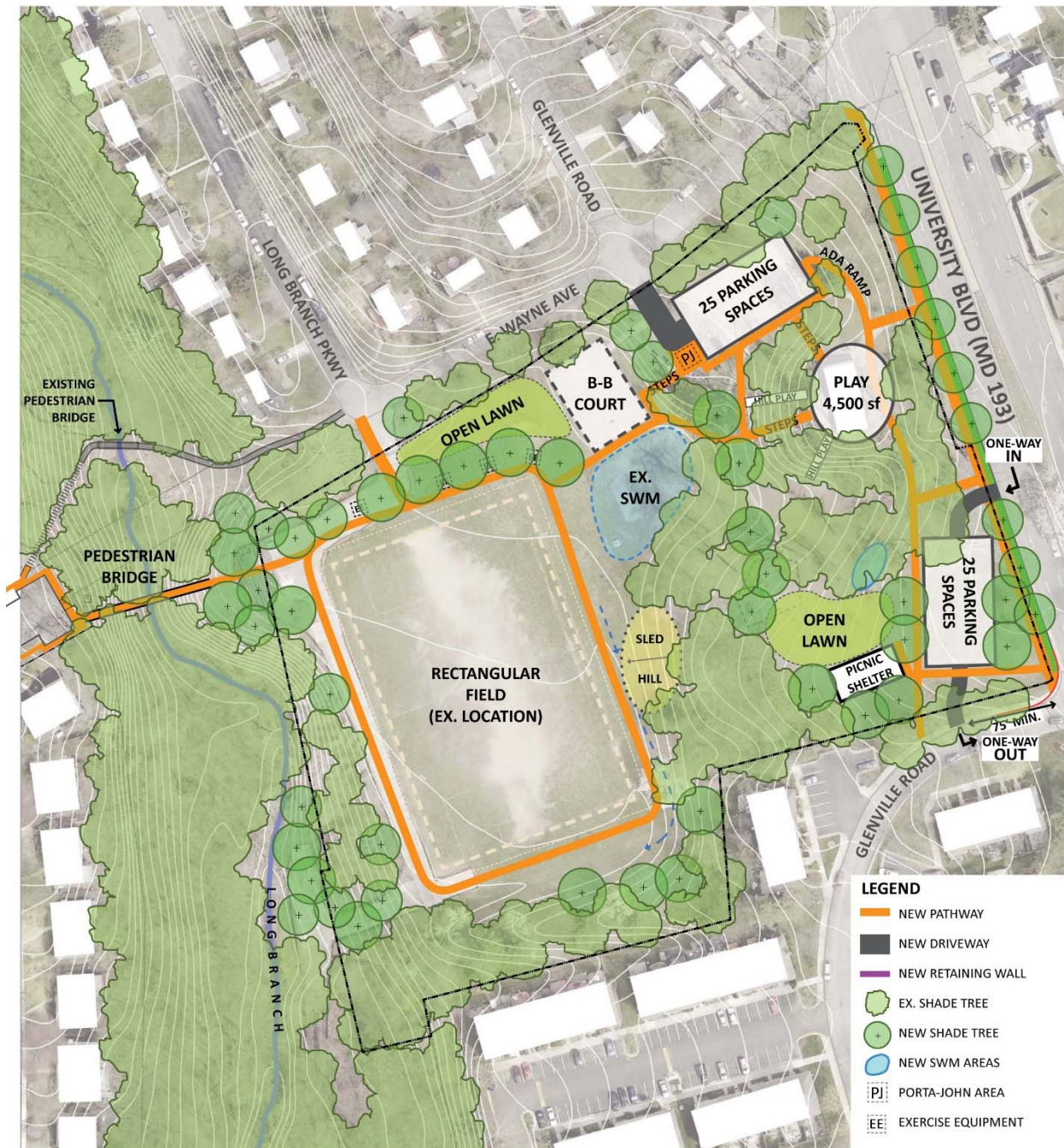


LONG BRANCH-WAYNE LOCAL PARK

Concept 3

9/20/16 - COMMUNITY MEETING #2

- Concept 3 recommended renovating the existing parking lot in place and adding a new parking lot with a one-way vehicular entrance from University Boulevard (MD 193) and one-way exit onto Glenville Road, based on requirements from the Maryland State Highway Administration. The playground area was relocated close to the new parking lot, while the picnic shelter and basketball court were renovated in place.



SCALE: 1" = 30'

0 30' 60' 90' 150'



LONG BRANCH-WAYNE LOCAL PARK

Concept 4

- Concept 4 recommended the same parking layout as Concept 3, but located the playground on the hill at the center of the site and the picnic shelter near the new parking lot at Glenville Road.

Community Outreach – Meeting #2

During Community Meeting #2, held on September 20, 2016, participants were asked to note their preference for a concept or for a specific feature of a concept by applying a green dot (“like”) or red dot (“dislike”) to the plan. The full results of this exercise can be found in the report Appendix.

Following the community meeting, participants were encouraged to review materials provided at the meeting and posted on the project website and to follow-up with written comments and correspondence. The following is a brief summary of the feedback received during and following the meeting:

- New parking lot vehicle access point was preferred along MD 193, as this would spatially balance parking lot impacts within the park (Concepts 3 and 4).
- New parking lot access point from Wayne Avenue was strongly opposed (Concept 1). Community participants preferred using the existing driveway (Concept 2) to access the expanded parking area, only if the new parking lot access could not occur from University Boulevard (MD 193).
- Playground was preferred at either location shown on Concepts 3 and 4.
- Basketball court location close to MD 193 was not supported, participants prefer its existing location set back from perimeter roadways.
- Participants wanted to retain the existing pedestrian bridge, in addition to the proposed new pedestrian bridge, as it provides connections to the existing non-sanctioned natural surface trails through the Long Branch stream valley.
- The park’s buffer from adjacent residential properties should be strengthened.

Most participants supported Concept 4, and some supported Concept 3, since both plans proposed locating the new parking lot near the intersection of MD 193 and Glenville Road. Based on the Maryland State Highway Administration’s requirement for a one-way entrance to the parking lot from MD 193 and a one-way exit from the parking lot onto Glenville Road shown on Concept 4, the proposed driveway exit onto Glenville Road would require passage through a public improvement easement owned by the Pickwick Village Home Owner’s Association (HOA) and the Department of Parks would need to acquire an access agreement. At the conclusion of the second community meeting, Staff informed participants that the development of the preferred Concept 4 would be contingent upon this agreement.

Community Outreach – Meeting with Pickwick Village HOA

Park staff attended a meeting on November 2, 2016 with the Board of Directors of the Pickwick Village HOA. The meeting began with a brief overview of the four concept plans 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. The Pickwick Village Board concluded that they did not support the proposed parking lot configuration of Concepts 3 and 4 and would not grant the Parks Department an easement through their property. A full meeting summary is provided in the report Appendix. Based on this limitation, Concept 2 was chosen as the Preferred Concept.

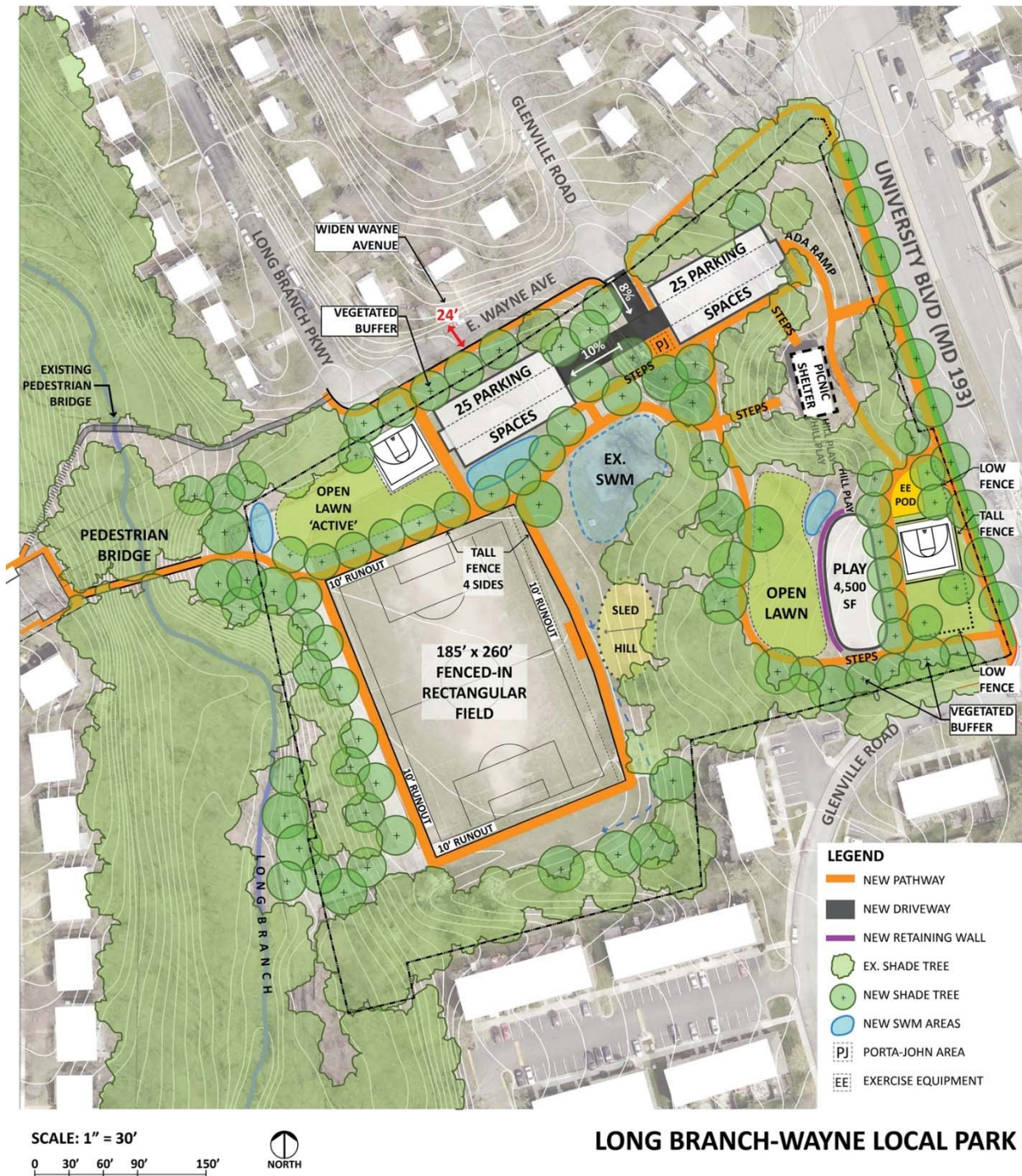
Concept Plan Development and Community Outreach – Meeting #3

Staff developed Concept 2 further, based on feedback from staff, community meeting participants, and members of Pickwick Village. Staff posted the Preferred Concept Plan to the project’s

website in December 2016 and requested public feedback. Based on the nature and the amount of comments received, staff developed four additional alternatives (A, B, C, D) that were based on the preferred concept plan.

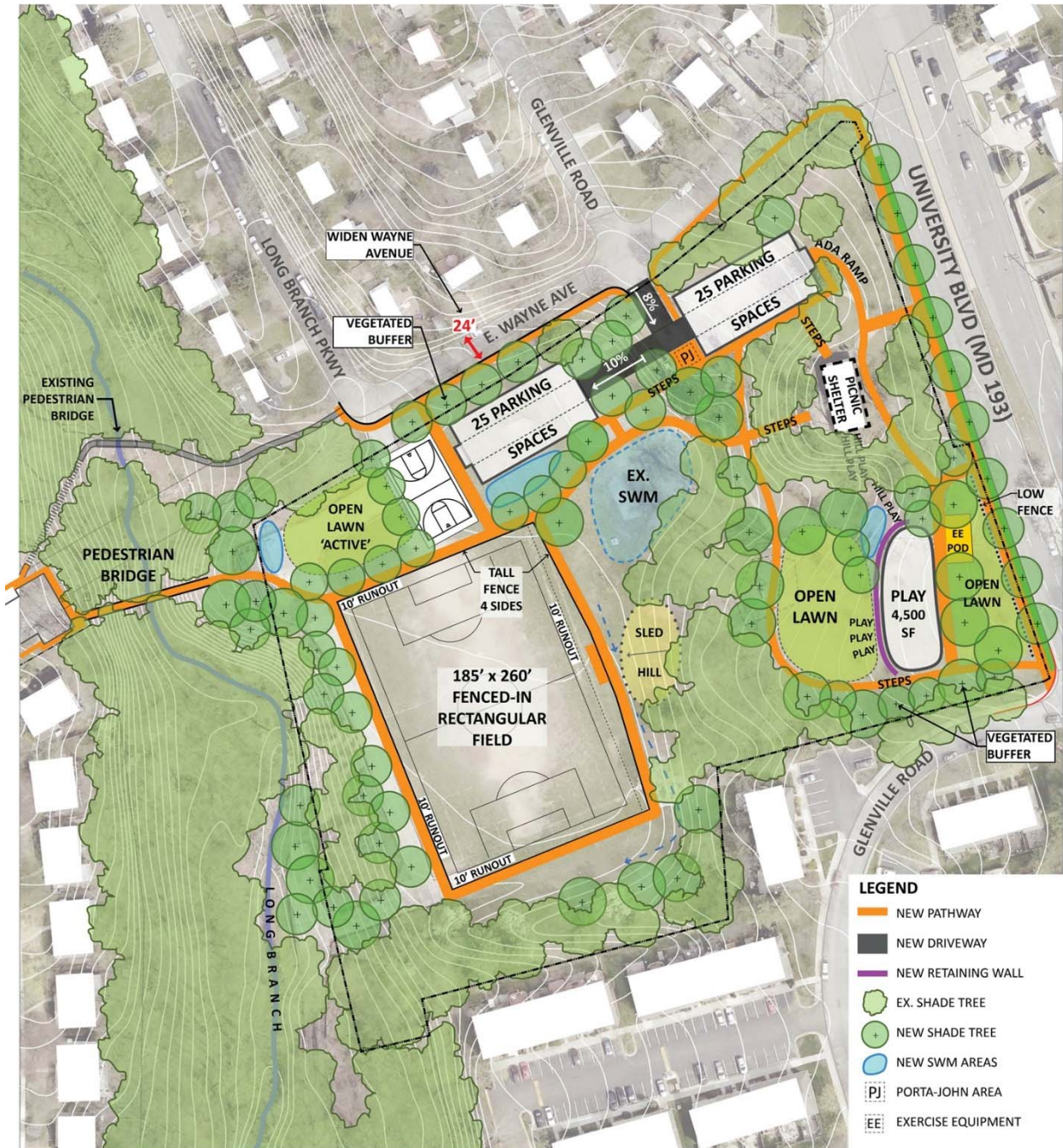
A third public meeting was held on February 7, 2017 to present the four new plans for public feedback. Participants were again asked to note their preference for a concept or for a specific feature of a concept by applying a green dot ("like") or red dot ("dislike") to the plan. The full results of this exercise can be found in the report Appendix.

A brief description of Concept Plans A, B, C, and D is outlined below.



2/7/17 - COMMUNITY MEETING #3

- Concept A recommended splitting the relocated full basketball court into two half-courts on different sides of the park. This would allow different groups to participate at once and would reduce visual impacts on adjacent residences. An open lawn area north of the rectangular athletic field would accommodate fitness stations, flexible use, and a buffer from adjacent residences.



SCALE: 1" = 30'

0 30' 60' 90' 150'

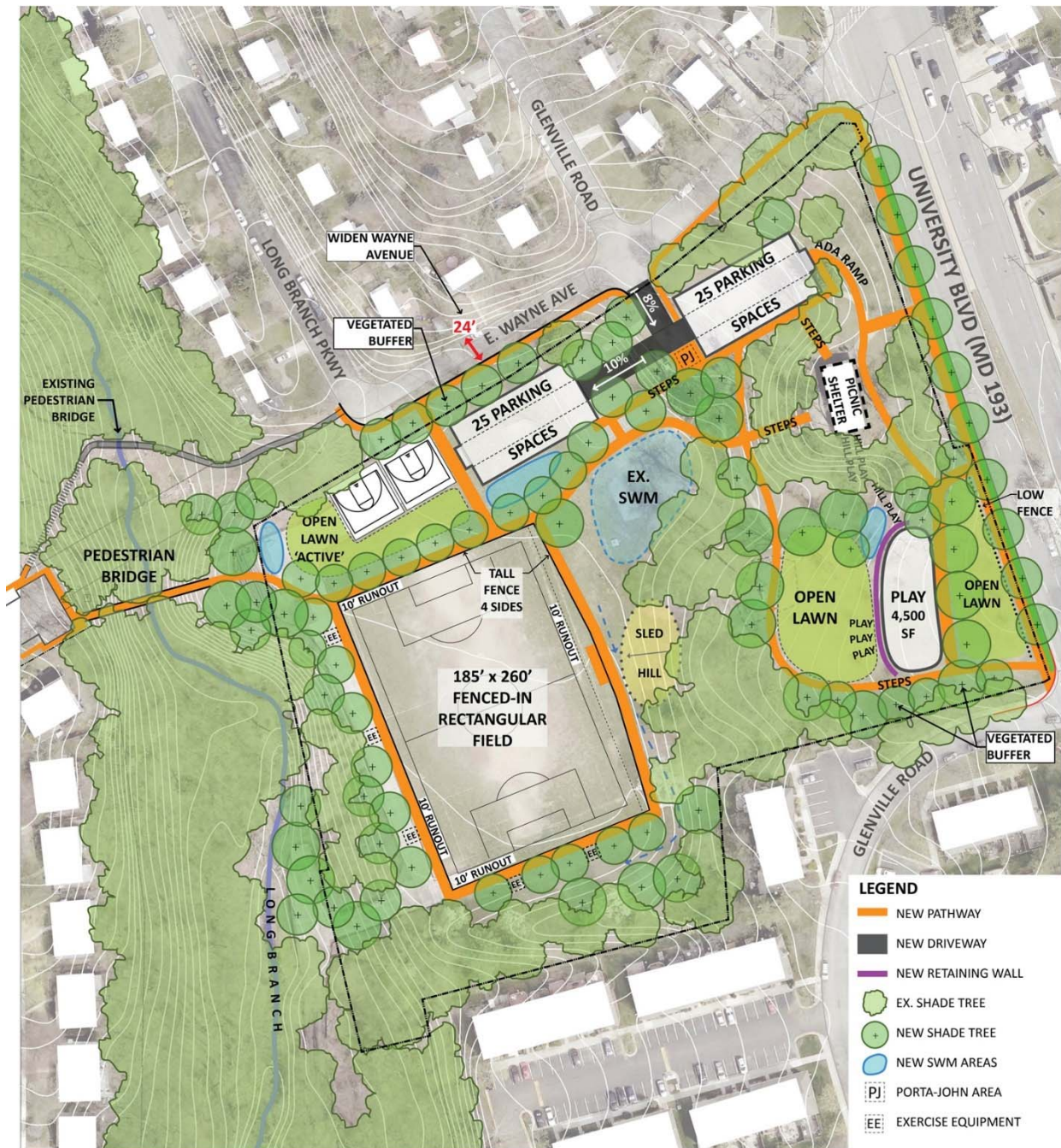
NORTH

LONG BRANCH-WAYNE LOCAL PARK

Concept - B

2/7/17 - COMMUNITY MEETING #3

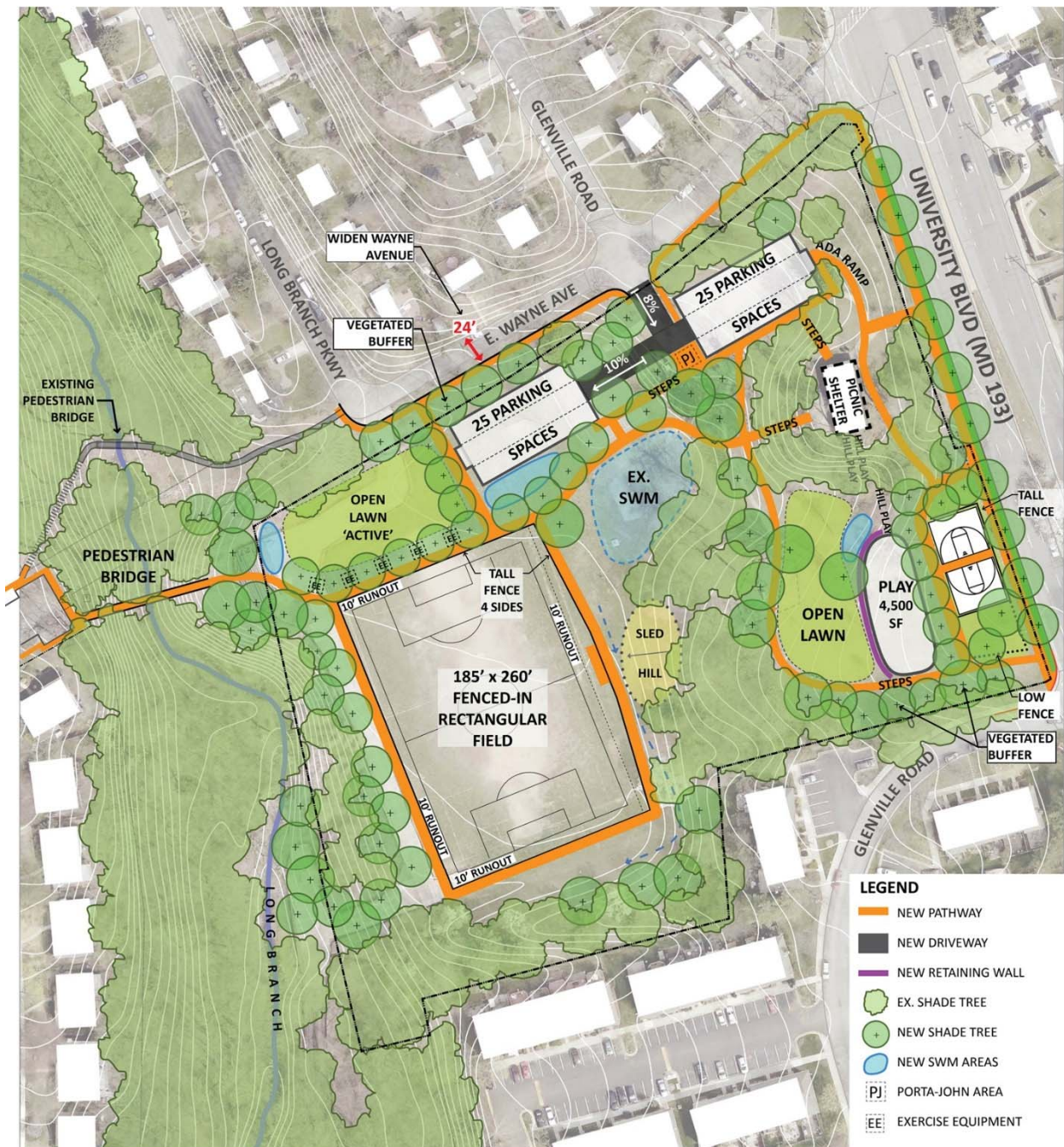
- Concept B recommended relocating the full basketball court just west of the new parking lot, closer to the rectangular athletic field. An open lawn area with fencing between MD 193 and the playground would allow space for fitness stations, flexible use, and separation from the roadway.



LONG BRANCH-WAYNE LOCAL PARK

Concept - C

- Concept C recommended splitting the relocated full basketball court into two half-courts side-by-side at the same location. This would allow separate groups to participate at the same time and would provide more open space separation from the rectangular athletic field to the south. An open lawn area with fencing between MD 193 and the playground would allow space for fitness stations, flexible use, and separation from the roadway.



LONG BRANCH-WAYNE LOCAL PARK

Concept - D

- Concept D recommended splitting the relocated full basketball court into two half-courts closer to the playground area, including both tall and low see-through fencing for added safety along MD 193. A substantial open lawn area north of the rectangular athletic field would accommodate fitness stations, flexible use, and a buffer from adjacent residences.

Most participants supported Concept B, based on results from the red dot/green dot exercise and open discussion during the third community meeting. The full results of this exercise can be found in the Appendix.

The following is a brief summary of the feedback received during and following Community Meeting #3:

- A full basketball court was preferred, as opposed to splitting the court into two half-courts. Participants supported relocating the basketball court to the north near the existing location.
- Tall fencing around the rectangular athletic field was proposed to allow Parks Staff to close the field during inclement weather to prevent damage to the playing surface. Most participants were strongly opposed to this idea as they prefer the openness of the existing park.
- Signage should be added at the rectangular athletic field to provide guidance on appropriate field etiquette and use.
- Consider modifying the current park permitting policy for the rectangular athletic field to allow more time between rental periods and theoretically reduce parking lot overflow onto adjacent neighborhood streets.
- Parking lot configuration was generally supported.
- The playground area with adjacent open space and fencing was supported.
- Fitness station location near the playground was supported. Fitness equipment should be located near visible and active areas of the park to prevent illicit use or graffiti from occurring.
- Pedestrian bridge spanning Long Branch stream valley was equally supported and opposed. The existing pedestrian bridge, stairs, and trail connection should be preserved, as it provides access to existing nature trails and neighborhood connections to the north.

Additional Coordination and Regulatory Approvals

The Maryland State Highway Administration (SHA)

Parks Staff met with SHA District 3 Staff on June 20, 2016 to coordinate potential options for new vehicular access to the park from University Boulevard (MD 193). SHA required a one-way entrance from MD 193 to the proposed new parking lot and a one-way exit from the parking lot onto Glenville Road rather than two-way access from MD 193. SHA preferred access to any new on-site parking facilities to occur from Wayne Avenue, ideally utilizing the existing driveway access. If parking were to be provided from University Boulevard, SHA also recommended improvements at the intersection of Glenville Road and MD 193, which included increasing the turning radii from MD 193 onto Glenville Road.

Montgomery County Department of Permitting Services (DPS)

The stormwater management concept plan for the park was submitted to DPS on May 19, 2017 and is currently under review. DPS Staff from the Land Development Division will need to review the proposed streetscape and tree planting work within the public right-of-way during the final design phase of the project.

M-NCPPC Planning Department / Montgomery County Department of Environmental Protection (DEP)

The Natural Resource Inventory – Forest Stand Delineation (NRI-FSD) application was submitted to the M-NCPPC Planning Department on February 15, 2017 and is currently under review. Parks

Staff will develop and submit the Preliminary Forest Conservation Plan (Pre-FCP) once the NRI-FSD has been approved.

Additional coordination with regulatory agencies will occur as the project is completed.



RECOMMENDED CONCEPT PLAN

The Recommended Concept Plan for Long Branch-Wayne Local Park seeks to enhance and upgrade the existing features that are integral to this local park, while balancing the increasing need for access to active recreation amenities near downtown Silver Spring. The renewed park will preserve the existing features of the park that contribute to its identity while suggesting simple improvements to increase efficiency, access, function, and enjoyment of the park space. The recommended concept plan incorporates these principles in the following areas of the park.

- *Park Entrances and Accessibility* - provide fully accessible pedestrian entrances from both the upper and lower parking lots, pedestrian bridge crossing at Long Branch, and at the playground area. Provide fully accessible pathways and ramps throughout the park, where possible. An accessible route is proposed to connect the playground area, picnic shelter, upper parking lot, rectangular athletic field, lower parking lot, basketball court, and pedestrian bridge (Refer to the Appendix for the accessible route plan).

- *Path/Stair Connections* – provide pathway, elevated boardwalk, and stairway connections between park amenities to facilitate access throughout the park.
- *University Boulevard (MD 193) Streetscape* – enhance the safety and experience of the sidewalk along MD 193, per recommendations of the East Silver Spring Master Plan (2000). Provide multiple access points along the streetscape to encourage use and enjoyment of the park. Improve visibility into the park by removing invasive understory vegetation, while preserving existing trees.
- *East Wayne Avenue* – widen roadway to provide a safe and consistent transition to adjacent roadways and reduce congestion if on-site parking overflows onto perimeter roadways.
- *Playground Area* – transform the existing open space into a safe, visible, and attractive playground area that utilizes the sloping topography to create an interesting setting for play and interaction. Expand the playground area to increase play opportunities for multiple age groups. Separation is provided from the roadway by introducing a seat wall and fencing. Adjacent open lawn areas are provided for passive use and flexible play. Shade will be provided from new tree plantings and shade structures, if budget allows.
- *Residential Buffer* – improve the vegetative buffer along the north and south residential edges, while maintaining visibility for policing needs.
- *Picnic Shelter* – upgrade the existing picnic area and consider replacing the picnic shelter structure. Re-configure the layout of paved areas, upgrade grilling equipment, and consider introducing seat walls to enhance the gathering space while directing pedestrian circulation to specific access points.
- *Parking* – reconfigure the existing upper parking lot and increase parking spaces to at least twenty-five (25), which includes one accessible parking space. Add a new 25-space lower parking lot near the existing rectangular athletic field and relocated basketball court. Provide a new driveway connection from the upper parking lot and the existing access from Wayne Avenue. Provide seamless transitions from the parking lots to accessible pathways and park amenities.
- *Maintenance Access* – Provide an alternative maintenance vehicle access point with removable bollards at the end of the lower parking lot, in addition to maintenance access from East Wayne Avenue. Provide a curb cut with access from University Boulevard to the playground.
- *Rectangular Athletic Field* – fully renovate the existing turf field and slightly reduce existing field dimensions to create additional space for the lower parking lot and basketball court. Consider improvements to the existing soil profile and field drainage, including a connection for a future irrigation system. Provide a loop path around the field to promote physical activity. Provide tall fencing along the south and west edges of the field to prevent soccer balls from falling into the stream valley and allow use of the loop path during games, and to act as a recreational back-stop for softball or kick-ball type activities.
- *Fitness Stations* – provide a variety of fitness equipment stations adjacent to the athletic field and basketball court.

- *Pedestrian Bridge* – an accessible 8-foot wide steel truss pedestrian bridge will provide a safer connection between the park and the neighborhoods, schools, and urban centers west of the Long Branch stream valley. Study the suggestion to add pedestrian lighting on the bridge for increased safety.
- *Walls/Fencing* – provide retaining walls and fencing at different heights throughout the park to accommodate the significant grade change across the site.
- *General Site Furnishings & Amenities* – provide a wide array of seating types and improve the condition, quality, and locations of site furnishings (including drinking fountain, bicycle parking, and trash and recycling receptacles).
- *Stormwater Management* – treat stormwater runoff using micro-bioretenion facilities and enhance awareness of environmental processes through educational interpretation.
- *Environmental Enhancements* – perform non-native invasive (NNI) plant removals throughout the park and within the Long Branch stream buffer. Plant native trees in the park and within the Long Branch stream buffer.

The Recommended Concept Plan was posted on the project website in early June 2017. The Public Affairs and Community Partnerships (PACP) Division of Montgomery Parks notified community groups of the posting and the scheduled Planning Board meeting. PACP Staff also posted the plan to the “Open Town Hall” page, which is an interactive web tool that is used to allow the community to publicly comment on a specific project. Four separate comments were received on the Open Town Hall page. An additional comment was received through the “Nextdoor” web portal, which is a community forum that is being used to inform communities directly affected by a park project. All comments have been included in the report Appendix. Some comments have already been incorporated into the current plan. Comments that are more detailed in nature or require additional study will be investigated and incorporated during the future detailed design phase.

COST ESTIMATE AND PHASING ALTERNATIVES

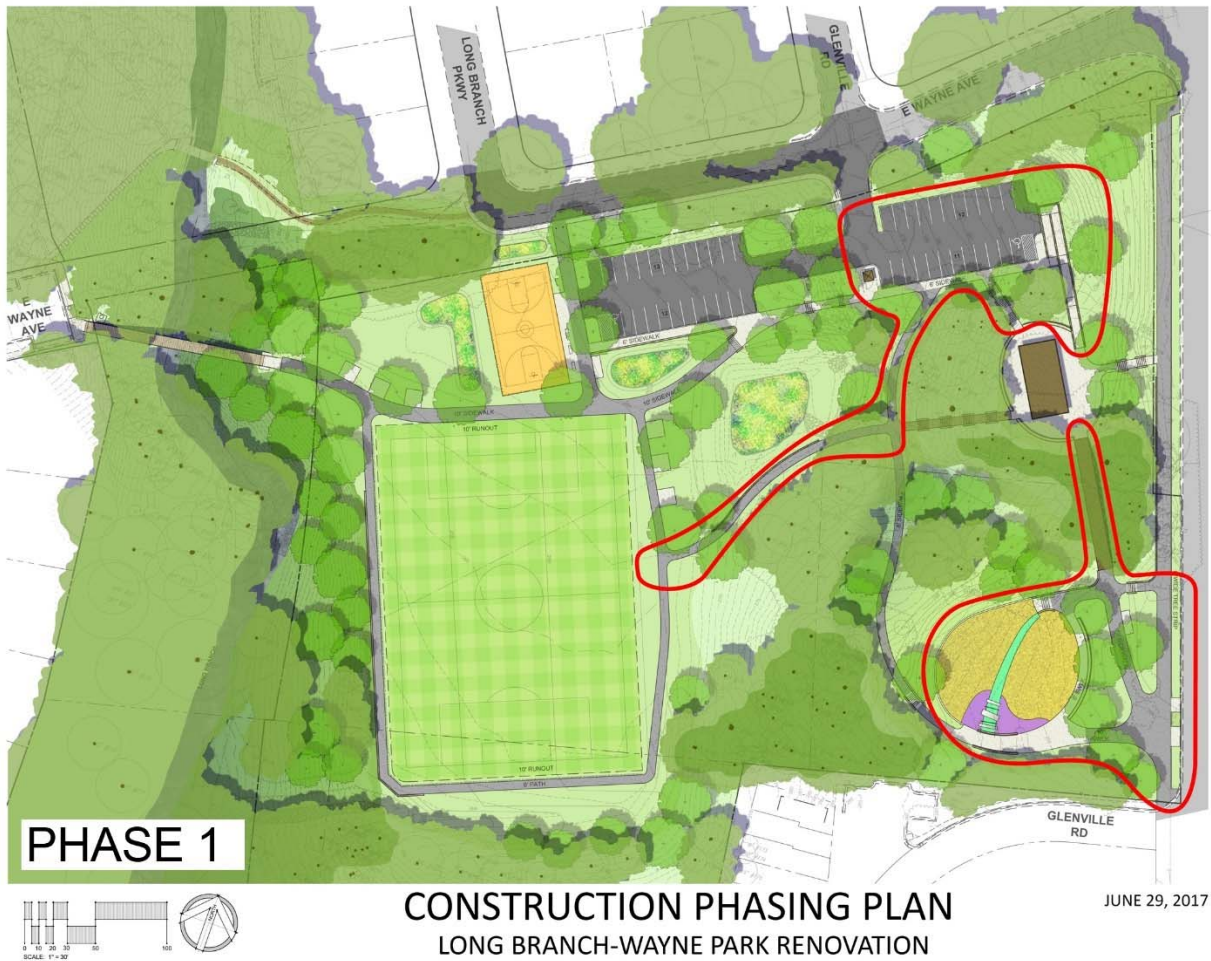
Total Construction Cost

The total cost estimate for the park is \$5,498,000 as outlined in the table below. Given the Department's fiscal constraints and goals for reducing the size of projects, staff developed several phasing alternatives for this project. Detailed cost estimates are included in the Appendix.

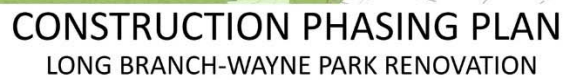
ITEM	SUBTOTAL
SITE PREPARATION & DEMOLITION (Including Mobilization)	\$230,000
TREE CARE	\$60,000
EROSION & SEDIMENT CONTROL	\$103,000
GRADING/EARTHWORK	\$490,000
STRUCTURES	\$506,000
STORMWATER MANAGEMENT	\$243,800
VEHICULAR PAVEMENT - PARKING LOTS	\$135,385
UTILITIES	\$68,000
HARDSCAPE MATERIALS (PAVING, WALLS, STEPS, STREETScape)	\$575,825
PLAYGROUND	\$466,350
FURNISHINGS, SITE AMENITIES	\$376,150
LANDSCAPING, MICRO-BIORETENTION PLANTS + MAINTENANCE	\$295,400
CONSTRUCTION SUBTOTALS	\$3,549,910
CONSTRUCTION CONTINGENCY (30% of Construction)	\$1,064,973
CONSTRUCTION TOTALS	\$4,614,883
DESIGN CONTRACT WITH CONTINGENCY (13% of Construction Total plus Maintenance & Operations Manual)	\$599,935
STAFF CHARGEBACKS FOR DESIGN (20% of Design Contract with Contingency)	\$119,987
CONSTRUCTION MANAGEMENT & INSPECTIONS (3% x Construction Total)	\$138,446
AS-BUILT DRAWINGS	\$15,000
ELECTRONIC SUBMISSION OF SUBMITTALS	\$10,000
TOTAL COST	\$5,498,000

Phase 1

A minimum first phase for the project is proposed to include the renovation of the existing parking lot, playground area, walls, fencing, accessible ramps, pathways, site furnishings, and a portion of sidewalk along University Boulevard. The total cost for this phase would be \$1,982,000.



A second phase for the project would include upgrades to the picnic shelter area, new parking lot, relocated basketball court, fitness equipment, steps, walls, pathways, site furnishings, stormwater management facilities, and sidewalk along University Boulevard. The total cost for this phase would be \$1,578,000.

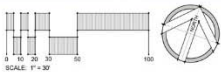


Phase 3

The third phase of the project would include the rectangular athletic field renovation, new accessible pedestrian bridge spanning Long Branch, paved exercise loop path, Wayne Avenue widening and streetscape improvements, pedestrian connection to the existing pedestrian bridge, and stormwater management facilities as shown in the plan below. The total cost for this phase would be \$1,939,000.



PHASE 3



CONSTRUCTION PHASING PLAN LONG BRANCH-WAYNE PARK RENOVATION

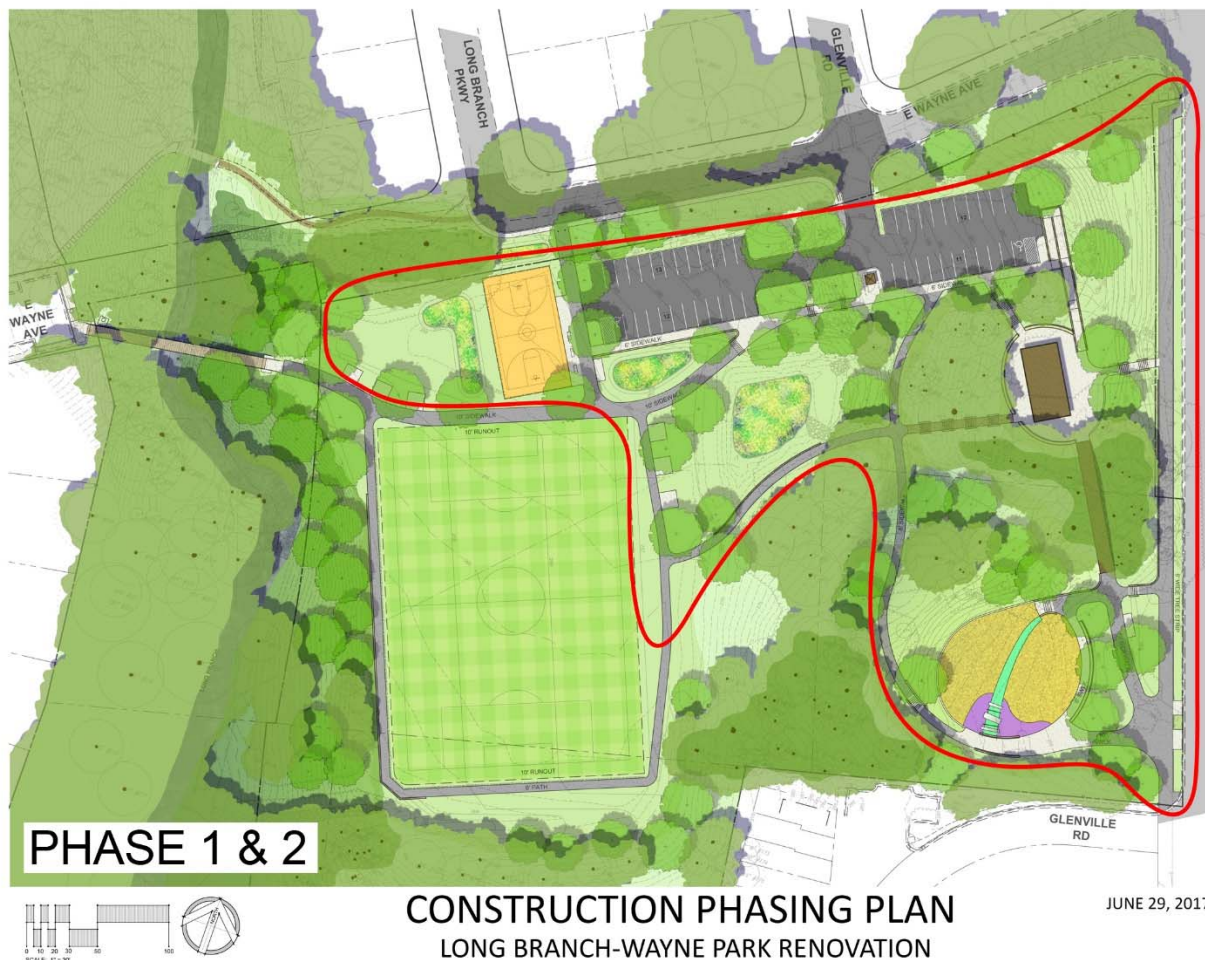
JUNE 29, 2017

Recommended Project

Staff recommends combining Phases 1 and 2 into a single construction project. The combined project would simplify construction, consolidate costs, and increase overall efficiency. It would also deliver the playground area renovation and parking lot expansion at the same time, which are two of the top renovation priorities for this park. The total cost for the Phase 1 & 2 combined construction project would be \$3,560,000.

ITEM	PHASE 1	PHASE 2
SITE PREPARATION & DEMOLITION (Including Mobilization)	\$80,000	\$90,000
TREE CARE	\$30,000	\$20,000
EROSION & SEDIMENT CONTROL	\$38,000	\$30,000
GRADING/EARTHWORK	\$62,000	\$86,000
STRUCTURES	\$40,000	\$116,000
STORMWATER MANAGEMENT	\$106,300	\$78,500
VEHICULAR PAVEMENT - PARKING LOTS	\$46,485	\$50,050
UTILITIES		\$8,000
HARDSCAPE MATERIALS (PAVING, WALLS, STEPS, STREETScape)	\$210,900	\$283,625
PLAYGROUND	\$466,350	
FURNISHINGS, SITE AMENITIES	\$117,250	\$143,700
LANDSCAPING, MICRO-BIORETENTION PLANTS + MAINTENANCE	\$71,800	\$117,400
CONSTRUCTION SUBTOTALS	\$1,269,085	\$1,023,275
CONSTRUCTION CONTINGENCY (30% of Construction)	\$380,726	\$306,983
CONSTRUCTION TOTALS	\$1,649,811	\$1,330,258
DESIGN CONTRACT WITH CONTINGENCY (13% of Construction Total plus Maintenance & Operations Manual)	\$214,475	\$172,933
STAFF CHARGEBACKS FOR DESIGN (20% of Design Contract with Contingency)	\$42,895	\$34,587
CONSTRUCTION MANAGEMENT & INSPECTIONS (3% x Construction Total)	\$49,494	\$39,908
AS-BUILT DRAWINGS	\$15,000	
ELECTRONIC SUBMISSION OF SUBMITTALS	\$10,000	
TOTAL COST	\$1,982,000	\$1,578,000

TOTAL PROJECT COST - PHASES 1 & 2	\$3,560,000
--	--------------------



If Phases 1 and 2 are implemented, the Department of Parks may be able to improve other areas as follows: 1) renovate the rectangular athletic field at a reduced cost using internal construction crews; 2) work with MCDOT to fund and improve East Wayne Avenue; and 3) improve the safety and conditions of the existing pedestrian bridge and its approaches through major maintenance initiatives.

Operating Budget Impact

The operating budget impact (OBI) is expected to increase slightly based on the addition of new stormwater management facilities, plant material, pathways, fencing, playground equipment, and structures. Specific costs will be calculated and included with the FY 19-24 Capital Improvements Program submission.

CONCLUSION

Staff recommends approval of the Recommended Concept Plan, the associated cost estimate, and inclusion of Phases 1 and 2 in the FY 19-24 Capital Improvements Program. The recommended plan preserves the existing features of the park that contribute to its identity while providing much-needed upgrades to park amenities, pedestrian access, and parking.

Attachments

- Attachment 1: Appendix
- Attachment 2: Public Outreach