



Chevy Chase Open Space

Chevy Chase Open Space Committee

January 2012

Key Personnel

- Chevy Chase Open Space Committee
 - Meredith Wellington, Chair
 - David Winstead, Board Representative
 - Committee Members: Nina Bang-Jensen, Susie Eig, Diane Kartalia, Virginia Leachman, Jay Treadwell, Lyric Winik and Peter Yeo.
 - Michael Younes, Staff Liaison
- Maryland-National Capital Park and Planning Commission
 - Brenda Sandberg, Legacy Open Space Program Manager
 - Rachel Newhouse, Landscape Architect
 - Kevin Hagberg, Park Manager
- Community Participation
 - Many others have participated in this process: Judy Elliott, Victoria Knopes, Katherine Hayes, Jeffrey Johnson, Bliss Ryan, Pamela Simpson, Harry Tamvakis, Page Winstead and Jim Young from the Church of Latter Day Saints.

Committee Meetings and Public Participation

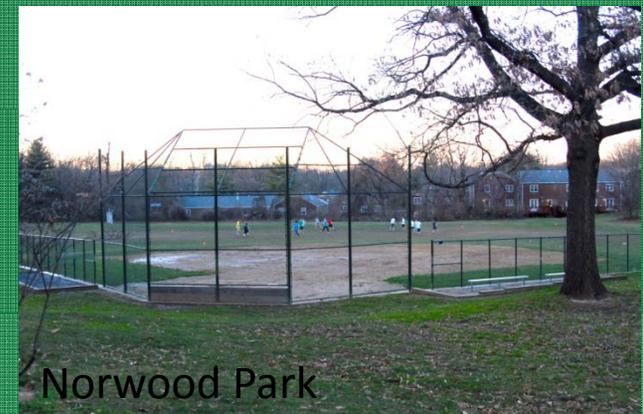
- Since September 2011 the Chevy Chase Open Space Committee has met six times. These meetings have been well attended not only by the Committee but also by other residents, particularly those living near the Wohlfarth Property. Jim Young from the adjoining Church of the Latter Day Saints has also attended, and has been advised of the progress of the Committee.
- We have worked closely and productively with Brenda Sandberg and Rachel Newhouse, and we thank them for that. We owe a special thanks to Michael Younes for all he has done to assist the process.
 - September 26, 2011—Meeting at the Wohlfarth Property with Brenda Sandberg and Rachel Newhouse
 - November 1st—Meeting at the Village Hall
 - November 17th—Meeting at the Wohlfarth Property with Brenda, Rachel, and Kevin Hagberg
 - December 8th—Meeting at the Village Hall
 - January 5, 2012—Meeting at the Village Hall

History of the Purchase of the Property

- Montgomery County purchased the Wohlfarth Property as an urban open space with Legacy Open Space (LOS) Funds. Chevy Chase Village (CCV) contributed 25% of the purchase price with the remaining 75% coming from Montgomery County.
- There is a Memorandum of Understanding (MOU) between the County, Park & Planning and CCV over the future development of the park and outlining the management of the park and the financial obligations. The MOU, executed in 2002, calls for a management plan to be agreed upon between CCV and Park & Planning.
- In June 2011 Park & Planning identified a three-phase park implementation. Phase I is site cleanup, and that is now well on its way. Phase II is an Interim Implementation Plan with low cost improvements to create safe, usable park between now and ultimate build out. Phase III is coordinated w/the Concept Plan.
- Park & Planning is now developing a “Concept Plan/Operation and Use Plan” that will be the basis for future development and funding of the new urban park. Our Committee is working with Park & Planning staff on the development of the “Concept Plan”. Phase III is implementation of full Concept Plan.

Vision for the Park

- The park will be dedicated to the enjoyment of a tranquil, garden like open space that offers the public a respite from the stresses of urban life. Design the park to enhance the beauty of natural contours of the land and existing garden plantings. A nature-based, green space park would be the only park of this kind in the surrounding area.
- Preserve green open space consistent with the purpose of the Legacy Open Space purchase of this property.
 - *The Committee notes that the parks in the immediate area--including a large, recently renovated park in the District of Columbia-- have many different kinds of constructed (or physical) amenities--large playgrounds for all ages of children, a dog park, a ball park, basketball courts, and places for concerts at Wisconsin Place. The new park will add a resource that is currently missing.*
- Consistent with the purpose of Legacy Open Space to increase the “green infrastructure” of Montgomery County, the park will increase connectivity between the Belmont Trail and existing sidewalks to encourage walking, biking, and the use of public transportation.



Nearby Parks and Recreation Facilities

Nearby Parks and Recreation Facilities



Draft Ideas for Park Concept

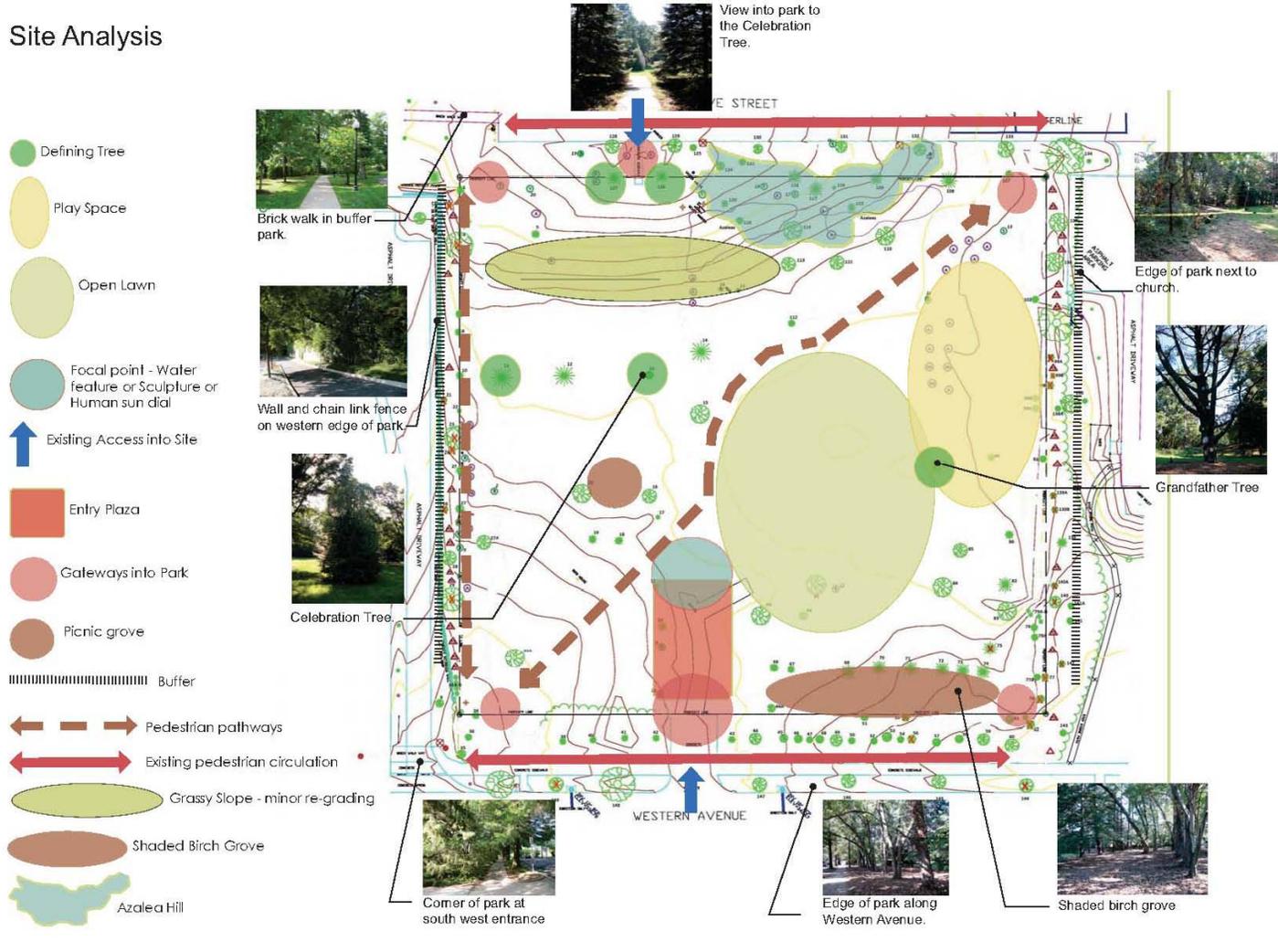
- Minimize use of large-scale formal paths. Where paths are added, use pervious surfaces if possible.
- Provide lighting at minimum level for public safety.
- Maximize usage of the park by offering a range of amenities that attract office workers, commuters, and neighbors from the high rises and single family homes.
- The park will have broad appeal to the many generations that live and work in the surrounding area, being child and teen-friendly, adult-friendly, and senior-friendly.

Park Site Analysis

CHEVY CHASE OPEN SPACE URBAN PARK

Date: January 3, 2012

Site Analysis



Design Element Options

- Pedestrian Paths
 - one continuing from the Belmont Buffer path along the Chevy Chase Land Company buffer, the other on a diagonal from the northeast corner to the southwest corner – Western Avenue.
 - The paths, particularly the diagonal one, should appear to be natural, and not to be straight lines. Consistent with minimizing the amount of pavement in the park, one path could be paved, the other could be made of crushed stone or other permeable materials.



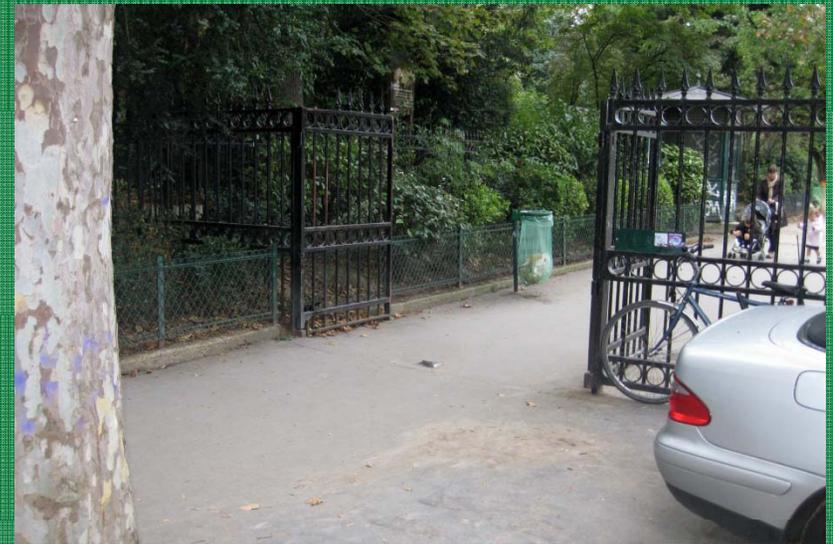
Design Element Options

- Lighting
 - The lighting should be the minimum needed to make the paths usable at night, and to keep the park safe.
 - Lighting should also be designed not intrude on the homes along Grove Street that abut the park.



Design Element Options

- Guided Entry Points.
 - There should be welcoming pedestrian gateways at the southwest and southeast corners on Western Avenue. The park should be landscaped in a way that welcomes pedestrians and guides them to designated points of entry.
 - The Committee believes that the point of access for Park & Planning trucks should be an aesthetic gateway into the park, and it should have an ornamental gate or bollards that open the park to pedestrians, while preventing vehicles other than those of Park & Planning from entering.



Design Element Options

- Screening and Buffering
 - There should be sufficient plantings to encourage pedestrians to enter through the designated openings, and to discourage children from darting into Western Avenue.
 - Consider a low ornamental wrought iron fence that will provide an unobstructed line of site for emergency personnel and police, as requested by County and local law enforcement.
 - A fence option would also entail only a one-time cost rather than on-going maintenance.
 - Buffer the church and shopping center sides of the park with trees and plantings so that lovely vistas like open views on the shopping center side and the church steeple are visible, but the bulk of the urban high-rise buildings are not visible. Landscaping should also be added along Western Avenue for safety and to define the entry points for the park.
 - Due to significant tree loss from recent storms along Grove Street we need to add buffering elements for these adjacent single family homes.



Design Element Options

- Preserve the Grandfather Tree and the Celebration Tree.
- Restore the natural contours of the land from Grove Street to Western Avenue.



Design Element Options

- Plant Preservation
 - Preserve and enhance existing Azalea Hill located next to Grove Street.
 - Preserve and enhance the Shaded Birch Grove along Western Avenue.



Design Element Options

- Water feature
 - not a large, formal fountain, but perhaps a rill or a low water feature like the one near Clyde's in Chevy Chase Center.



Design Element Options

- Human Sundial
 - This would be in a prominent location, but one that maintains the natural, asymmetrical feeling of the park.
 - Consider locating human sundial behind the vehicle entrance along Western Avenue.



Design Element Options

- Meditation Maze
 - This would be a pattern of stones, preferably a circular pattern.
 - This would continue the theme of a tranquil gathering place and would also provide physical skill building for children and for seniors.



- Picnic Grove
 - A cluster of seating choices located near the human sundial.
 - Fixed and movable seating options available in a variety of materials.



Design Element Options

- Natural Play Scape
 - a natural amenity to make the park accessible to children, families, and senior citizens without compromising the park's exceptional natural features.
 - Elements of the natural play scape could include:
 - child-friendly landscaping such as weeping trees under which children could play;
 - hollow logs to climb through;
 - tree stumps of varying heights to jump on;
 - informal fairy gardens to spark imaginations;
 - earthen mounds to roll down; and
 - Sand Pits



Design Element Options

- Amenities:

- A bike rack, recycling receptacles and/or trashcan dog waste stations, benches, checkerboard tables, bulletin board, retaining walls with seating.

- Landscape features:

- Use native plants when possible, but also non-natives when these plants will be more suitable for the landscaping goals of the park. One of the landscaping goals is to have a plethora of flowers. Another is to use plants that discourage deer. There are lots of deer in the nearby woods.
- Label the plants for educational and historical purposes.



Implementation Phasing

- Likely that developments of the park will be done in phases.
- Early phases could include:
 - Screening and Buffering
 - Preservation, contouring, and enhancement of northwest section of the park and the adjacent Azalea Hill
 - Installation of Basic Amenities
 - Pedestrian Paths
 - Lighting
 - Guided Entry Points
- Later phases could include other features or elements, such as:
 - Preservation and enhancement of Shaded Birch Grove
 - Water Feature
 - Human Sundial
 - Meditation Maze
 - Natural Play Scape

Uses for the Park

- The park will be used by many people as a place to meet, play, relax, exercise, eat, and meditate.
- Uses:
 - Walking
 - Picnicking
 - Playing games
 - Using the sundial
 - Using the natural play scape
 - Reading
 - Commuting
 - Running through the water feature
 - Walking the dog
 - Throwing the Frisbee
 - Sledding
 - Office workers picking up sandwiches and eating in the park
 - WiFi Access.

Name of Park

- Committee and Park staff considering a new name for the park as part of Concept Plan process.
- Possible ideas to include in a new name:
 - Grove
 - Village
 - Green
 - Garden
 - Other ideas?

Next Steps

- Throughout this process, the Committee will be collaborating with Park staff as to the design, staging and priorities of the park.
- Park staff will prepare a draft Concept Plan and Phasing/Implementation Plan based on all comments received from the community, Committee, Village Board, and Park staff to date (currently underway).
- The Draft Concept Plan and Phasing/Implementation Plan will be reviewed by the Committee, the Board of Managers, and then at another public session to get additional input from the broader community.
- The Draft Concept Plan will then be revised and presented to the Montgomery County Planning Board for review and approval.
- Once approved, the Concept Plan will be in the queue for Facility Planning (detailed design) and Construction funding through the County Capital Improvement Program (CIP).
- The Park Concept is likely to be executed in stages due to budget constraints
- If CCV contributes funds toward final design and implementation, that may raise the priority for the park in the CIP.