

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

Meeting Notes

Silver Spring Intermediate Neighborhood Park Improvement Project

Community Meeting #2

Montgomery County Department of Parks

The Maryland-National Capital Park and Planning Commission (M-NCPPC)

Park Staff Present at the Community Meeting #2

Wen Huang, Project Manager, Park Development Division

Andrew Tsai, Project Engineer, Park Development Division

Judie Lai, Architecture Section Supervisor, Park Development Division

Michael Ma, Division Chief, Park Development Division

Mohammed Turay, Park Manager, Southern Region

Dean Turnbull, Regional Operations Manager, Southern Region

Erin Pant, Public Relations and Outreach

Officer Derrick Williams, Park Police

Number of attendances from the community: 35

Notable guests:

Mike Diegel, Source of the Spring

Julio Ceron, local resident from office of Montgomery County Councilmember Tom Hucker

Meeting Summary

Michael Ma welcomed attendees and gave an introduction of the purpose of the park improvements. Montgomery Park Department manages over 400 parks. When a park is improved, it will take care of the park's current needs as well as the needs in the future 30-40 years. The Project Manager and Project Engineer then shared a PowerPoint presentation of the project, including the site analysis, review of the comments received after the first community meeting and four (4) options.

The second part of the meeting allows attendants to provide feedback and comments regarding the options presented.

Input from the meeting, as well as public on-line comments that will be received 2 weeks after the meeting, will be used to develop a preferred concept, which will be posted on the project website in Summer 2018. Notification will be sent to the community to review the plan and provide any additional comments. Once the preferred plan is finalized, it will be presented to the Montgomery County Planning Board in a public meeting in later 2018.

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

Site Analysis

The analysis is conducted based on multiple site visits and feedback received during and after the first community meeting. The analysis is divided into 3 parts:

- The existing amenities
- The park connectivity
- The grading and drainage

The details are in the PPT presentation published on the project website.

Design Options

Four (4) options were developed based on the site analysis and comments received. Some general improvements are the same among all four options. They are listed below.

General Improvements

Parking Lot:

- Remove excessive pavement that are not necessary to keep the existing spaces
- Provide (1) accessible parking space and aisle
- Identify designated location for porta potty
- Provide bike racks near the parking lot

Retaining Walls:

- Improve the guardrails on the retaining walls to meet building code while maintain the feel of openness
- Fix the cracking retaining wall at the east corner of the park

Basketball Courts:

- Replace the rotten timber retaining wall adjacent to the basketball courts, and convert it to a nice seating wall
- Increase the fence height to 10 feet
- Add fixed tables/benches
- Identify designated location for trash cans
- Add shade tree(s) at the west side grass area of the courts

Tennis Courts:

- The courts will be resurfaced, releveled and regraded
- A pickleball overlay will be added to the courts
- Enlarge the backboard possibly

Playground:

- Add fence at the edge adjacent to Boston Ave, to increase safety
- Identify new entrance location to the playground

Stormwater Management:

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

- Provide Stormwater management treatment to the drainage from the impervious pavement
- Provide Stormwater management facilities at the low points of the site
- Provide swales at the southside of the courts to eliminate standing water
- Repair the main inlet of the park at the east corner
- Provide erosion control at the steep slope along Philadelphia Ave sidewalk

Option 1

Option 1 provides the minimum improvements that meet the ADA accessibility and SWM requirements.

- No grading changes at the existing open green area.
- Existing central walkway with steps is converted to accessible walkway with ramps and handrails.
- A new walkway is proposed to connect the Boston Ave entrance at the playground to the central walkway.
- A simple pattern paint to the existing white retaining wall is proposed

Option 2

Option 2 provides the moderate improvements.

- Proposed grading will solve the current standing water issues at the open green area, but will remain most of the existing character of the open green space.
- The central walkway will be removed. An accessible walkway with ramps and railings is proposed near the location of the existing asphalt walkway.
- Accessible walkway also connects all four entrances at the perimeter of the open green space.
- Boardwalk design is introduced to minimize the impact to tree roots, and will be used at the wet area as a bridge.
- The entrance at the intersection of Chicago/Boston Avenue will be reconfigured to become wide seating steps
- Mural wall design will be incorporated in this option

Option 3

Option 3 also provides the moderate improvements. The option is similar to Option 2, but eliminates the entrance at the intersection of Chicago/Boston Avenue, and provides a more direct access to the playground from the parking lot. Other proposed improvements include:

- Fixed picnic tables at the side of the playground
- Flatter and enlarged open green area for multi-functional use

Option 4

Option 4 offers the most extensive improvements.

- The parking lot pavement will be reduced to include 10 car spaces and 1 accessible parking space. Convert the eliminated pavement to grass area as over flow parking area which can fit additional 10 cars approximately.

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

- A 500' long looped walkway is proposed to be within the park boundary and is fully ADA accessible. The walkway connects all 4 entrances and all amenities in the park.
- Natural play areas are proposed adjacent to the playground by using boulders, tree trunks and other natural materials. The natural play components will be combined with the boardwalk and bio-retention area.
- A shade structure that can fit in 4 picnic tables at the edge of the playground will be included.
- Two exercise stations are proposed, one closer to the playground with static type of equipment, the other near basketball court with dynamic type of equipment
- The tennis courts will be converted to multi-purpose courts for tennis, pickleball and small-sided soccer games
- A drinking fountain will be installed near basketball court
- The open green area will be regraded so it has more flat area with better drainage condition

Community Comments

Meeting attendants commented on the four options by using different color dots to select their preferred (green dot) and undesired (red dot) options, design components, and (10) proposed amenities. The result of comments is attached to the end of the meeting notes.

People also received a questionnaire to fill out. Ten (10) filled questionnaires were received immediately after the meeting.

Options Voting Result

	Preferred	Not desired
Option 1	11	3
Option 2	11	1
Option 3	1	0
Option 4	3	4

The combination of the Option 1 and 2 is preferred by the attendance.

Walkway:

1. The setback ramps in option 2 is more preferred than the ramp location in option 1.
2. The walkway behind the memorial bench in option 1 is more preferred than that in option 2.

Grading:

1. Option 1 proposed to leave the grading at the open area as is, which is not preferred by (4) red dots.
2. Option 2 proposed to regrade the open space to resolve the drainage issue, which is preferred by (3) green dots.

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

There are additional amenities that the residents would like to incorporate into the overall improvement design. The voting result of the amenities is below.

Proposed Amenity Voting Result

	Preferred	Not desired
Bike Racks	8	0
Drinking Fountain	8	3
Seating Steps	5 (2+3)*	8 (5+3)
Paint Wall	6	3
Mural Wall	6 (5+1)	3
Shade Structure	4	11 (7+4)
Exercise Station - Static	2 (0+2)	17 (16+1)
Exercise Station -Dynamic	0	16 (9+7)
Multi-purpose Courts	18 (13+5)	3 (1+2)
Natural Play	18	0

* Numbers in parentheses are the number of dots from the amenity board as well as the option boards.

By the end of the meeting, the preferred amenities are:

- 1) bike racks
- 2) drinking fountain
- 3) retaining wall resurfacing (either paint or mural wall)
- 4) multi-purpose courts
- 5) natural play

And the undesired amenities are:

- 1) Seating steps
- 2) Shade structure
- 3) Exercise stations (any type)

The final concept will be developed based on the result of the voting received during the meeting as well as the on-line comments that will be received several weeks after the meeting.

General Comments

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

The following topics were discussed prior and after the voting, without any direct reference to any of the options.

General Comments

- One gentleman lives across the street from the park commented that the Parks should only fix what is broken. The park's current flexibility should be preserved and not be affected.
- A concern that the online Town Hall should have had more options in some cases. For example, some questions only had yes or no as options, but a resident may have a neutral opinion and this would skew the results.

Drinking Fountain

- Some residents expressed concern having water fountain far from kids' area; others agree it should be farther away to avoid kids playing with it.
- Some residents concern that drinking fountain has maintenance issue and should not be installed in the park; others agree that it will be very convenient to have a drinking fountain.
- Suggestion to have water bottle filling station rather than a drinking fountain

Seating Steps

- Some residents questioned the value of added seating to the Boston/Chicago Ave entrance
- Several residents expressed concern that the seating area could cause more loitering at night and lead to more crime. The corner already has had some crime. Nearby neighbors want to feel safe walking there at night. Do Park Police have a recommendation on whether the seat would be an added crime opportunity?

Open Play Area

- One resident recommended we check with Takoma Soccer on the status of the field conditions
- One questioned how the options effect current sledding hill.
- One commented that Montgomery Parks can do more to provide more soccer opportunity throughout the county on quality soccer surfaces
- The neighborhood volleyball team requested that the open space shall allow for north-south direction play for the volleyball game
- Comments regarding a too well graded open space would be very formal looking and discourage multi-function play

Tennis Courts

- One young resident reiterated that the tennis courts are used for a variety of uses, and please keep that
- Some concerns that multi-purpose courts will have messy lines overlay to each other and that can be distracting to the players
- Some commented that the current "Tennis only" sign doesn't not work with the multi-purpose concept. It should be changed to "Tennis players have the priority" and allow for other activities in the courts

Exercise Stations

Community Meeting #2 – Silver Spring Intermediate Neighborhood Park

Location: Sligo Avenue Park Activity Building, 6:00 pm – 8:00pm

June 12, 2018

- One resident said they changed their mind and believe exercise stations could have an opportunity in the future, especially for young adults

Playground

- One resident questioned if the playground structures could be upgraded at the same time of the park improvements. If funding is a problem, would it be possible to replace one or couple pieces that fit the older kids' needs
- Comments on the proposed natural play opportunities to be outside of the existing playground. It will be lovely addition to the park.
- Comments on the natural play area to be on the entrance side instead of the hill side. The hill side has many mature trees and kids already play naturally there.

Retaining Wall

- Some commented that the retaining wall shall be painted with mutual colors/themes. The proposed wavy pattern has a similar image of swimming pool and is not desired. The mural wall design could look dated very quickly and not harmonized with the environment.

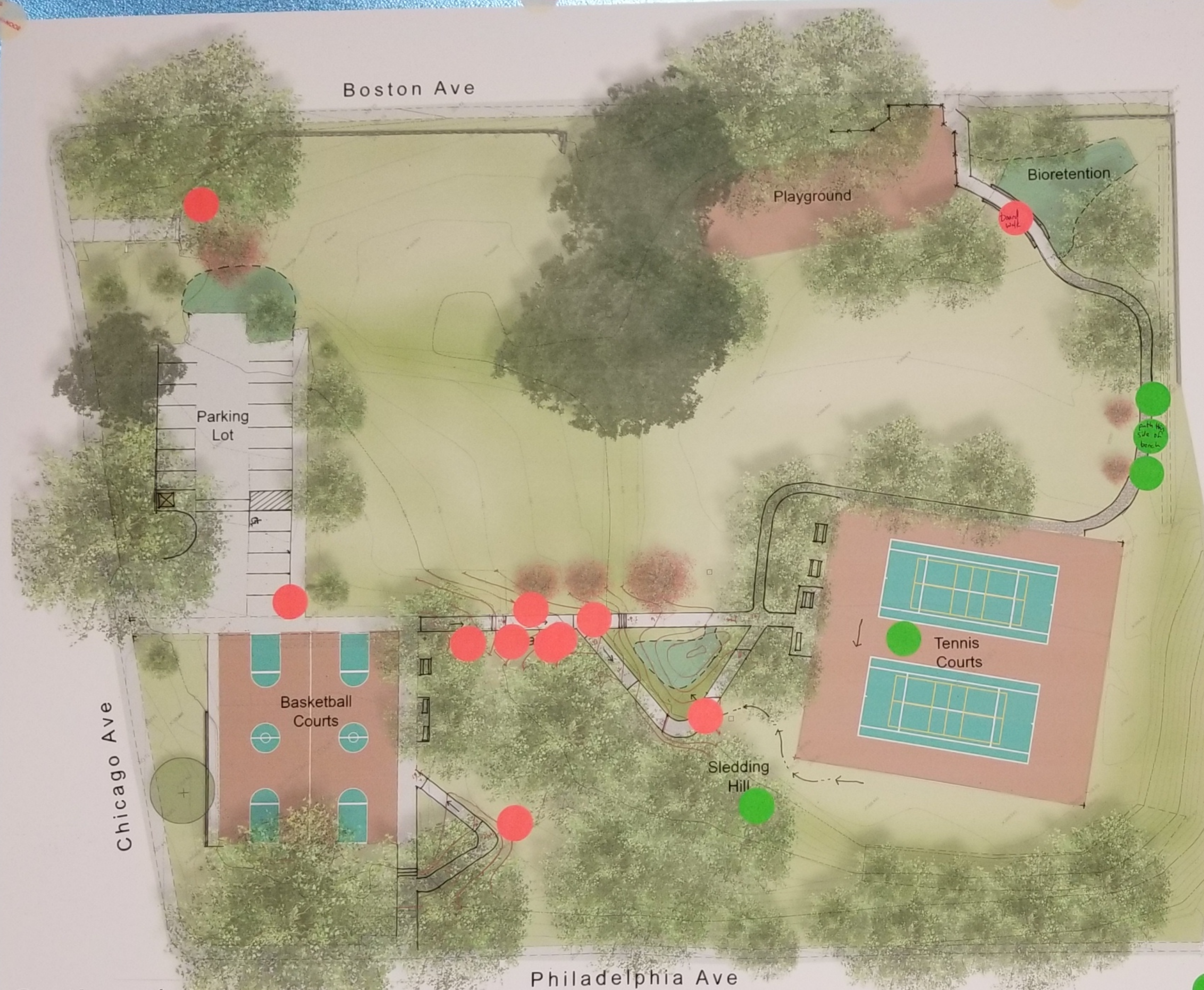
Walkway

- Comments that the series of ramps with railings will block people's passage from one side to the other. The railing shall allow for openings so people can have flexibility to follow the ramp or walk out to the adjacent lawn area

Attachments:

- Option 1
- Option 2
- Option 3
- Option 4
- Proposed Amenities

END OF MEETING NOTES



- Concrete Walkway
- Concrete ramp with railings
- Flexi-Pave Walkway
- SWM Facilities

PARKING LOT

19 spaces, accessible parking space, porta potty location

AMENITIES

Existing amenities to remain

GRADING

Existing grading at the open areas to remain

ADA ACCESSIBILITY

- ADA accessible entrances at Boston and Philadelphia Ave
- Ramps at the existing central spine

RETAINING WALL

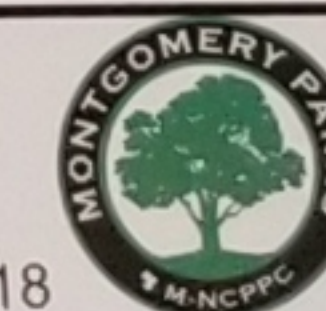
Repaint retaining wall

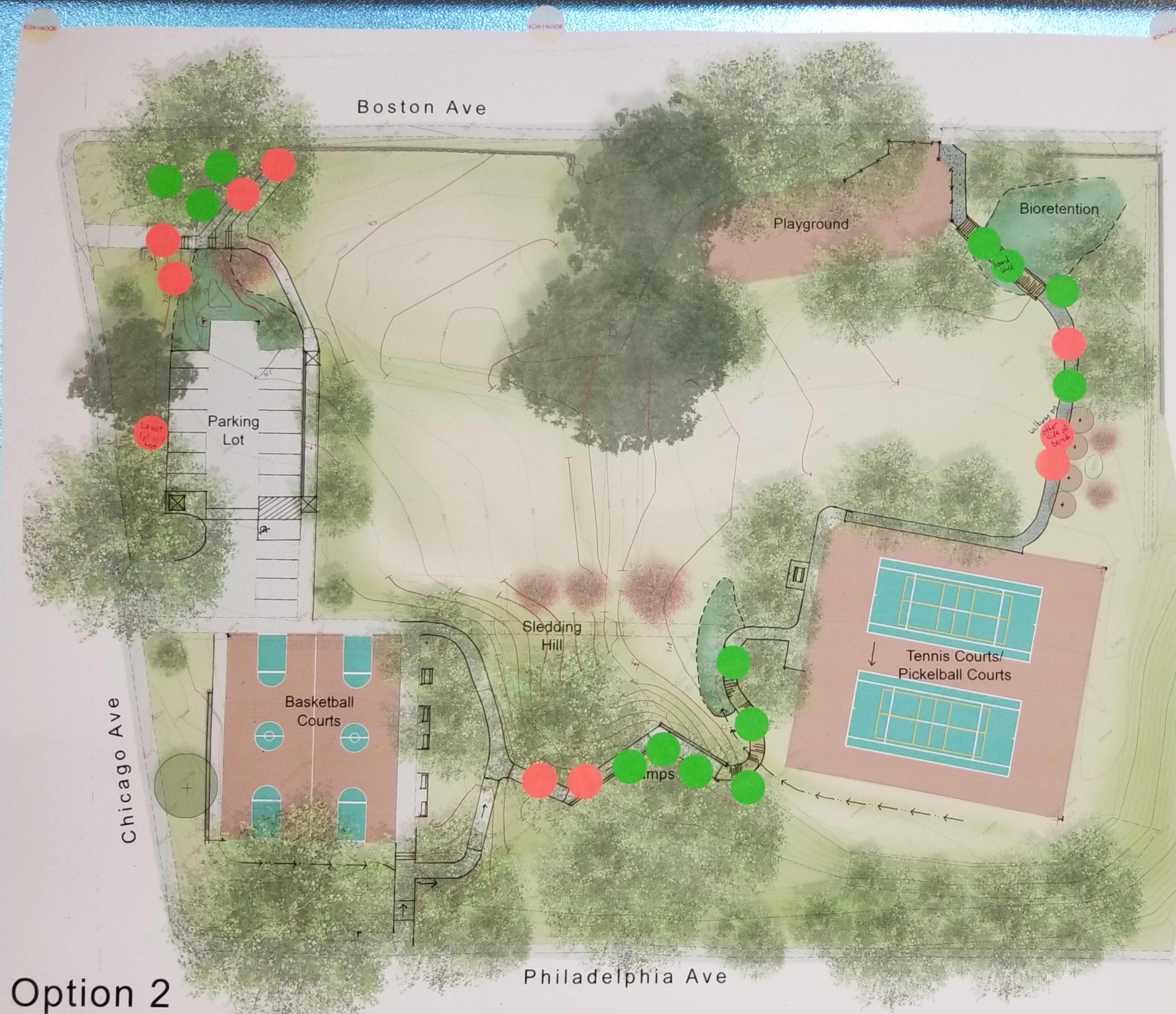
Option 1

SILVER SPRING INTERMEDIATE NEIGHBORHOOD PARK

7801 Chicago Avenue, Takoma Park, MD 20912

June, 2018

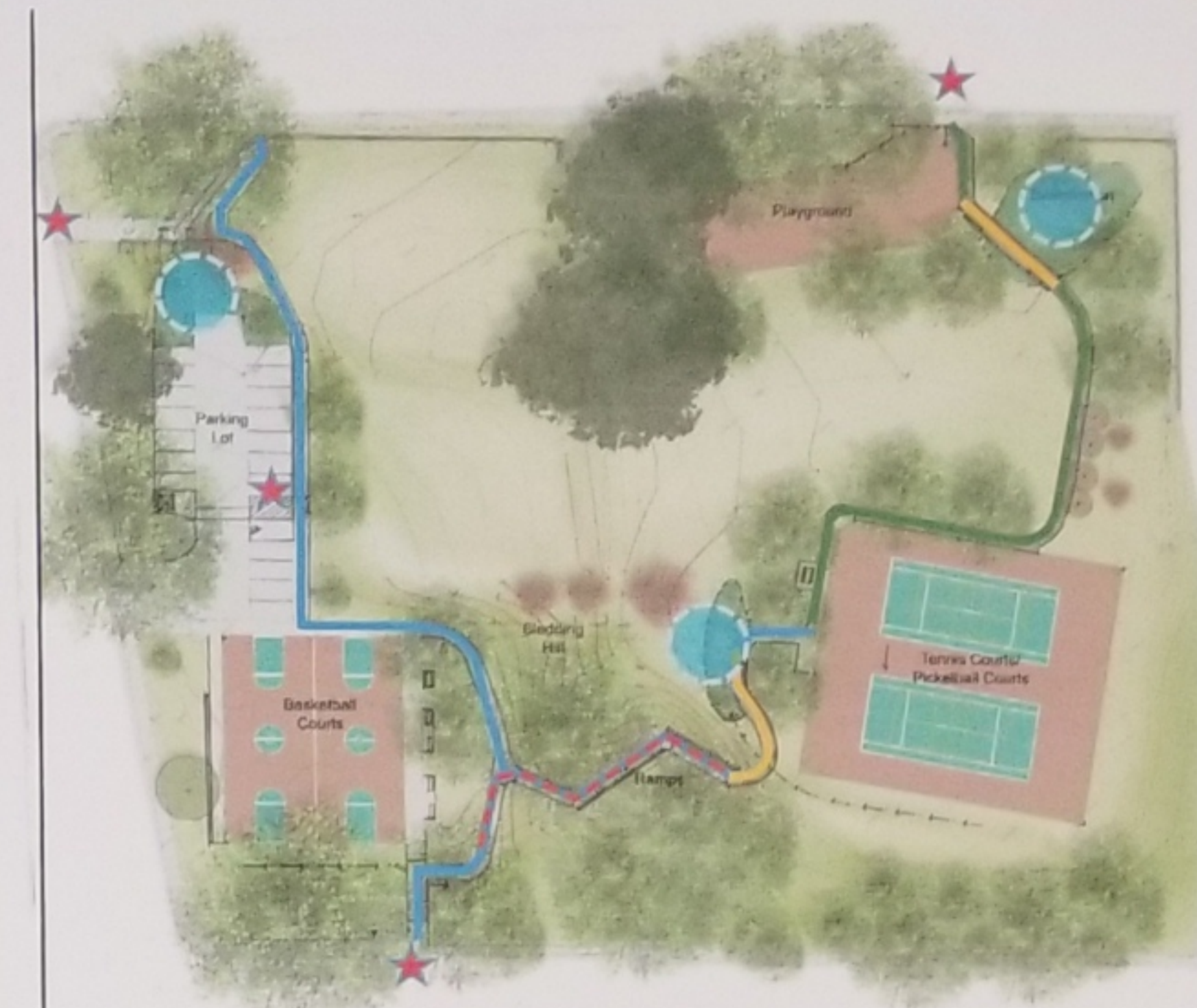




Option 2

SILVER SPRING INTERMEDIATE NEIGHBORHOOD PARK

7801 Chicago Avenue, Takoma Park, MD 20912



- Concrete Walkway
- Concrete ramp with railings
- Flexi-Pave Walkway
- Boardwalk
- SWM Facilities

PARKING LOT

19 spaces, accessible parking space, porta potty location

AMENITIES

- Existing amenities to remain
- Seating steps at Chicago/Boston Ave intersection entrance

GRADING

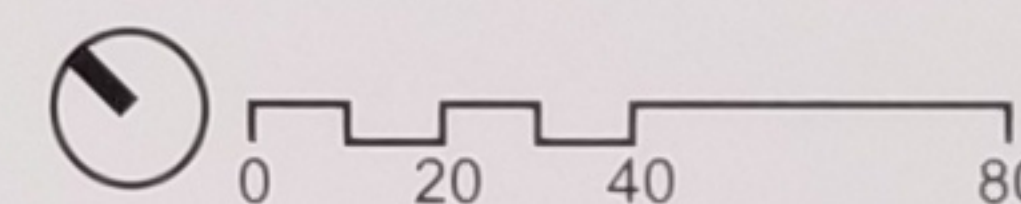
- Regraded open green space to resolve drainage issue

ADA ACCESSIBILITY

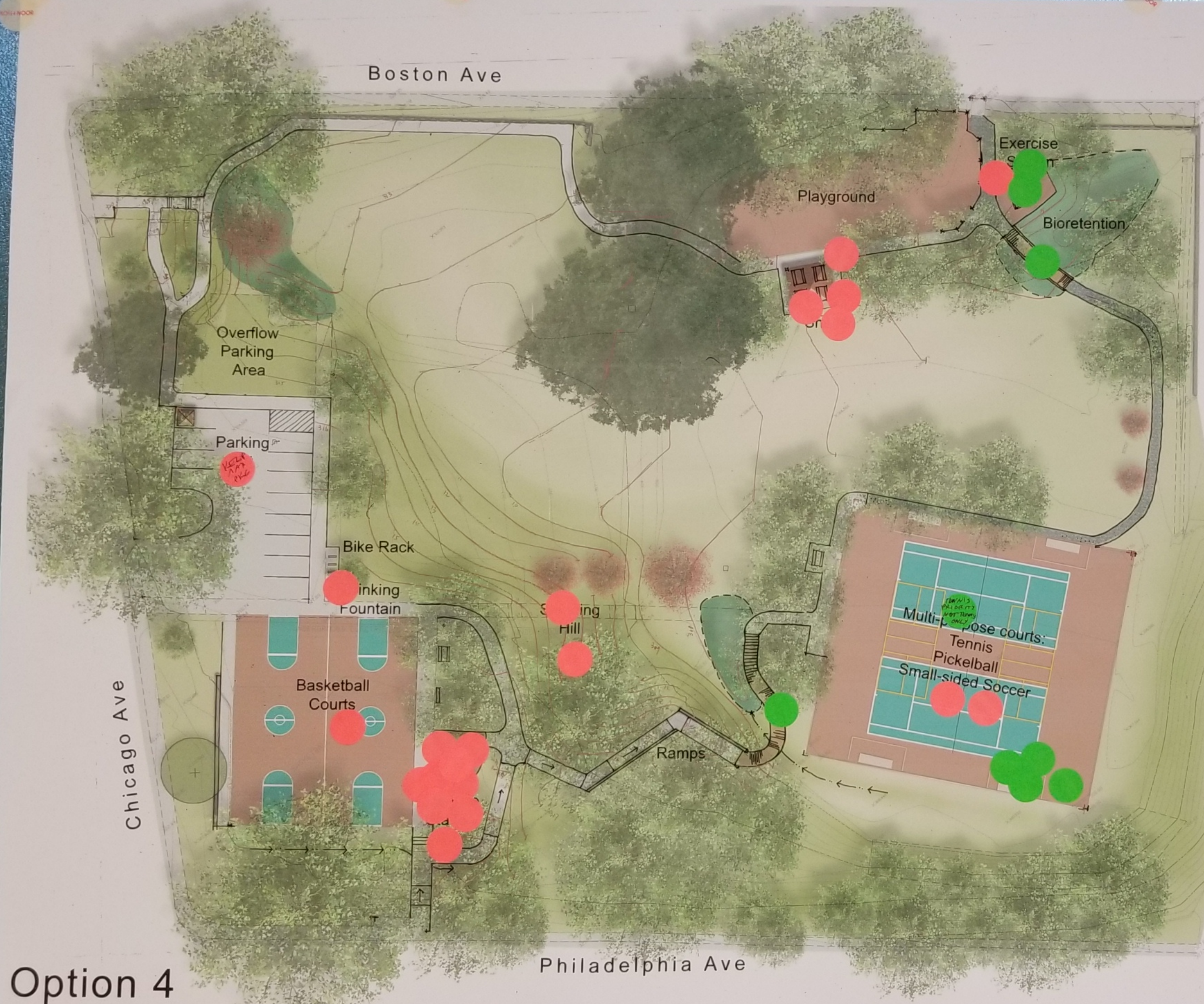
- ADA accessible entrances at Boston and Philadelphia Ave
- Ramps near the existing asphalt walkway
- Accessible walkway at the perimeter of the open green space
- Boardwalk design to minimize impact to existing vegetation and over wet areas

RETAINING WALL

- Mural wall design involving artist and/or community



June, 2018



- Concrete Walkway
- Concrete ramp with railings
- Flexi-Pave Walkway
- Boardwalk
- Exercise Station
- SWM Facilities

PARKING LOT

11 spaces, accessible parking space, porta potty location, and overflow parking area

AMENITIES

- Existing amenities to remain
- Add shelter, drinking fountain, natural play, and exercise stations
- Convert tennis courts to multi-purpose courts

GRADING

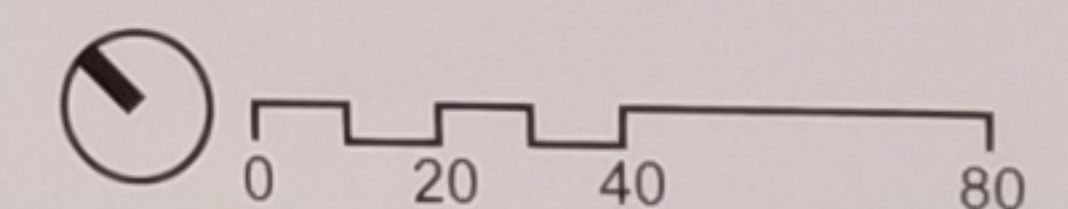
Regraded open green space to resolve drainage issue and enlarge usable areas

ADA ACCESSIBILITY

- Looped walkway provide full accessibility within the park
- Ramps near the existing asphalt walkway
- Boardwalk design to minimize impact to existing vegetation and over wet areas

RETAINING WALL

Mural wall design involving artist and/or community



Option 4

SILVER SPRING INTERMEDIATE NEIGHBORHOOD PARK

7801 Chicago Avenue, Takoma Park, MD 20912

Bike Rack



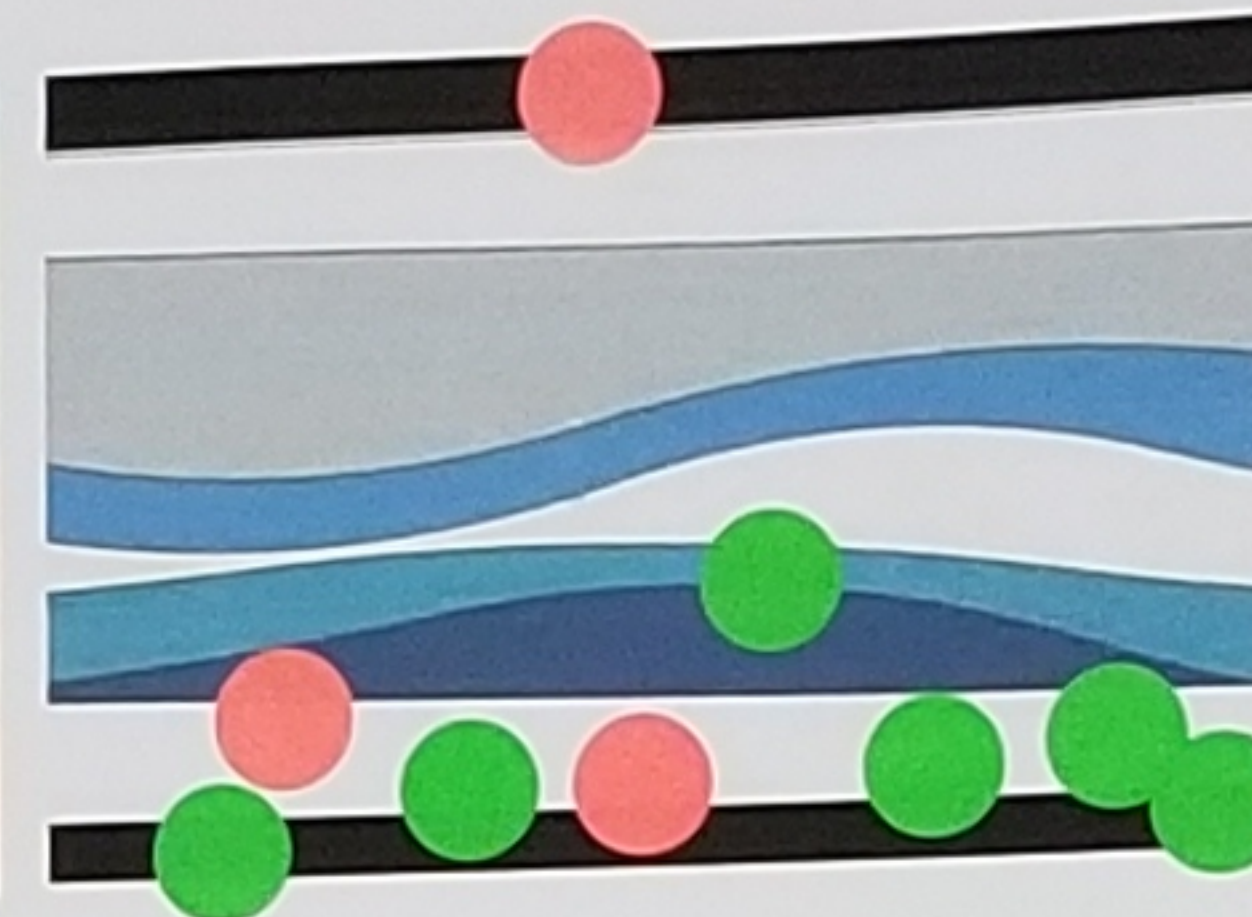
Drinking Fountain



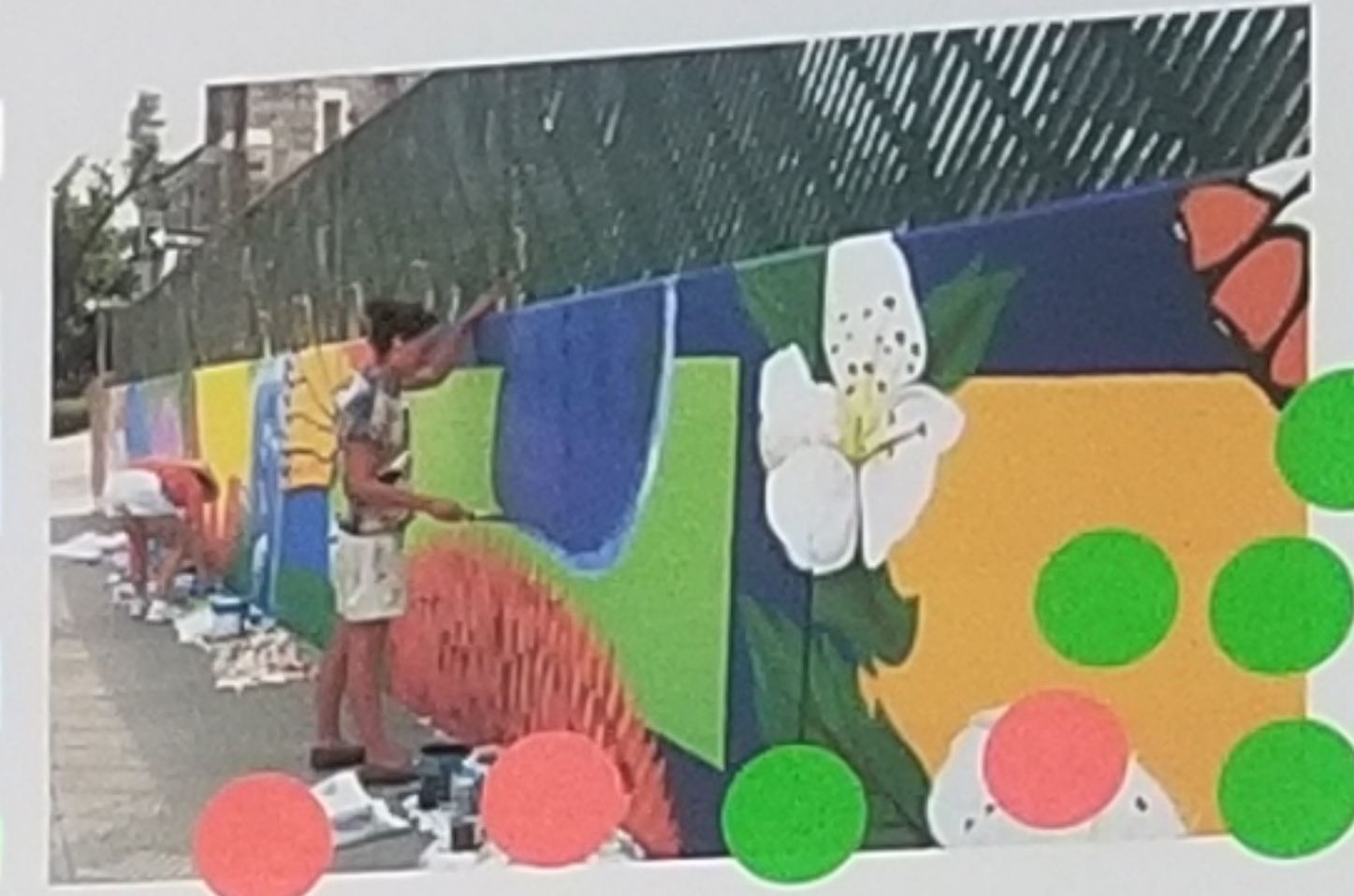
Seating Steps



Paint Wall



Mural Wall



Shade Structure



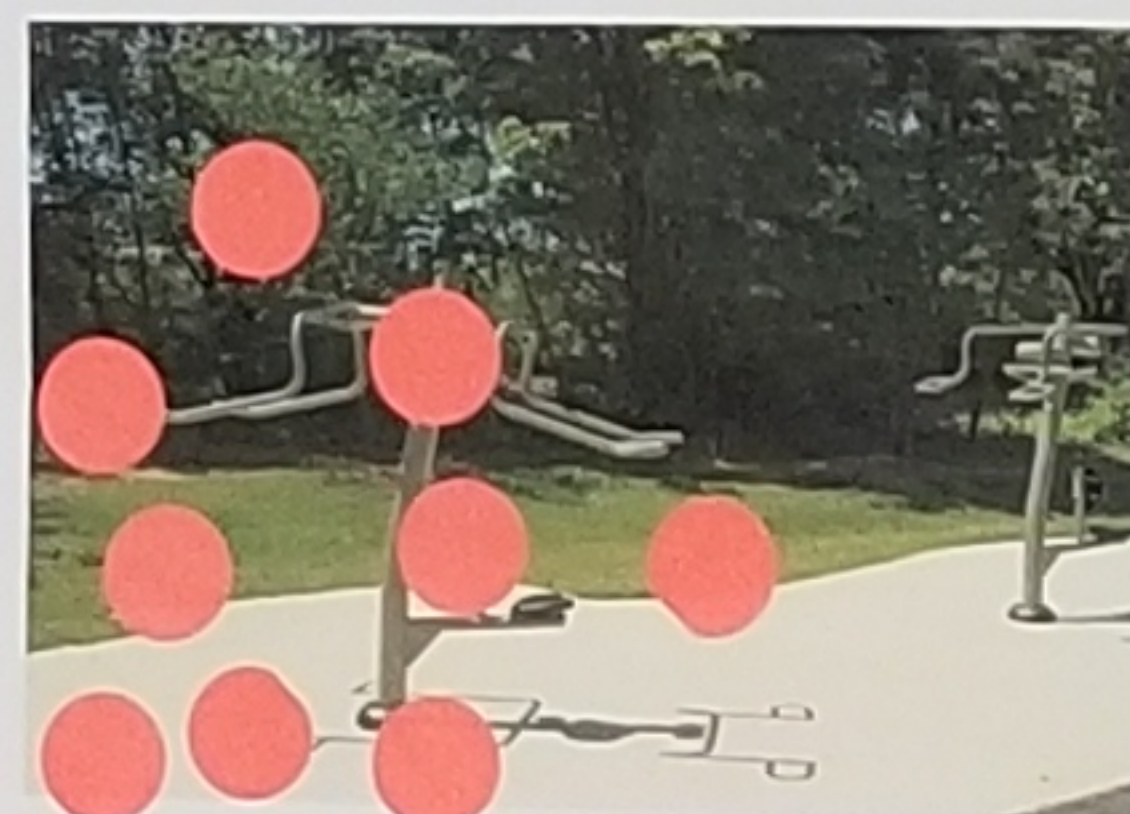
Exercise Station

Static type at Playground

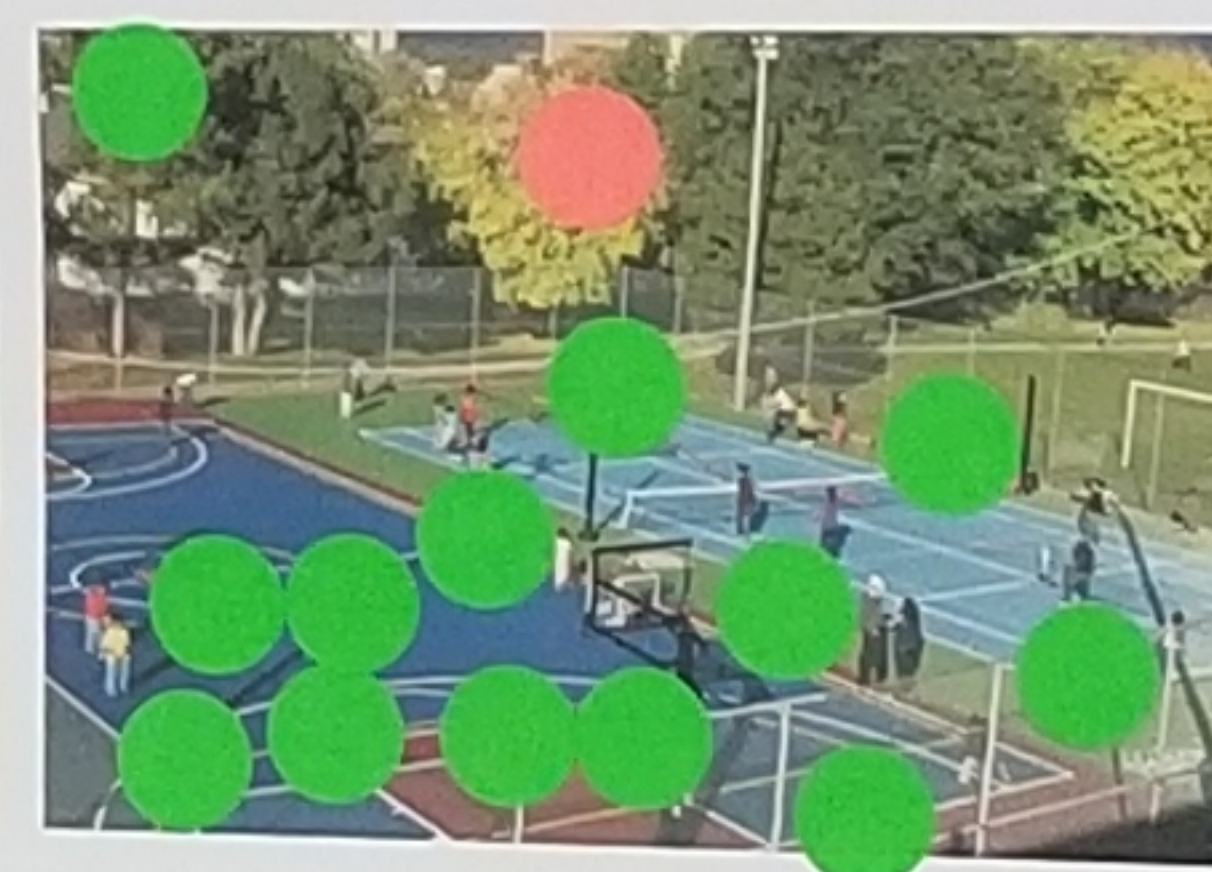


Seating Steps

Dynamic type at Basketball Ct.



Multi-purpose Courts



Natural Play



Proposed Amenities

SILVER SPRING INTERMEDIATE NEIGHBORHOOD PARK

7801 Chicago Avenue, Takoma Park, MD 20912

June, 2018

