

Chen, Ching-Fang

From: Cassedy, Michael <Michael.Cassedy@montgomerycountymd.gov>
Sent: Tuesday, October 17, 2017 11:21 AM
To: Chen, Ching-Fang
Cc: Sasaki, Cristina; Quattrocchi, Dominic; Newhouse, Rachel; Folden, Matthew; McManus, Patricia; Lee Jennings; 'Holt Jordan'
Subject: Re: Newell Street at East West Hwy and Acorn Urban Park

Follow Up Flag: Follow up
Flag Status: Flagged

Ching-Fang:

My thoughts on the three options:

1. Temporary street closure for special events. Check with Reemberto Rodriguez, Director of the Silver Spring Service Center. He should be able to guide you as to what office grants permits for this type of closure and what is involved.
2. Regular weekend closure May through October. Again, check with Reemberto. This option is likely to be difficult, because the road is used by traffic.
3. Permanent closure. This would require a County Council Resolution. I administer this process as well as the abandonment process. Without going into great detail I don't think you could get approval, because the road is used by the public/traffic. The Council can only approve such a Resolution if there is no current public use or anticipated future public use or a change in circumstances since the original dedication of the road.

I hope this has been helpful.

Regards,

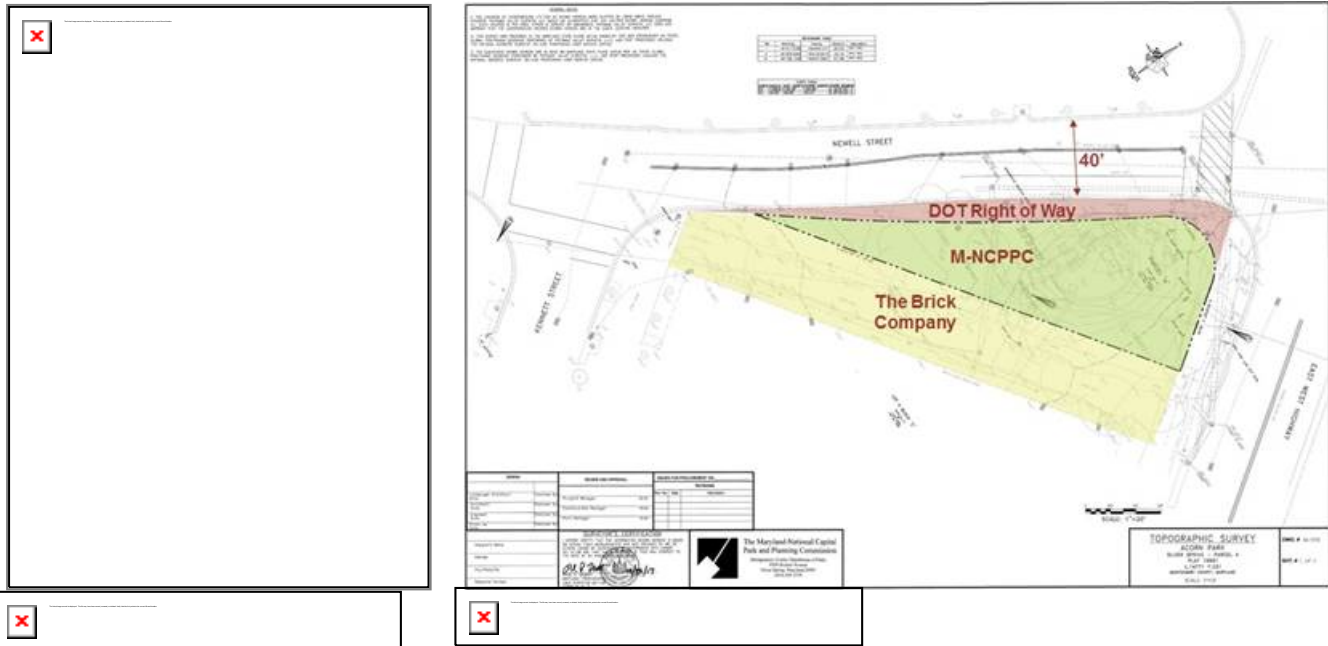
Mike Cassedy
Department of Transportation
Division of Transportation Engineering
100 Edison Park Drive - 4th Floor
Gaithersburg, MD 20878

Phone: 240-777-7254

From: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Sent: Friday, October 13, 2017 1:42:34 PM
To: Cassedy, Michael
Cc: Sasaki, Cristina; Quattrocchi, Dominic; rachel.newhouse@montgomeryparks.org; Folden, Matthew; McManus, Patricia; Lee Jennings; 'Holt Jordan'
Subject: Newell Street at East West Hwy and Acorn Urban Park

Good afternoon,

M-NCPPC is developing concept for the renovation of Acorn Urban Park located at the intersection of East West Highway and Newell Street in Silver Spring. The park contains significant historic resources, notably the original “Silver Spring” for which the town is named. The original parkland was an island bounded by the two legs of Newell Street and East West Highway. In 1994, the park parcel was modified due to abandonment of the east leg of Newell Street right of way as the resolution of a development plan approval for the adjacent property. Newell Street was reconfigured to maintain the two-way traffic. The abandoned roadway was redeveloped into a walkway as part of the park.



The project is in schematic design phase. The community has voiced strong interests in activating the park and expanding the park activities in this densely developed area. The section of Newell Street between East West Highway and Kennett Street was identified by the Silver Spring Place Making Effort for potential temporary street closing for weekend or special events. The team is exploring options including:

1. Temporary street closing for special events. No paving alternation.
2. Regular weekend closings, May through October. No paving alternation.
3. Permanent closing. Transform the street right of way into green open space.

We would like to get your input in this regard. Please let us know. Thank you.

Ching-Fang Chen, PLA, LEED-AP

Landscape Architect

Park Development Division

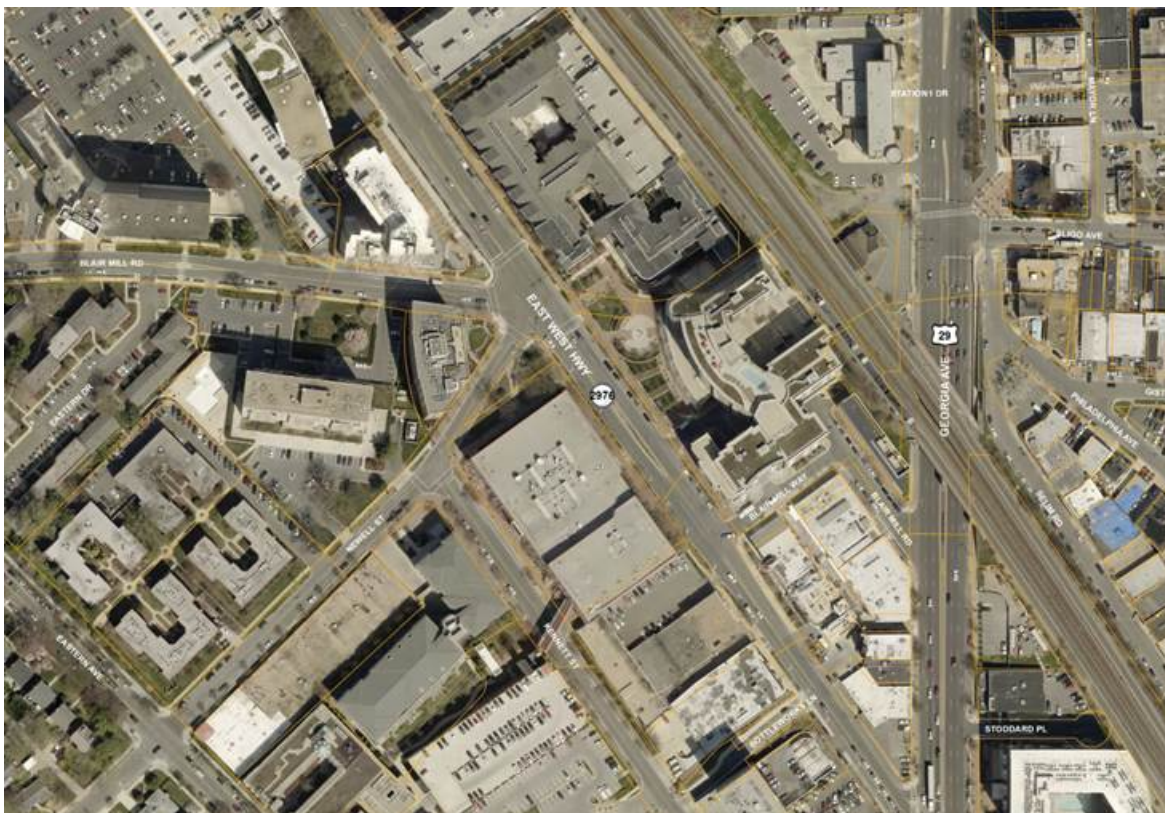
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
301.495.2557
Ching-Fang.Chen@montgomeryparks.org

Chen, Ching-Fang

From: Chen, Ching-Fang
Sent: Tuesday, October 17, 2017 10:47 AM
To: michael.cassedy@montgomerycountymd.gov
Subject: RE: Newell Street at East West Hwy and Acorn Urban Park

Mike,

Attached are aerial maps of the area in 2004 and 2015 to share with you. Thanks so much for your guidance. Ching-Fang



From: Chen, Ching-Fang

Sent: Friday, October 13, 2017 1:42 PM

To: 'michael.cassedy@montgomerycountymd.gov' <michael.cassedy@montgomerycountymd.gov>

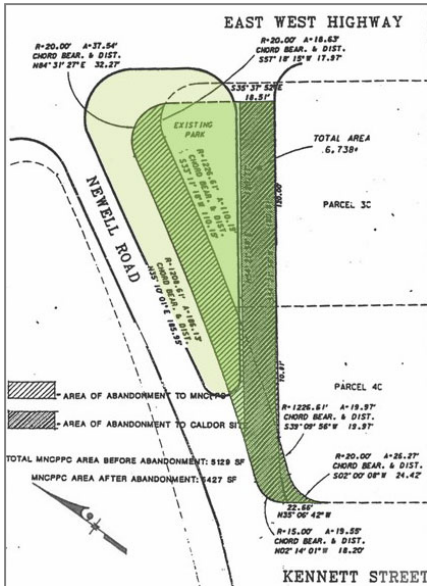
Cc: Sasaki, Cristina <Cristina.Sasaki@montgomeryparks.org>; Quattrocchi, Dominic <Dominic.Quattrocchi@montgomeryparks.org>; Newhouse, Rachel <Rachel.Newhouse@montgomeryparks.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; McManus, Patricia

<patricia.mcmanus@montgomeryparks.org>; 'Lee Jennings' <lee@jordanhoneyman.com>; 'Holt Jordan' <holt@jordanhoneyman.com>

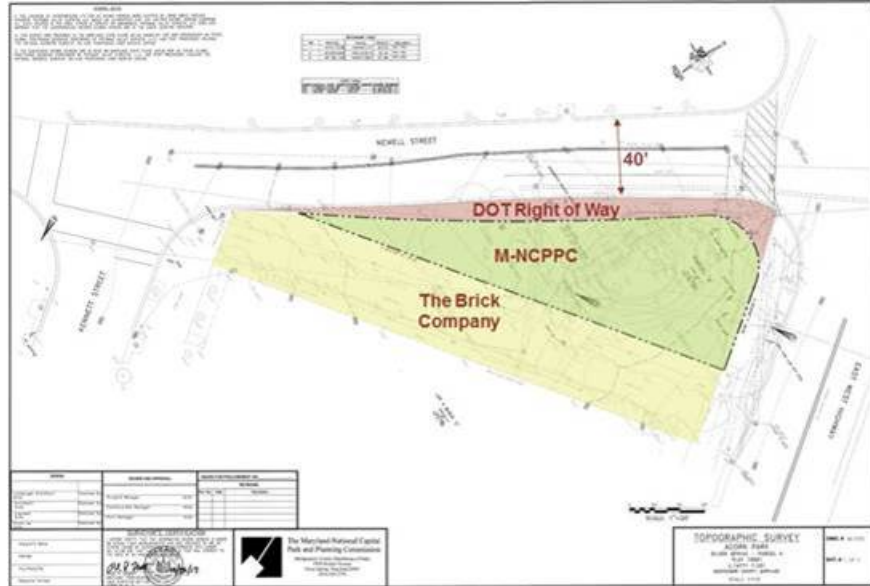
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1994 Abandonment of Newell Street



2017 Survey/ Land Ownership

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Ching-Fang Chen, PLA, LEED-AP
Landscape Architect
Park Development Division

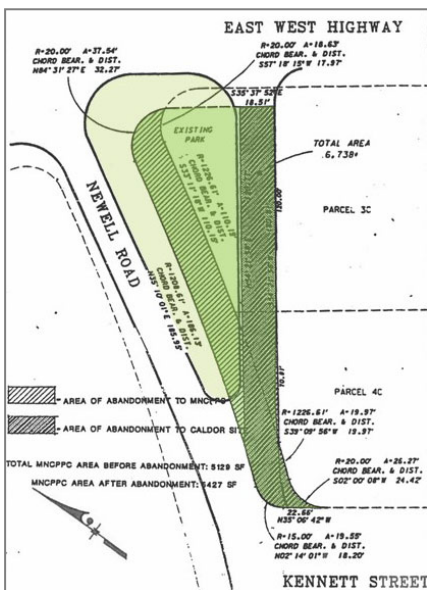
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
301.495.2557
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Chen, Ching-Fang

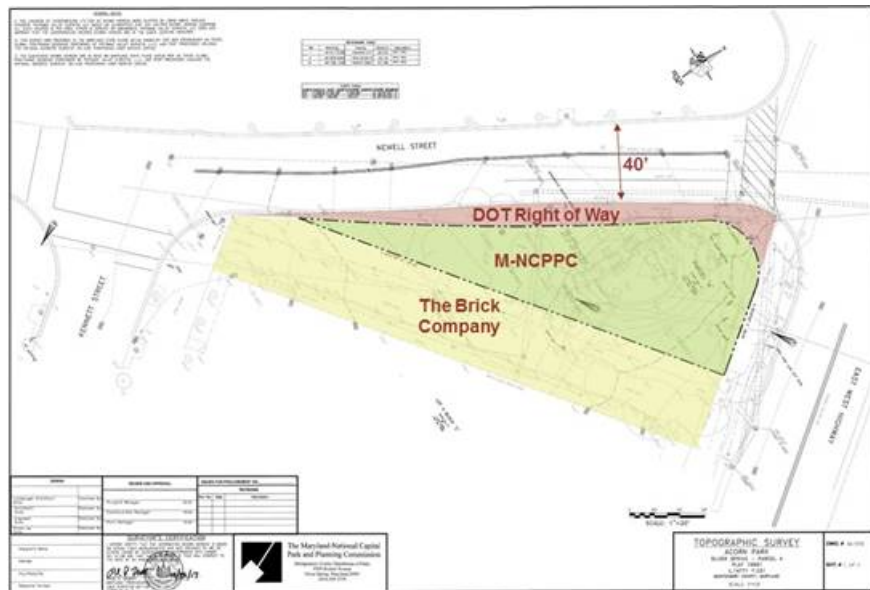
From: Chen, Ching-Fang
Sent: Friday, October 13, 2017 1:43 PM
To: michael.cassedy@montgomerycountymd.gov
Cc: Sassaki, Cristina; Quattrocchi, Dominic; Newhouse, Rachel; Folden, Matthew; McManus, Patricia; Lee Jennings; 'Holt Jordan'
Subject: Newell Street at East West Hwy and Acorn Urban Park
Attachments: 1.jpg; Acorn UP.pdf

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Ching-Fang Chen, PLA, LEED-AP
Landscape Architect

Chen, Ching-Fang

From: Folden, Matthew
Sent: Thursday, February 2, 2017 8:43 AM
To: Chen, Ching-Fang
Cc: Newhouse, Rachel; Sasaki, Cristina; 'dominiquechu@yahoo.com'; McManus, Patricia; Kronenberg, Robert; Hisel-McCoy, Elza; Mencarini, Katherine; Mike Cassedy (michael.cassedy@montgomerycountymd.gov); 'amookherjee@sha.state.md.us'
Subject: RE: Acorn UP-progress update

Follow Up Flag: Follow up
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Ching-Fang,

I recommend not pursuing abandonment of the street to expand the park.

If you choose to proceed, you will need to contact the Maryland State Highway Administration, since any change at this location will affect a state highway, and the County Department of Transportation, since Newell Street is an improved county road.

Initial contacts should include:

Mike Cassedy
Right-of-Way Closing/ Abandonment Program Manager
Montgomery County Department of Transportation
michael.cassedy@montgomerycountymd.gov
240-777-7254

Anyesha Mookherjee, PE
Assistant District Engineer – Traffic
Maryland State Highway District 3
amookherjee@sha.state.md.us

Matthew Folden, AICP | Planner Coordinator
Montgomery County Planning Department | Planning Area 1
8787 Georgia Avenue | Silver Spring, MD 20910
301.495.4539 | matthew.folden@montgomeryplanning.org

From: Chen, Ching-Fang
Sent: Wednesday, February 01, 2017 1:38 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Newhouse, Rachel <rachel.newhouse@montgomeryparks.org>; Sasaki, Cristina <cristina.sasaki@montgomeryparks.org>; 'dominiquechu@yahoo.com' <dominiquechu@yahoo.com>; McManus, Patricia <patricia.mcmanus@montgomeryparks.org>
Subject: RE: Acorn UP-progress update

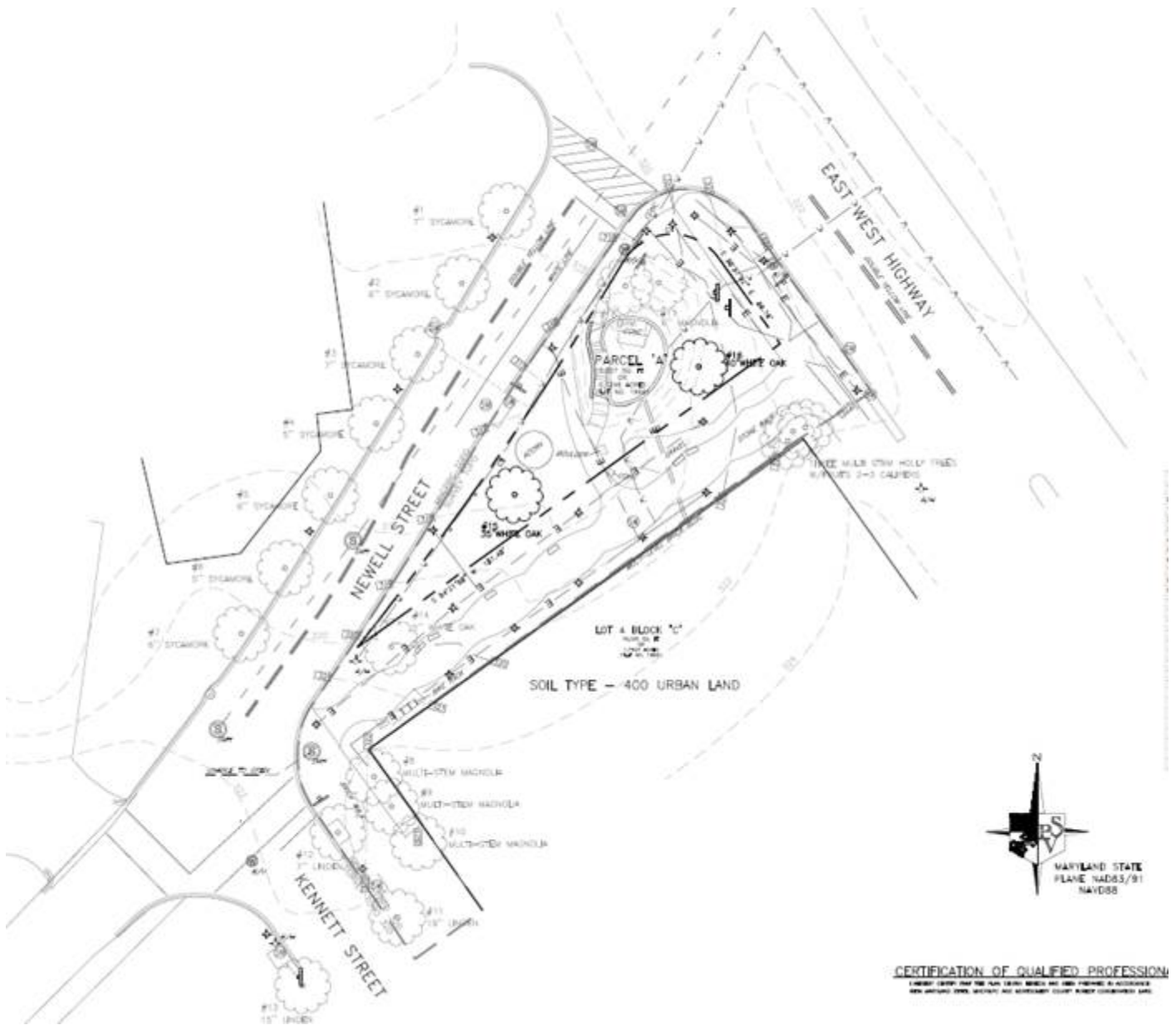
Matt,

From Rachel at the project kickoff meeting last October, I learned that the park was identified by the Silver Spring Place Making Effort for the potential street closing to expand park activities for weekend or special events. The idea was discussed further at the recent site visit I had with Rachel and Cristina. We had a chance to explore the neighborhood around the park. We noticed that though there are several developer built public spaces, most are walks, paved terraces for sitting or landscape areas for viewing. Children friendly spaces seem lacking in this densely developed area.

We all aware renovation for the park has many challenges. Besides the historic Silver Spring feature, the entire park is within critical root zones of existing significant trees. Situated at the low ground of the drainage area, the site receives considerable amount of urban runoff from streetscape of East West Highway. The approximately 10' grade change of the Silver Spring and immediate adjacency to the street limit access and flexibility of the park. It will be possible to create new terraces and mitigate stormwater with the renovation. However, the park will be more or less similar to what's there program wise if the park setting stays the same. The site is simply too confined. Newell Street in fact plays a critical role for the transformation of the park.

Park amenity needs a buffer from the street to be enjoyable. If Newell Street is for pedestrian/bike use only on a regular basis, this would open up many opportunities for play and recreation. Kids can run around, bike, skate or throw balls within this 30' by 200' stretch of paved area. The historic Silver Spring and Acorn gazebo will be away from vehicular traffic. It will be much safer for people to use the park. Newell Street between East West Highway and Kennett Street is not heavily used. There is no building entrance or curb cut fronting this section of the street. Closing the street will not impact the building uses. Any recommendation or guidance will be greatly appreciated. Ching-Fang

Rachel , Cristina and Dom, please feel free to add.



From: Folden, Matthew
Sent: Wednesday, February 01, 2017 8:06 AM
To: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Cc: Newhouse, Rachel <rachel.newhouse@montgomeryparks.org>
Subject: RE: Acorn UP-progress update

Hi Ching-Fang,

How did your team decide to proceed with the idea of a potential abandonment of Newell Street?

From: Chen, Ching-Fang
Sent: Tuesday, January 31, 2017 3:53 PM
To: McManus, Patricia <patricia.mcmanus@montgomeryparks.org>; Mueller, Julie <julie.mueller@montgomeryparks.org>; Driscoll, Andrew <Andrew.Driscoll@montgomeryparks.org>; Chandlee, Stephen <stephen.chandlee@montgomeryparks.org>; Whipple, Scott <scott.whipple@montgomeryplanning.org>; Navarro, Sandra <Sandra.Navarro@mncparkpolice.org>; Fuster, Marco <marco.fuster@montgomeryplanning.org>; Manzanares, Ivan <ivan.manzanares@montgomeryparks.org>; Newhouse, Rachel <rachel.newhouse@montgomeryparks.org>; Tsai,

Andrew <andrew.tsai@montgomeryparks.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Turay, Mohammed <Mohammed.Turay@montgomeryparks.org>; Barrick, Gerald
<Gerald.Barrick@montgomeryparks.org>; Girr-Borrayo, Alex <Alex.Girr-Borrayo@montgomeryparks.org>
Subject: Acorn UP-progress update

Good afternoon,

This is to update you with the progress of Acorn Urban Park facility planning project.

1. I was able to gather the background information including:
 - 1942, original property boundary
 - 1960, Finish Grad and Sidewalk Plan
 - 1994-07-25, Site Plan Review #8-94030 Planning Board memo
 - 1994-07-26, County Council Resolution (12-1767)-Abandonment of A Portion of Newell Street
 - 1995-05-18, Caldor-Acorn Park Easement Agreement
 - 1995-04-27, Subdivision Plan
 - 1996-07-17 Quitclaim Deed from M-NCPPC, Montgomery County, Caldor-Silver Spring (for the abandonment of Newell Street)
 - 2015-02-26 Final Forest Conservation for utility connection for *The Blairs* Development
[O:\Acorn UP\background info](#)
2. Rachel has provided a draft Preliminary Program of Requirements (POR) and followed up on the idea of potential closing of Newell Street to expand the park activities. Matthew Folden's comments are attached.
3. Cultural resource team has found extensive resources related to the history of the park. Julie is reviewing the info and will provide a summary. Per Facility Management Division, the stone walls and walkways would have been built in 1955.
4. NRI/FSD has been approved. Detailed topographic survey of the hardscape is in progress.
5. 1st community meeting to gather public input has been planned for the week of March 13th. Silver Spring Civic Center is a candidate location and will be available on March 14th, 15th and 16th (7:00pm to 9:00pm). MRO and Silver Spring Library are other possibilities.
6. Project web page will be posted this week. Meeting notice and media will be sent out by mid-February.

I have spent some time exploring concepts for the park. I'll save until after the public meeting to share the ideas with the team. Feel free to let me know if you have any suggestions. Thanks. Ching-Fang

From: [Derek Gunn](#)
To: [Chen, Ching-Fang](#)
Cc: [Folden, Matthew](#); [Matt Baker](#)
Subject: Re: Acorn Urban Park
Date: Tuesday, April 2, 2019 9:11:35 PM

Hello Ching-Fang:

Thank you for your email. Our MDOT SHA District Three Traffic review of pedestrian safety concerns at the subject location remains in progress at this time. We anticipate that findings will be available within the next 30 days and will be immediately shared with you and others.

Sincerely,

Derek L. Gunn, P.E.
Assistant District Engineer - Traffic (Montgomery)

From: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Sent: Tuesday, April 2, 2019 9:06:21 AM
To: Derek Gunn
Cc: Folden, Matthew; Matt Baker
Subject: RE: Acorn Urban Park

Derek,

Please provide an update about your review of the pedestrian crossing at Jessup Blair Park and King Street. Thank you.
Ching-Fang

From: Matt Baker <MBaker4@sha.state.md.us>
Sent: Wednesday, March 27, 2019 9:30 AM
To: Derek Gunn <dgunn@sha.state.md.us>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Subject: RE: Acorn Urban Park

Derek-

Ching-Fang reached out to me, this morning, and we spoke briefly about the Jessup Blair Park access/King Street ped xing. I relayed that D3 is in the midst of a review of potential options at the location and that you may be able to provide additional detail for Ching-Fang's staff report. Thanks.

Matt

From: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Sent: Tuesday, March 26, 2019 10:17 AM
To: Matt Baker <MBaker4@sha.state.md.us>; Derek Gunn <dgunn@sha.state.md.us>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: RE: Acorn Urban Park

Good morning,

The park project is on the Planning Board agenda for April 25th, 2019. This project has a great deal of community interest. I would like to include your recommendation in the staff report. Please let me know. Thank you so much. Ching-Fang

From: Chen, Ching-Fang
Sent: Tuesday, March 26, 2019 10:13 AM
To: 'Matt Baker' <MBaker4@sha.state.md.us>; 'Derek Gunn' <dgunn@sha.state.md.us>

Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: RE: Acorn Urban Park

Good morning,

This is to follow up on the concerns about crossing Georgia Avenue to access Jesup Blair Park in the south Silver Spring neighborhood. See email string below. Will it be possible to add a signalized pedestrian crossing at King Street? Let me know if you have any recommendations. Thanks.

Ching-Fang Chen, PLA, LEED-AP

Landscape Architect

Park Development Division

M-NCPPC

Montgomery County Department of Parks

9500 Brunett Avenue

Silver Spring, MD 20901

301.495.2557

From: Matt Baker <MBaker4@sha.state.md.us>

Sent: Thursday, November 30, 2017 10:58 AM

To: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>

Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Derek Gunn <dgunn@sha.state.md.us>

Subject: RE: Acorn Urban Park

Ching-Fang-

I apologize for the delay in following up. I'm cc'ing Derek Gunn, MDOT SHA Acting Assistant District 3 Engineer-Traffic, who may have input as to what may be possible along US 29 (Georgia Avenue) at these locations.

Have you considered directing (in the future) cyclists and pedestrians to use the Met Branch Trail and Montgomery College ped bridge over CSX/WMATA and into Jesup Blair Park? It's not as direct, I admit, but would eliminate some of the at-grade crossing demand.

Matt

From: Chen, Ching-Fang [<mailto:ching-fang.chen@montgomeryparks.org>]

Sent: Monday, November 27, 2017 4:51 PM

To: Matt Baker <MBaker4@sha.state.md.us>

Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: RE: Acorn Urban Park

Good afternoon,

Thank you for your prompt reply. Your guess was right on. Below is an aerial map showing connection from neighborhood west of Georgia Avenue to Jesup Blair Local Park.

Though, there are manually operated signals, the wide street and the left turn traffic make crossing at 13th Street (location 1) and Eastern Avenue (Location 2) rather challenging. Idea was brought up to add a raised refuge island between the northbound and southbound lanes to provide a safety area in the middle of the roadway and to hopefully slow down the traffic. We are wondering if it will be possible to **add a signalized pedestrian crossing at King Street** (location 3) where it align with the Montgomery College campus. This will avoid left turn traffic. Attached is a photo for your reference. Please let us know if you have any recommendations. Thank you very much.



From: Matt Baker [<mailto:MBaker4@sha.state.md.us>]
Sent: Monday, November 27, 2017 3:04 PM
To: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: RE: Acorn Urban Park

Ching-Fang-

Happy to help. Looking at a map of Silver Spring, I'm guessing you're speaking about US 29 (Georgia Avenue) pedestrian crossings at MD 410 (East West Highway/Burlington Avenue)/13th Street and at Eastern Avenue/Blair Road. Can you first, confirm if these and/or others are locations at which you're looking for improved pedestrian crossing conditions and second, let me know if you have specific ideas for improvements? Thanks.

Matt

Matt Baker

Regional Planner, Montgomery County
 Regional and Intermodal Planning Division
 Office of Planning and Preliminary Engineering

State Highway Administration
Maryland Department of Transportation

410-545-5668
mbaker4@sha.state.md.us



From: Folden, Matthew [<mailto:matthew.folden@montgomeryplanning.org>]
Sent: Monday, November 27, 2017 2:47 PM
To: Chen, Ching-Fang <ching-fang.chen@montgomeryparks.org>
Cc: Matt Baker <MBaker4@sha.state.md.us>
Subject: RE: Acorn Urban Park

Hi Ching-Fang,

I suggest coordinating with Matt Baker, MD SHA Regional Planner for Montgomery County. By copy of this e-mail, I am forwarding your request to Matt and asking that he follow-up with you.

Regards,

Matt

Matthew Folden, AICP | Planner Coordinator
Montgomery County Planning Department | Planning Area 1
8787 Georgia Avenue | Silver Spring, MD 20910
301.495.4539 | matthew.folden@montgomeryplanning.org

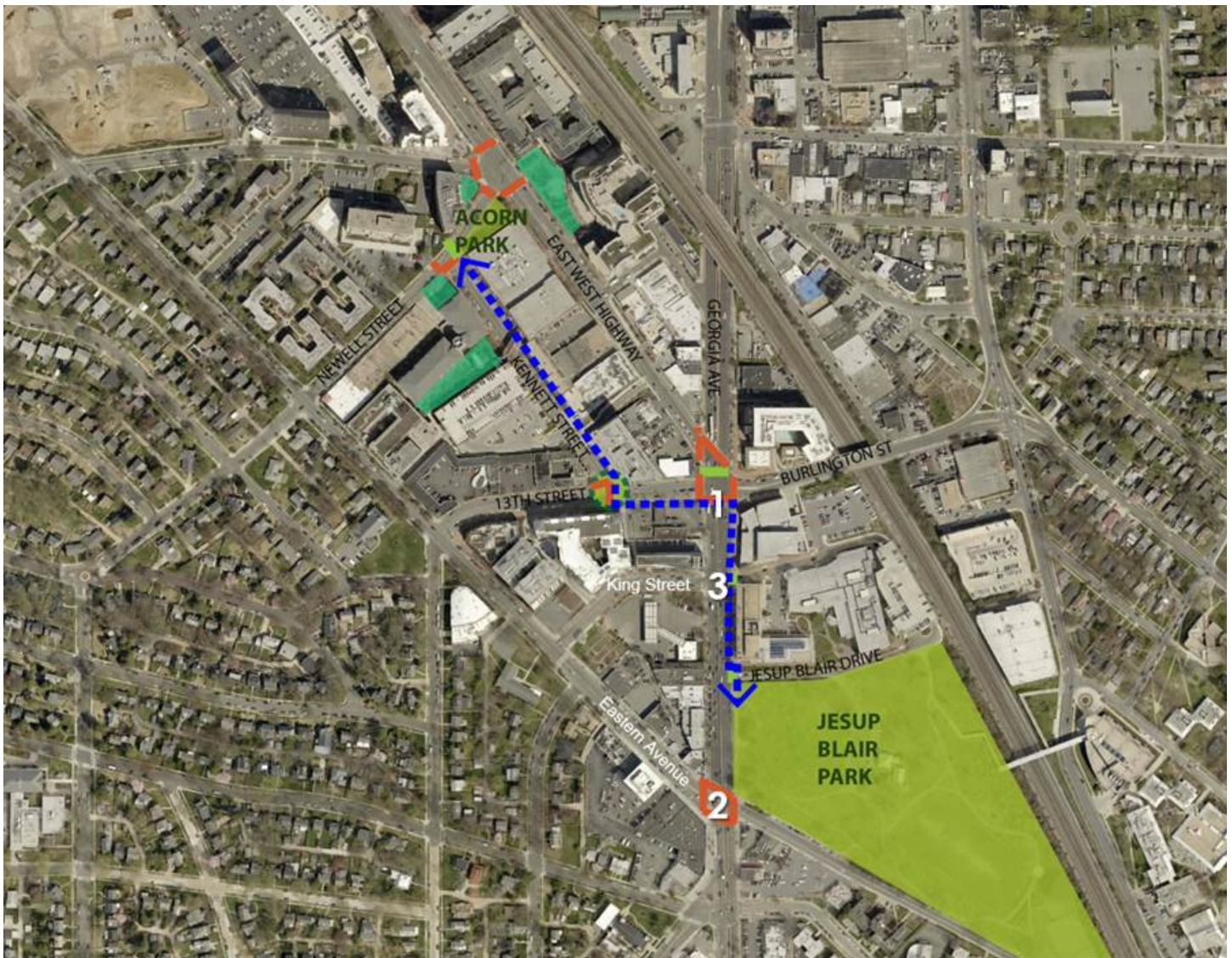
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Attachments: IMG_2796.jpg

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KEY

- | | | | |
|---|---------------------------|---|---|
|  | Public Open Space |  | Existing Crosswalk |
|  | Public/Private Open Space |  | Proposed Crosswalk/Pedestrian Improvement |
|  | Proposed Pedestrian Node |  | Proposed Park Pedestrian Connection |

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Regional Planner, Montgomery County
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Matthew Folden, AICP | Planner Coordinator
Montgomery County Planning Department | Planning Area 1
8787 Georgia Avenue | Silver Spring, MD 20910
301.495.4539 | matthew.folden@montgomeryplanning.org



From: Chen, Ching-Fang
Sent: Monday, November 27, 2017 2:30 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Acorn Urban Park

Matt,

I would like to contact Maryland State Highway Administration to coordinate community's concerns about crossing Georgia Avenue and wondering if you know a good contact person.

Jesup Blair Local Park is a large nearby park that provides ample opportunity for active recreation and children's play areas and can complement the use of Acorn Urban Park. The park is difficult to reach by foot, as Georgia Avenue is very busy. Requests were made at the recent community meeting to improve the pedestrian crossing of Georgia Avenue at several locations, in order to provide better access to this park.

Let me know if you have any recommendations. Thanks.

Ching-Fang Chen, PLA, LEED-AP

Landscape Architect

Park Development Division

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks

9500 Brunett Avenue

Silver Spring, MD 20901

301.495.2557

Ching-Fang.Chen@montgomeryparks.org

<http://www.montgomeryparks.org/projects/>

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Montgomery County Planning Department | Planning Area 1
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301.495.4539 | matthew.folden@montgomeryplanning.org



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Montgomery County Department of Parks
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