



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

June 29, 2020

Margaret Lashar, Program Administrator  
Program Open Space  
Department of Natural Resources  
Tawes State Office Building, E-4  
580 Taylor Avenue  
Annapolis, Maryland 21401

Mr. Dan Rosen, AICP  
Conservation/Development & Implementation  
Maryland Department of Planning  
301 West Preston Street Suite 1101  
Baltimore, Maryland 21201

Dear Ms. Lashar and Mr. Rosen:

It is my pleasure to submit Montgomery County's FY21 Annual Program for Program Open Space. This submission includes future development projects sponsored by the Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks. The FY21 Annual Program for Acquisition is also included in this submission.

The Montgomery County Department of Parks' FY21 development submission includes five projects in our approved FY21-26 Capital Improvements Program. These projects will renovate and upgrade well-used local, urban and neighborhood parks. As part of the FY19-24 CIP the Planning Board set up a new Park Refreshers Capital Project. This project funds design and construction of renovations in community use parks that are mid-range in scope and cost. These renovation projects are typically not as complex or extensive as wholesale park renovations that go through the traditional process of Facility Planning followed by a standalone project. Park refresher projects are subject to a preliminary or concept-type review before the Planning Board with a developed cost estimate. Our FY20 Annual Program included four projects of this type, we continue to hope that this new project delivery method will allow the Department to deliver updated amenities to the community faster and more effectively. As the goals of this agency parallel those of the Department of Natural Resources, our projects meet the eight planning "visions" and conform to existing land preservation and master plans.

As the coordinating agency for Program Open Space in Montgomery County, we apportion a share of the development half of the county's allocation to incorporated municipalities. As such, the FY21 program includes projects from the Town of Chevy Chase and the Town of Poolesville.

We appreciate the opportunity to participate in Program Open Space.

Sincerely,

Carl Morgan  
Montgomery County Liaison Officer  
Program Open Space

**Program Open Space Annual Program**

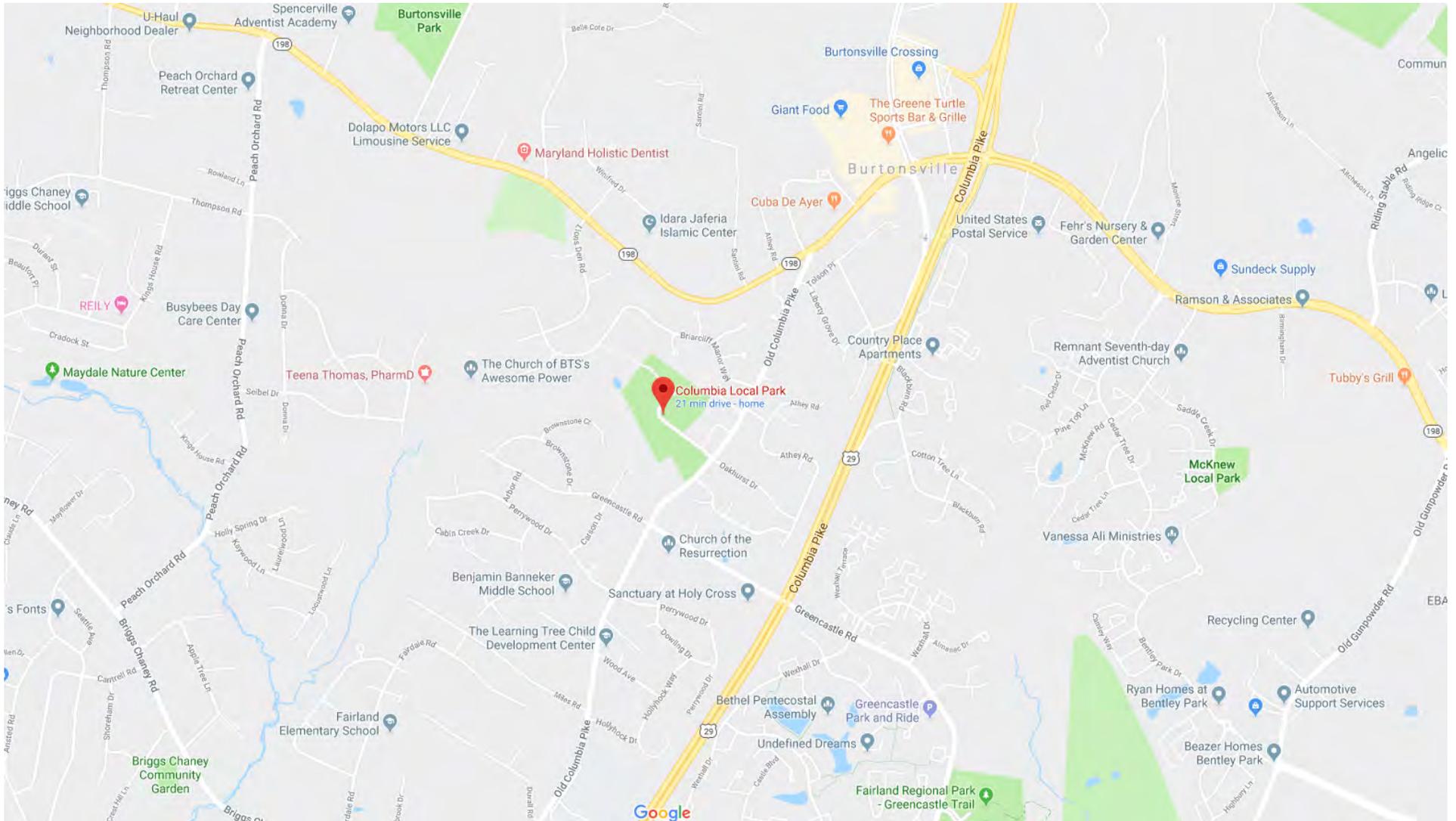
**Montgomery County, Maryland**

**FY21 Development Program: M-NCPPC, Department of Parks**

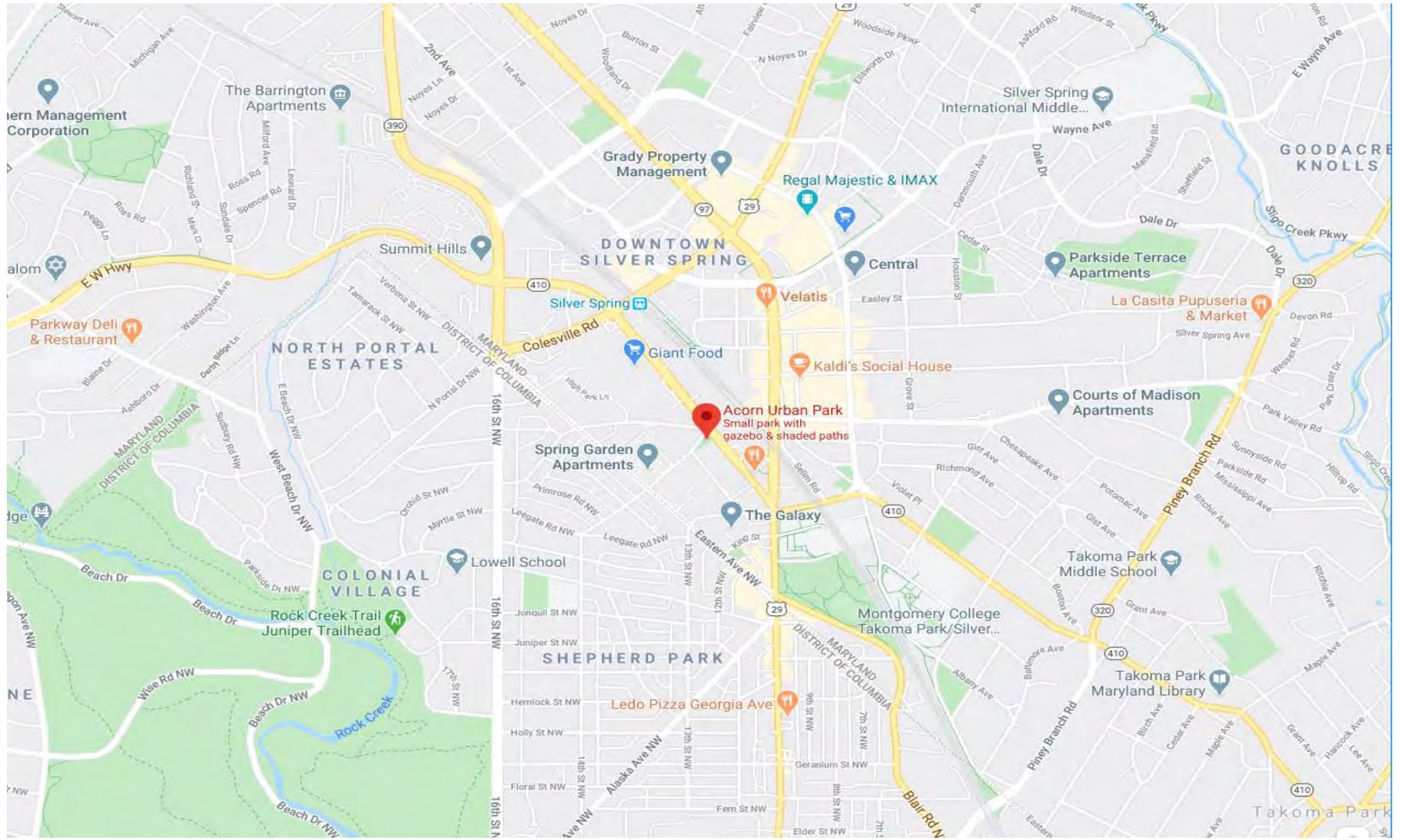
Sponsor	Project Name and Description	Project Acres/Miles	Source of Funds for Annual Program Only		
			Total Cost	Local Match	State POS
MNCPPC	<b>Columbia Local Park</b> This project seeks to activate a currently underutilized and isolated area of the park by redeveloping several abandoned tennis courts into several uses as determined by the community. Amenities under consideration include a dog park, pickleball courts, tennis courts, futsal courts, shade structures, benches and drinking fountains. Included in all design alternatives are site improvements to meet the Americans with Disabilities Act and Stormwater management facilities to treat rainwater runoff from existing and proposed paved surfaces.	25.2 acres	\$ 700,000	\$ 175,000	\$ 525,000
MNCPPC	<b>Acorn Urban Park</b> This project rehabilitates historic features and improves and activates the park to better serve the nearby communities. The plan includes a historic spring/grotto, Acorn Gazebo, community open space, sitting platform, overlook terrace, boardwalk, accessible walks, play area, stormwater management, retaining walls, site furnishing, lighting and interpretation.	0.124 acres	\$ 1,166,667	\$ 291,667	\$ 875,000
MNCPPC	<b>Hillandale Local Park</b> This project removes and/or renovates deteriorating facilities and reconfigures the park to improve access and circulation. The plan includes the following elements: Demolition of the Hillandale office building in order to provide an improved, safer and realigned park entrance and reconfigured roadway, additional parking, shared use trail and frontage improvements along New Hampshire Avenue, hard surface internal trails, restroom facility, improved full-size soccer field, multi-age playground, one picnic shelter, two basketball courts with lighting, stormwater management facilities and landscaping.	25.35 acres	\$ 3,000,000	\$ 750,000	\$ 2,250,000
MNCPPC	<b>Caroline Freeland Urban Park (Phase 2 Design)</b> The full renovation of this one-acre urban park in Downtown Bethesda will include a new playground, enhanced community open space, new accessible pathways and improved pedestrian connections, site lighting, seating and general site furnishings, streetscape improvements to three adjoining roadways, shade tree plantings, and stormwater management facilities.	1 acre	\$ 1,500,000	\$ 375,000	\$ 1,125,000

MNCPPC	<b>Carroll Knolls Local Park</b> The Maryland-National Capital Park and Planning Commission (M-NCPPC) acquired several parcels of land in 2012 for the future site of Carroll Knolls Local Park with the intent of increasing access to public open space and recreation along the western side of Georgia Avenue (MD 97) between Forest Glen and Downtown Wheaton.	3.85 acres	\$ 2,790,000	\$ 1,590,000	\$ 1,200,000
<b>TOTAL FY21 Annual Program (Montgomery Parks, M-NCPPC)</b>			\$ 9,156,667	\$ 3,181,667	\$ 5,975,000
<b>FY21 Annual Program Submissions from Incorporated Municipalities in Montgomery County</b>					
Town of Chevy Chase	<b>Zimmerman Park Multi-Use Area</b> The Town is developing a multi-use public recreation area in Zimmerman Park, which is approximately 4 acres. Proposed park amenities include a natural play area for children, a picnic/seating area, a broad lawn area with improved drainage for sports and recreation activities, better landscaping to shield the park from East West Highway, and a perimeter fence that can be fully enclosed to permit occasional off-leash dog events. The existing park is a passive space, and these improvements will fulfill the needs of area residents for an active recreation area.	4 acres	\$ 450,000	\$ 112,500	\$ 337,500
Town of Poolesville	<b>Halmos Park Restrooms</b> The restrooms and concession facility needs to be demolished and replaced with restrooms only at the same location. This park has three baseball fields, tennis courts, basketball courts, a pavillion, and a soccer/flag football field. Halmos Park is surrounded by residential neighborhoods that are connected by a network of sidewalks. This makes Halmos Park highly used by the community. The existing facility has several functional shortcomings. The structure is not ADA compliant and cannot be remodeled to accomodate those requirements. The interior was made entirely with concrete block, making all the walls loadbearing and unable to move. Further, almost all the plumbing was installed within the concrete block, making water leaks difficult to locate, resulting in holes being knocked into the block to find the leak and subsequently patch. Due to these limitations, the facility needs to be replaced.	15 acres	\$ 110,000	\$ 27,500	\$ 82,500
<b>TOTAL FY21 Annual Program for Municipalities</b>			\$ 560,000	\$ 140,000	\$ 420,000
<b>TOTAL FY21 Annual Program</b>			\$ 9,716,667	\$ 3,321,667	\$ 6,395,000

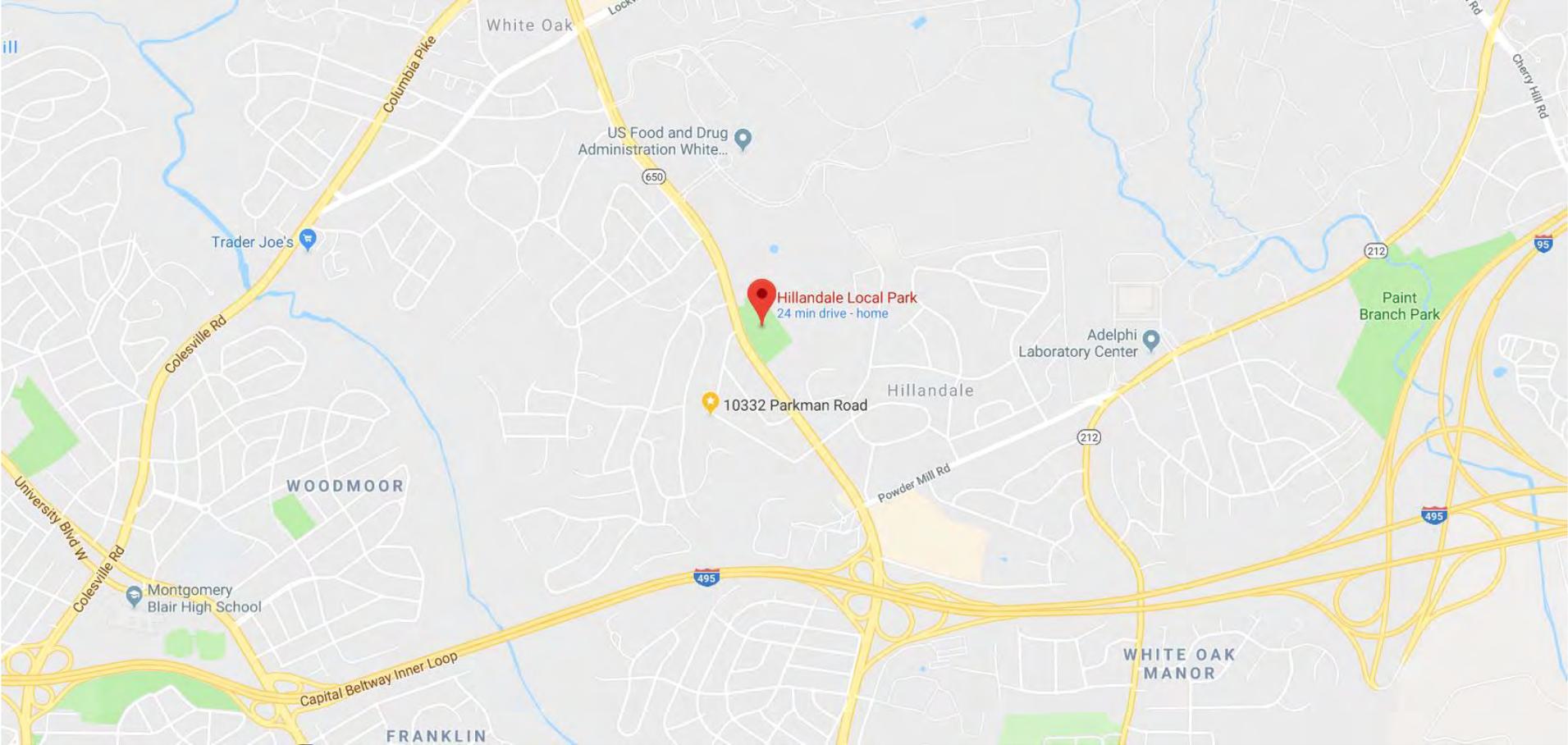
Columbia Local Park  
14900 Old Columbia Pike  
Burtonsville, MD 20866



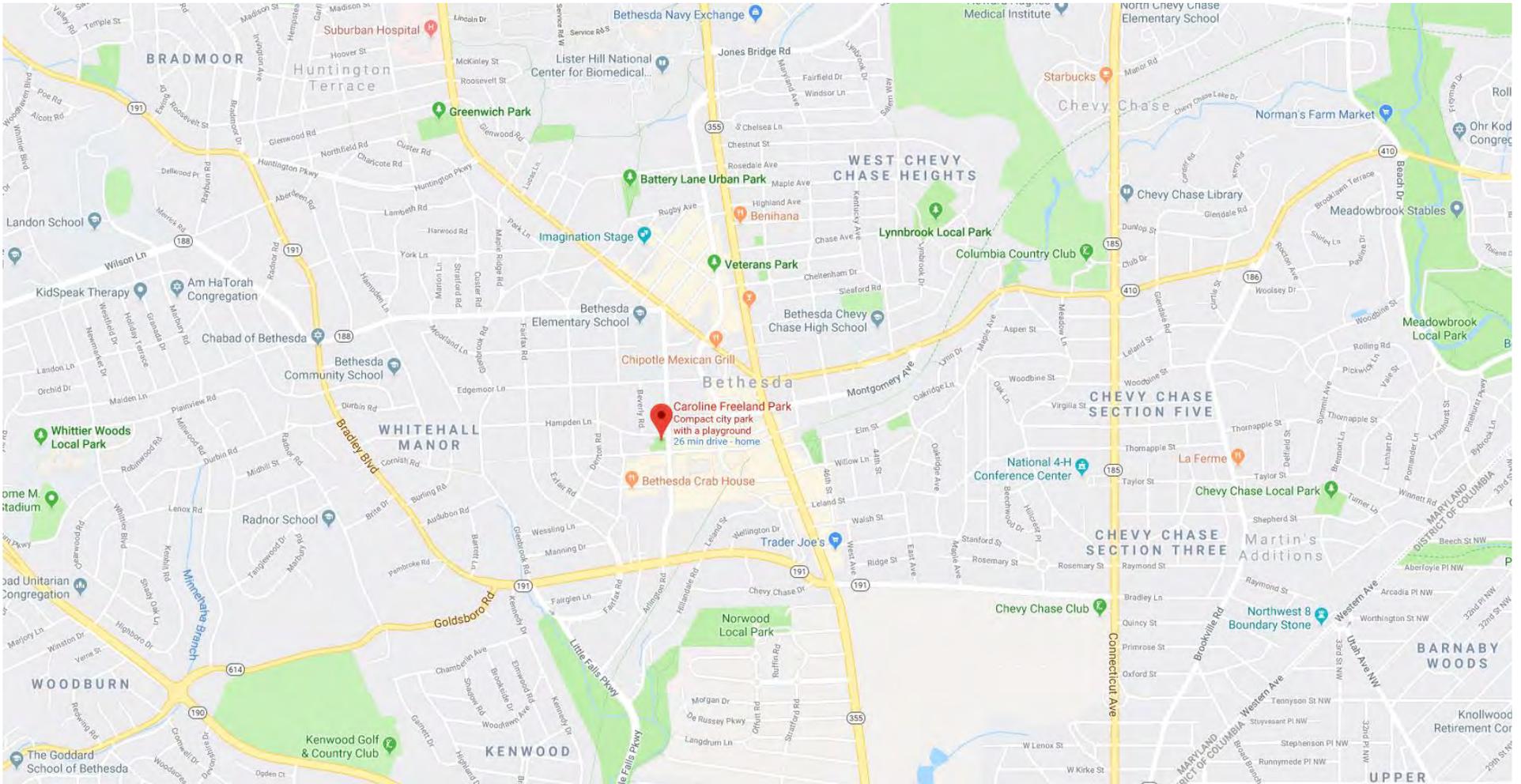
Acorn Urban Park  
8075 Newell St  
Silver Spring, MD 20910



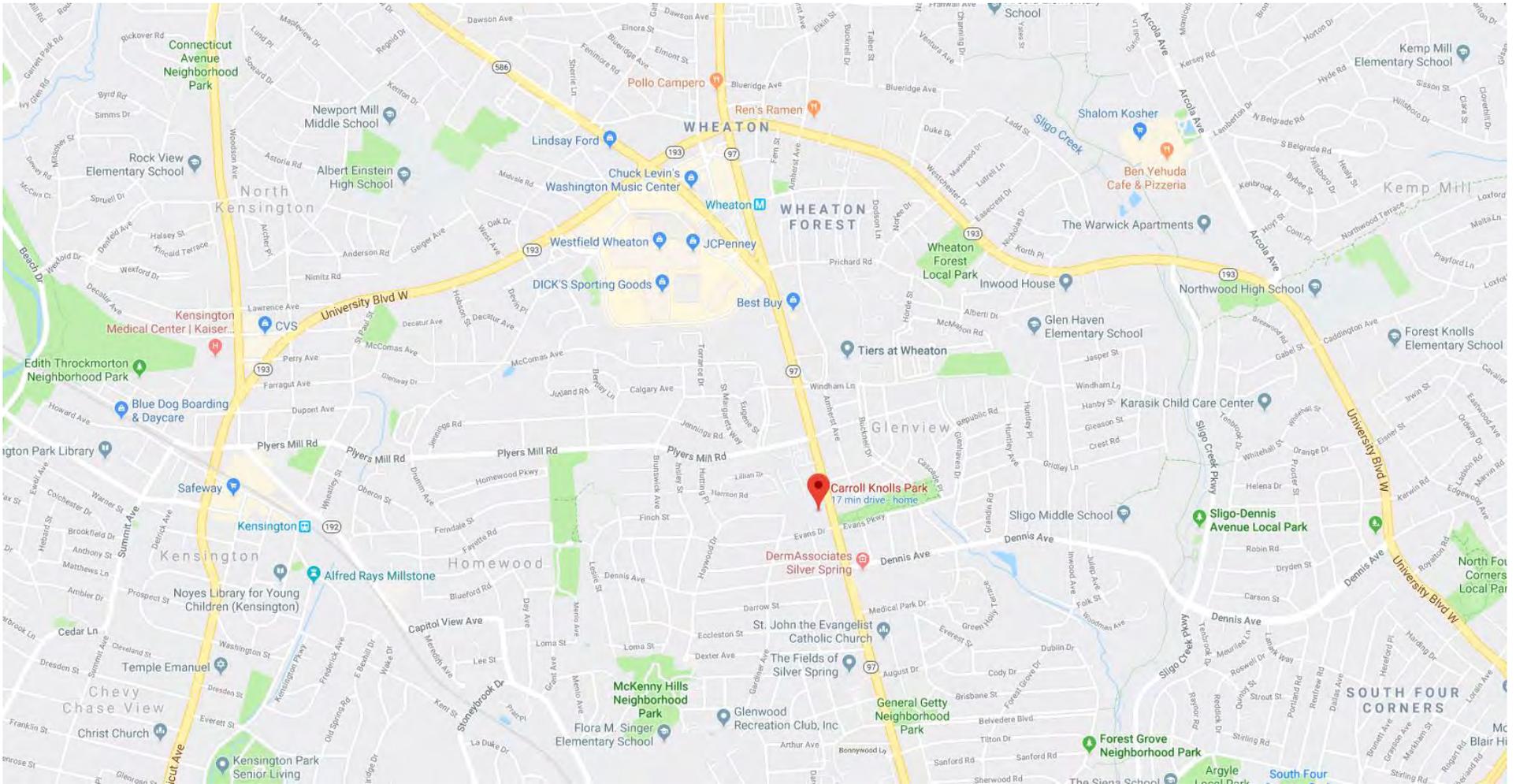
Hillandale Local Park  
10615 New Hampshire Ave  
Hillandale, MD 20903



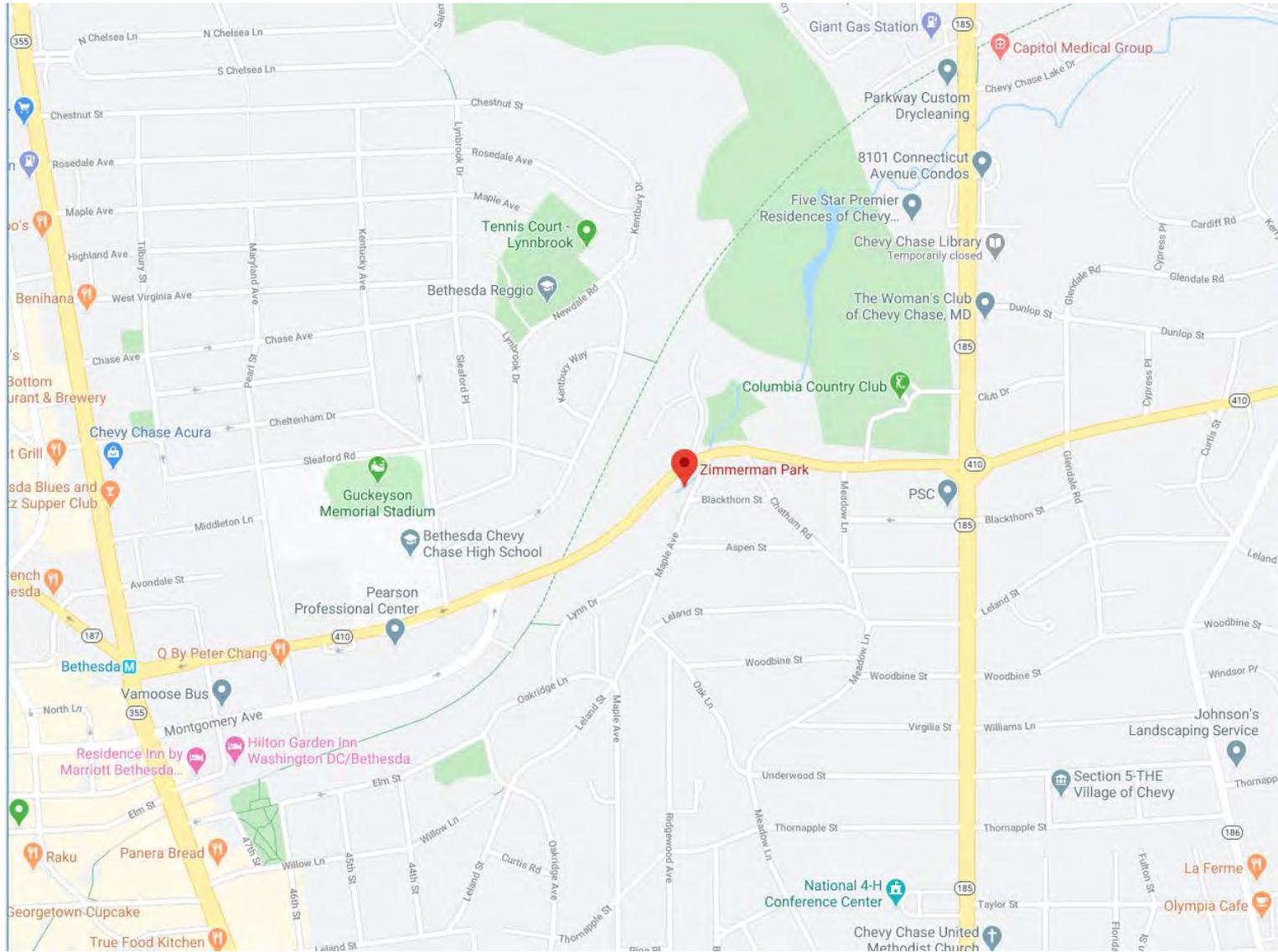
Caroline Freeland Urban Park  
7200 Arlington Rd  
Bethesda, MD 20814



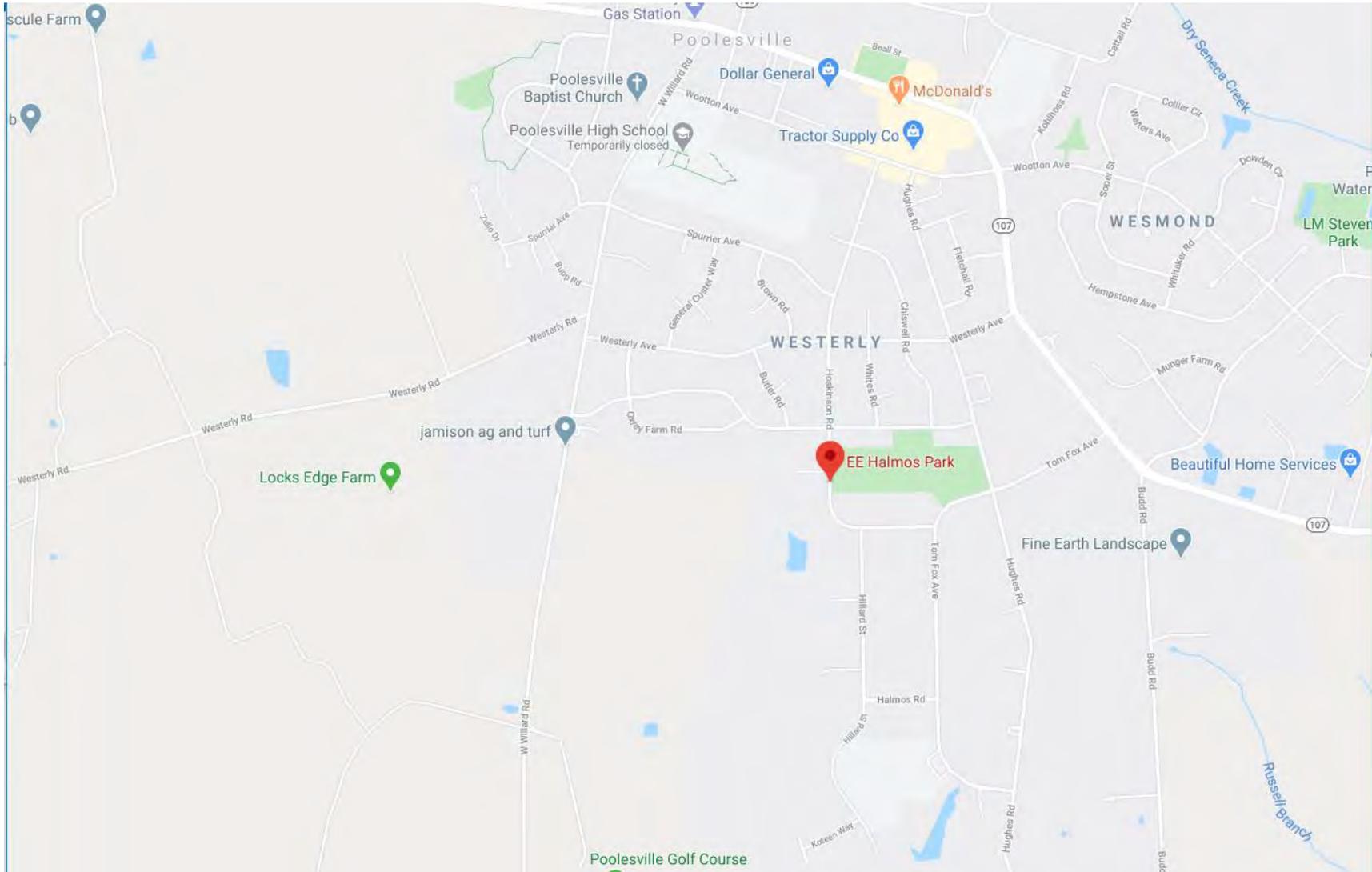
Carroll Knolls Local Park  
10500 Georgia Ave  
Wheaton, MD 20902



Zimmerman Park  
Chevy Chase, MD 20815



EE Halmos Park  
16981 Hoskinson Rd  
Poolesville, MD 20837



**Program Open Space Annual Program**  
**FY21 ACQUISITION PROGRAM**  
**Montgomery County Department of Parks, M-NCPPC**

Map Locator	Project Name and Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State	Other
n/a	Park Planning Grant				\$25,000		\$25,000	
A1	Willard Avenue Neighborhood Park - Mizrahi Property	6.17	8.35	0.21	\$850,000		\$850,000	
A2	Broad Run Stream Valley Park - Broad Run Creek Farm II, LLC	0.00	535.00	535.00	\$1,500,000		\$1,500,000	
A3	Black Hill Regional Park - Ralph G. and C.K. Ecker Property	1,579.29	1,600.00	9.22	\$500,000		\$500,000	
A4	Black Hill Regional Park - Farquhar-Bennett	1,579.29	1,600.00	18.00	\$900,000		\$900,000	
A5	Reddy Branch SVP - Yinger Property	134.00	200.00	2.75	\$800,000		\$800,000	
A6	Long Branch SVP - Agro Property	41.00	46.00	3.00	\$700,000		\$700,000	
A7	Olney Manor Recreational Park - Seruch Kimble Property	73.25	90.32	17.07	\$950,000		\$950,000	
A8	Fenton Street Urban Park - Philadelphia Ave. Associates Property	0.69	1.30	0.26	\$1,500,000		\$1,500,000	
A9	Ovid Hazen Wells Recreational Park - George and Pamela Johnson Property	303.54	305.00	1.20	\$425,000		\$425,000	
A10	River Road Shale Barrens Conservation Park - Goldberg Property	30.00	200.00	68.25	\$800,000		\$800,000	
A11	Little Bennett Regional Park - Henry and K.G. Hamm Property	3,732.98	3,750.00	7.59	\$500,000		\$500,000	
A12	East Capital Crescent Trail Greenway - Jose Serra et al Trust, 2 Properties	0.00	1.50	0.26	\$3,800,000		\$3,800,000	
A13	East Capital Crescent Trail Greenway - 4314 Montgomery, LLC	0.00	1.50	0.14	\$2,000,000		\$2,000,000	
A14	East Capital Crescent Trail Greenway - 4308 Montgomery Ave, LLC	0.00	1.50	0.13	\$1,900,000		\$1,900,000	
A15	East Capital Crescent Trail Greenway - FA Services, LLC	0.00	1.50	0.14	\$2,000,000		\$2,000,000	
A16	East Capital Crescent Trail Greenway - Champion Real Estate Ventures	0.00	1.50	0.14	\$2,000,000		\$2,000,000	
A17	East Capital Crescent Trail Greenway - 4328 Montgomery, LLC	0.00	1.50	0.15	\$2,100,000		\$2,100,000	
A18	East Capital Crescent Trail Greenway - 4330 Montgomery Ave, LLC	0.00	1.50	0.15	\$2,100,000		\$2,100,000	
A19	Westbard Urban Recreational Park - Schnabel Foundation Company	1.50	3.25	0.50	\$5,000,000		\$5,000,000	
A20	Willett Branch Greenway Park - portions of Westbard Land LLLP and Country Realty Co. properties	0.00	10.00	1.00	\$2,000,000		\$2,000,000	
A21	Newell Street Urban Park - Silver Spring Extra Space, LLC	0.00	0.95	0.95	\$9,000,000		\$9,000,000	
A22	East West Highway Urban Park - Imperial Investment Company	0.00	0.96	0.96	\$12,000,000		\$12,000,000	
<b>TOTAL FY21 Annual Program - Acquisition</b>		<b>7,481.71</b>	<b>8,361.63</b>	<b>667.07</b>	<b>53,350,000</b>	<b>0</b>	<b>53,350,000</b>	<b>0</b>

# M-NCPPC Montgomery Parks FY21 POS Annual Program - Acquisition

