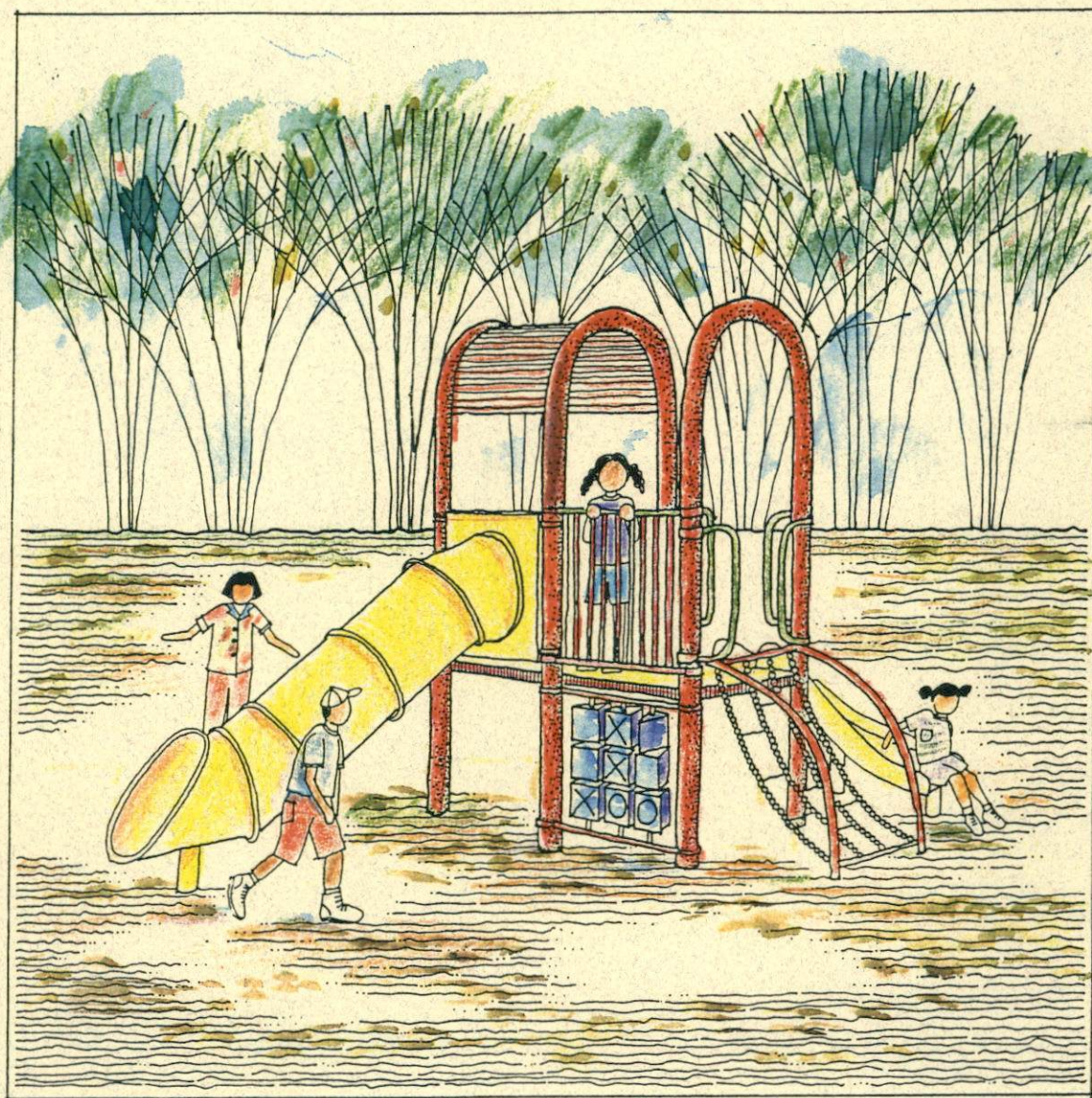


Recreational Study for the Walker Mill Community
CAPITOL HEIGHTS, MARYLAND



The Maryland-National Capital Park and Planning Commission



ABSTRACT

Title: Walker Mill Community I - Recreational Facilities Study
Author: The Maryland-National Capital Park and Planning Commission
Subject: A recreational plan for the Walker Mill community
Date: March 1995
Source of Copies: The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Series Number: 42195152306

Number of Pages: 76

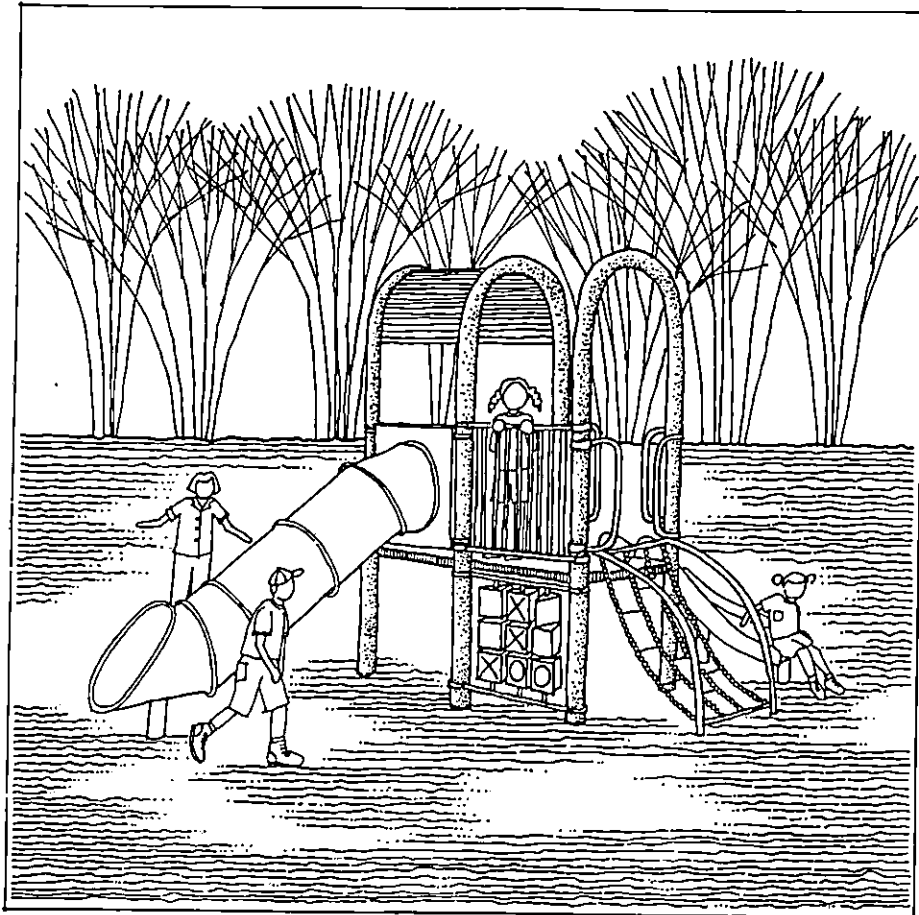
Abstract: A request for assistance was made by Reverend Vandy Kennedy, Pastor of the Walker Mill Baptist Church and President of the Walker Mill Gardens Outreach Center. The project is designed to assist in the provision of safe recreational opportunities for young people in the F6xglenn, Joel and Walker Mill Gardens Apartments areas. This project was completed under the Planning Assistance to Municipalities and Communities Program.

A site evaluation and user survey were conducted in the fall of 1994. Community workshops were held with young people and parents/residents/local leaders to gain their perspective and enhance outreach throughout the area. Meetings were held with management representatives from each apartment complex, the principal of the local elementary school and a local Satellite Community Police Officer. The Department of Parks and Recreation documented the existing situation on parks and recreational programs serving the area.

Existing recreational facilities were evaluated in terms of usage, organization, equipment and site design. It was evident that the presence of drug dealing on and near the property is a serious obstacle to maintaining a normal, open-air environment in which all age groups may enjoy healthy and agreeable recreational activities.

A proposed Recreational Plan is designed to address these issues. The first element — a site plan of future land use — is also presented in terms of usage, organization, equipment and site design, and emphasizes improvement and enhancement of the existing open space situation in the Community. This element is illustrated by three site plans: Summary of Existing Conditions, Proposed Recreational Improvements and Proposed Fence Plan. The second element is a series of operational recommendations for management, tenants, the Community Outreach Center, the M-NCPPC Department of Parks and Recreation and the Board of Education. These recommendations are all directed to (1) improving the promotion and sponsorship of relevant organized recreational, educational and cultural activities, (2) creating partnerships between the management companies, owners, residents, nonprofit groups and government to better serve local recreational needs and (3) facilitating the funding process by providing information on potential resources to implement the Recreational Plan, with suggestions on successful proposal writing. Meetings have been held with key participants to inform them both of the proposals contained in the Plan and their own roles in bringing these recommendations to eventual reality.

Recreational Study for the Walker Mill Community
CAPITOL HEIGHTS, MARYLAND



*The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772*

Prepared under the Planning Assistance to Municipalities and Communities Program

March 1995

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The Commission has three major functions:

- the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- the acquisition, development, operation, and maintenance of a public park system; and
- in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future...
 - ... use of land including the enhancement of the physical environment, and
 - ... provision of public facilities and services.
- Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.
- Works under the direction of the Prince George's County Planning Board.
- Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice.
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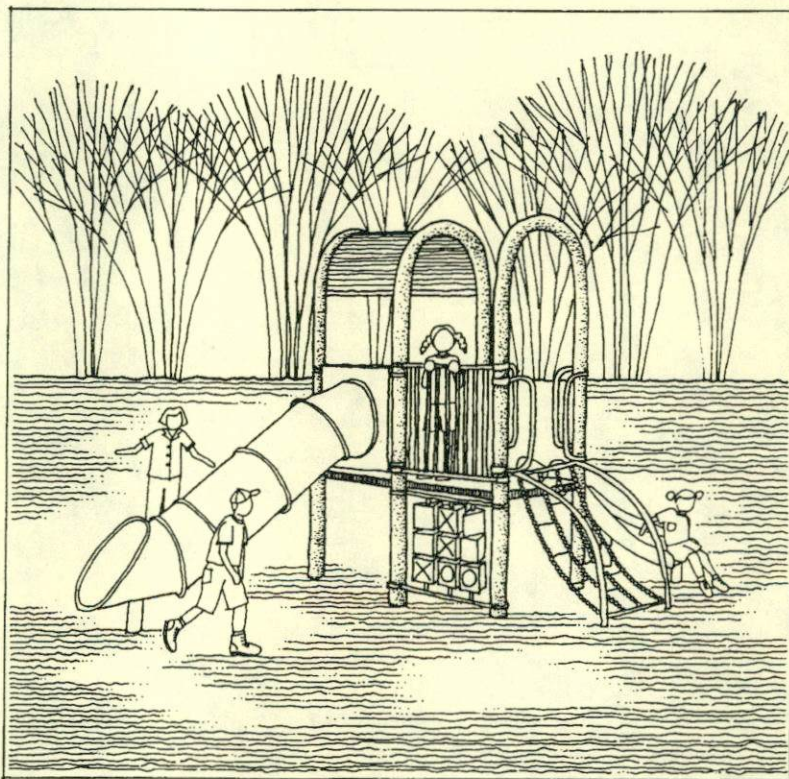
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INTRODUCTION



INTRODUCTION

The social and physical environment that influences the lives of our young people is a major concern in our communities. The creation of facilities and programs that nourish their minds and bodies has become a priority for community leaders and parents as they look for solutions to curb the rise in crime committed by young people.

Walker Mill Gardens, a garden apartment complex located on Walker Mill Road, is the gathering point for a large number of young people. This phenomenon presents both an opportunity and a challenge for the community to channel the energy of this group in a direction that is beneficial to their positive growth. To help accomplish this goal, the nonprofit Walker Mill Gardens Community Outreach Center requested The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department, to provide technical assistance under the Planning Assistance to Municipalities and Communities Program to assess the recreational facilities at Walker Mill Gardens.

The Outreach Center's concern for the recreational needs of young people is part of their holistic approach of providing essential family support services to needy residents. As part of their mission, the Outreach Center considers the recreational well-being of young people an important element in developing a happy, secure, healthy, independent and productive citizen. The Center operates through volunteer services and puts a heavy emphasis on family relations, alcohol and drug abuse prevention, employment and training, transitional housing, and providing food and clothing.

PROJECT DESCRIPTION

It was obvious to the community leaders that the recreational facilities and programs available at Walker Mill Gardens were not adequate. There was also an overriding concern by parents for the safety of the children caused by the threat of illegal drug activity. The apartment complex was increasingly being used for loitering rather than as a resource for more productive activities. The play equipment suffered from a lack of maintenance and under current standards was unsafe and hazardous for children.

To create a more positive environment for the young people who used the Walker Mill Gardens facilities, the Outreach Center requested that the Planning Department make recommendations to assist the community in improving the recreational opportunities. The recommendations would be used by the Outreach Center to formulate both short-and long-term strategies to improve the recreational environment for the children that live and gather at Walker Mill Gardens.

While Walker Mill Gardens is the primary focus of the project, the residents who reside at the adjacent Foxglenn and Joel Apartments have many of the same problems and needs. To adequately address the recreational issues, the scope of the project area was broadened to include Foxglenn and Joel Apartments. Even though the youngsters gravitate to Walker Mill Gardens, a study of the recreational facilities and programs available at Walker Mill Gardens cannot be isolated from the resources and concerns of the surrounding community.

The three apartment complexes contain nearly 500 units, many reserved for Section 8 federal housing subsidy tenants and families in need of transitional housing. The area also attracts people who are not residents of any of the three apartment complexes. This influx of people sometimes creates groups of over 100 young people, increasing the residents' anxiety about public safety.

The work program was agreed upon by the Outreach Center and the Planning Department. It was designed to study these conditions and recommend approaches and strategies that would create physical changes and program initiatives for the project area. The components of the project included the following items:

- Complete a user study to determine the types of recreational facilities in demand by the young people at the Walker Mill Gardens, Joel and Foxglenn Apartments.
- Develop design recommendations for safe and practical recreational uses in and around Walker Mill.
- Address the actions necessary to implement the proposed recommendations. This would include the project staff acting as a liaison between the appropriate public and private entities to discuss solutions to the problems.
- Include the community in the planning and implementation process.

PLANNING PROCESS

A major objective of the planning process was to involve the community in defining the problems and issues. A chronological listing of the key meetings held through the completion of this report is given in Appendix H. Preliminary meetings were held with Rev. Vandy Kennedy, Director of the Walker Mill Gardens Outreach Center; Theresa Solomon, President of the Foxglenn Apartments Resident Council; and Alphonso Wilkins, Manager of Walker Mill Gardens, to gain their perspective of the problems and to seek their assistance in outreach to the community.

It was decided to hold a series of community workshops to broaden participation in the process. The first workshop was with 20 young people ranging from elementary school age to teenagers. They provided a vivid picture of how they use the facilities and an understanding of the social interaction among the various groups that congregate at Walker Mill Gardens.

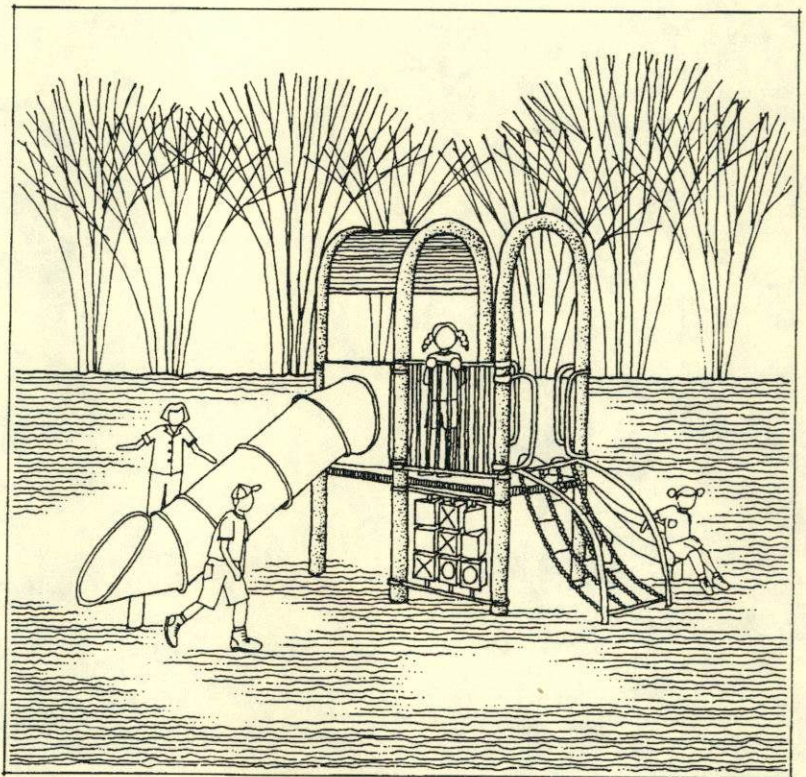
The second workshop, sponsored by the Outreach Center and the apartment tenants association, was attended by parents, other residents from the apartments, leaders from the community at-large and a representative of the new security team hired by the management of Walker Mill Gardens. This group addressed the strengths and weaknesses of the three apartment complexes, as well as broader public policy issues that will have an impact on the entire community. The participants discussed the expansion of Walker Mill Regional Park and the need to construct a recreational center to serve the entire community.

Planning Department staff made frequent trips to the project area and met informally with the residents and young people to get additional viewpoints about the conditions in the area. These observations provided a clear understanding of why and where people were gathering, what equipment was being used, and what conditions interfered with positive recreational and social activities.

Individual meetings were also held with the property managers at each apartment complex to discuss the preliminary findings and recommendations. These individuals provided significant insight into the feasibility of the recommendations from their property management perspective. Their participation in the process is also important if any implementation strategies are to succeed.

The recommendations of the young people, parents, management representatives and others formed the framework for defining and analyzing the recreational needs. While some needs are obvious, such as refurbishing the basketball courts, it was important to encourage the users to state their priorities and include their preferences in the planning process. Ultimately, to be effective, the recommendations and strategies for implementation must include the active support of the community. This is more likely to happen if the community is involved throughout the entire process.

BACKGROUND



BACKGROUND

LOCATION

The Walker Mill Gardens Community is situated on the north side of Walker Mill Road, two and one-half miles inside the Capital Beltway and approximately 1,000 feet east of the Town of Capitol Heights and Addison Road. It is one mile due south of Central Avenue and two and one-half miles due north of the Suitland Parkway. The northern boundary of the City of District Heights is aligned 3,000 feet to the south. For details see the location inset which is included in Plan 1.

The Community is centered on three apartment complexes. From west to east they are the Foxglenn Apartments (172 units), the Joel Apartments (121 units) and Walker Mill Gardens (200 units), each with frontage on and direct access to Walker Mill Road. As of January 1995 there were a total of 54 vacancies or a combined occupancy rate of 89.0 percent. Foxglenn and Joel were originally an apartment complex named Kennedy Woods which was divided into two separate ownerships several years ago. The boundary line follows an irregular course and has been formalized by fencing. The result has been the creation of two imperfect internal circulation systems and a jagged physical barrier between Foxglenn and Joel. The negative aspects of this divider have been emphasized in many locations by the design of the fencing, intended to limit through-movement and the escape of observed criminal offenders.

The three apartment complexes are adjoined by a number of townhouse developments, including Addison Station, Maple Shade Village, Addison Woods and Millwood on the north side, and Pickwick Square and the Towns at Walker Mill to the south. Walker Mill Gardens and Millwood were originally known as Walker Mill Towne. The western

edge of the Foxglenn Apartments is also the rear property line of the older, single-family, detached Pinecrest subdivision.

John Bayne Elementary School abuts the eastern edge of Walker Mill Gardens. The school shares a common boundary with Walker Mill Middle School farther north. More distant surrounding areas are mostly single-family, detached subdivisions spotted with a mix of schools, parks and churches. A north-south power line right-of-way skirts the eastern edge of the two schools. Retail and service commercial businesses are clustered on all sides of the Walker Mill Road-Addison Road intersection. The extensive Walker Mill Business Park is in the early stages of development further west at the southern end of Capitol Heights.

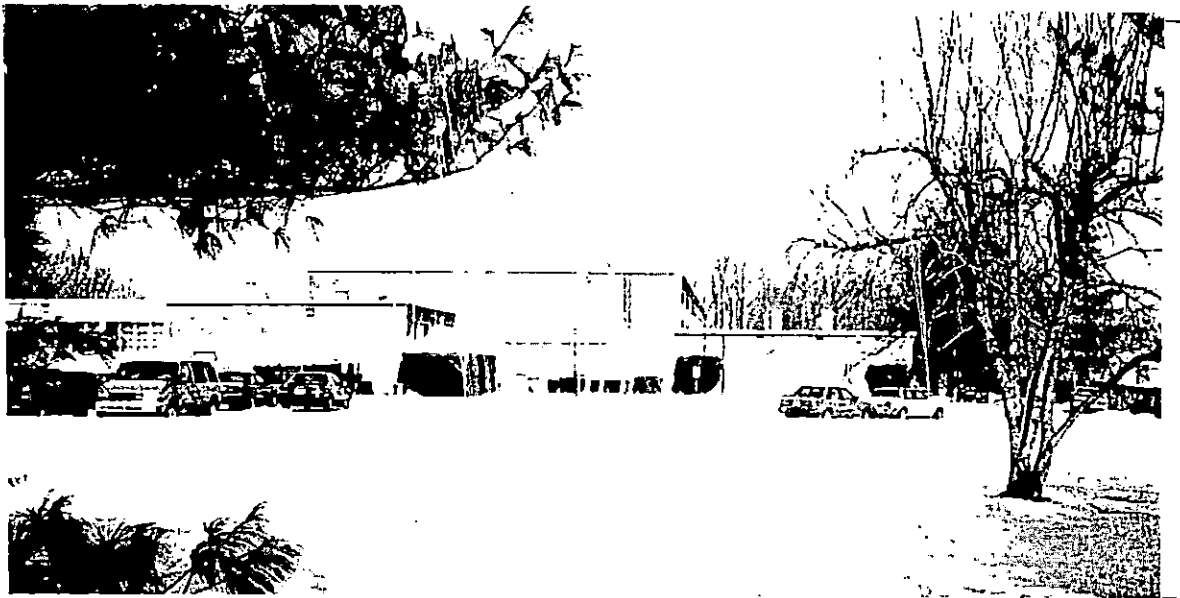


Photo 1. John Bayne Elementary School.

Walker Mill Gardens is separated from Joel and Foxglenn by Karen Boulevard. Karen Boulevard is planned to be continuous between Walker Mill Road and Central Avenue and to function as a major collector. Walker Mill Road will continue to be part of a major arterial highway link between Branch Avenue and the Capital Beltway. Because of the uneven profile and curving alignment of existing Walker Mill Road for nearly one mile east of the Addison Road intersection, it is planned to be realigned up to 800 feet further south between the intersection and a point just east of the PEPCO power line right-of-way. The existing road

between these points will then become a minor facility largely serving adjoining properties including the Walker Mill Gardens Community. One outcome of this improvement, which is not scheduled at this time, will be to reduce traffic and increase pedestrian safety. This is a significant factor for future recreational and other movement within the area.

LOCAL PARK AND RECREATIONAL PROGRAMS

In addition to the facilities which are on-site there are a number of M-NCPPC and Board of Education properties in the vicinity which serve residents and youth of the Walker Mill Gardens Community.

Local parks are summarized in Appendix A. They vary in function, size, mix of on-site facilities provided, age groups served, and distance from the Walker Mill Gardens Community. Some of the local parks are used primarily by nearby residents who often exercise a proprietary claim to their use. These facilities are less favorably perceived by youth from the Community, particularly when the travel involved is less than convenient. The three closest active parks — Millwood Neighborhood Recreation Center, Suitland-District Heights Community Park and Walker Mill Regional Park — are between 0.7 miles and 1.3 miles from Walker Mill Gardens, Joel and Foxglenn. The closest M-NCPPC facility is Fairfield Knolls Neighborhood Park site on the opposite side of Walker Mill Road. It is unlikely this facility will be developed into an actual park given the opposition expressed by members of the adjoining community during budget hearings held in early 1995. It was stated that active use as a park would result in an unacceptable security risk for nearby homeowners.

Recreational programs for all age groups are organized by the Department of Parks and Recreation (DPR). In this area they are held at the John Bayne and Thomas Clagett Elementary Schools and at the Walker Mill Middle School. They are described in Appendix B of this report. It has been stated by members of the Community that although these programs are worthwhile they do not fully meet the recreational needs of all children in the Walker Mill area. It is claimed that a higher level of collaboration between DPR, local schools and the resident community would benefit the process and improve the design, scheduling and staging of recreational activities. A considerable part of the community is apparently unaware of specific items in the year-round

program. Workshop attendees and others maintained that PTA groups and local school principals should become involved in providing outreach and conveying information to the community on recreational opportunities that exist at local schools.

Local parks and organized recreational programs will continue to be an important part of leisure time opportunities available to members of the Walker Mill Gardens Community.

PUBLIC SAFETY

One reason for developing a recreational plan for the Walker Mill Gardens Community is to offer positive alternatives for young people to help prevent a continued pattern of criminal acts.

The Prince George's County Police Department provides the following documentation of the situation for the five years between 1989 and 1993.

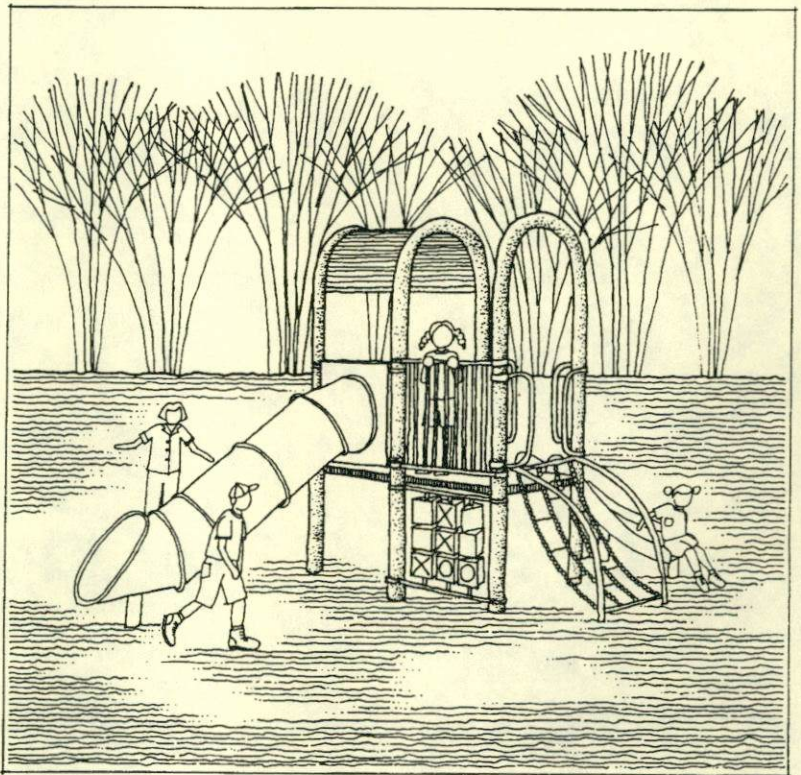
Note: Each entry represents a combined total for the three apartment complexes in the Walker Mill Community.

Reported Offenses - Walker Mill Community 1989 -1993					
Uniform Code Report	1989	1990	1991	1992	1993
Assault	26	37	36	35	20
Burglary	22	30	37	9	12
Homicide	2	2	0	0	1
Rape	1	1	1	0	2
Robbery	5	18	9	8	11
Stolen Auto	35	19	23	23	11
Theft	27	17	53	30	31

Reported Offenses - Walker Mill Community 1989 -1993					
Calls for Service	1989	1990	1991	1992	1993
Drugs	351	146	111	54	53
Disorderly Behavior	136	141	128	119	94
Fighting	65	60	35	35	28
Juvenile Problems	27	26	35	26	7
Suspicious Persons	90	50	61	56	52
Vandalism	33	39	31	28	37

These data represent actual reported cases and therefore are only symptomatic of a larger public safety problem in the community. The number of actual occurrences is certainly higher. There is an ongoing pattern of unreported loitering and drug dealing at numerous points within the community. This activity constrains the effective provision of and participation in healthful recreational activity by all age groups. While provision of adequate recreational and related opportunities will not eliminate these problems, it should help to create an atmosphere in which they are less likely to occur.

EVALUATION OF EXISTING RECREATIONAL FACILITIES



EVALUATION OF EXISTING RECREATIONAL FACILITIES

Based on comments received at the various meetings in the Community and on-site observation by M-NCPPC staff there appear to be several elements to address in the existing situation. They are considered in terms of usage, organization, equipment and site design and are illustrated on Plan 1 — Existing Conditions.

USAGE

The open areas between and adjoining the buildings in the Community are in continuous and varying use. At times, over 100 persons of all ages congregate in the main areas. There appears to be no problem in the mingling of age groups. There are generally more boys than girls. Sometimes volleyball is played informally at the rear of certain buildings. Children and adults gather to meet, socialize and relax in both active and passive ways. Mothers keep an eye on the activities of young children. Large numbers of young people from all three apartment areas and from adjoining townhouse and single-family developments come to Walker Mill Gardens, which has become the focus of informal community activity and the principal local "hang out." The recreational equipment at Walker Mill Gardens is of lower quality than that of the surrounding areas. Therefore, the quality of the equipment is not a factor in why youth visit the area.

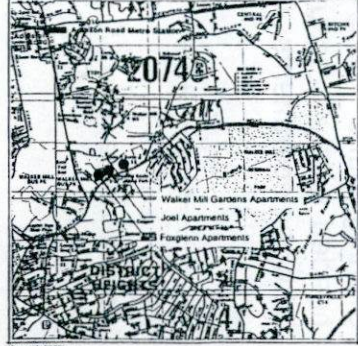
The substantial boundary fencing between Foxglenn and Joel Apartments, creates an unpleasant and hostile atmosphere. The limited and often inadequate equipment frequently results in overcrowding of these sites. The grass is worn in many areas. Drug-related activity and other irresponsible behavior is noted to be a continuing problem during evening hours. This is due in part to improper lighting and a lack of other needed safety precautions to help prevent easy access to corridors between apartments. Older youths tend to take over the limited facilities

NOTES:

- *Ongoing drug-related loitering and criminal activity at many locations inhibits use of recreational areas by residents
- *Separate private security patrols in each apartment area.
- *Many vacant ground level apartments - facilitates illegal activities in nearby areas
- *Many picnic tables and benches are deteriorated
- *Sandboxes are not maintained.
- *General lack of shade trees and landscaping
- *Perimeter and internal fencing installed to limit escape routes from areas of criminal activity
- *Inadequate lighting throughout the Community
- *Inadequate play equipment for all age groups. Many items are defective and do not meet safety regulations. Poor maintenance of equipment throughout.
- *Ground surfaces in most tot lot/playground areas require attention
- *Too few trash receptacles. Often broken, not well situated



LOCATION MAP



Note: Base data, including building locations, roads, parking areas and sidewalks are interpreted from 1"-200 aerial photography. Locations of all site features are approximate.

Prepared for the Walker Mill Garden Commission
Oversees Center under the Planning Assistance to Municipalities and Communities Program.



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at Walker Mill Gardens and younger children are often pressured out. Young residents use the basketball courts and ballfields at John Bayne Elementary and Walker Mill Middle Schools on a daily basis. John Bayne Elementary School limits the use of outside areas in the evening hours by use of a 1/2-hour lighting time clock. In addition to John Bayne and Walker Mill, all age groups go outside the boundary of the apartment areas to use special play and other equipment. This is sometimes confrontational with the residents of the surrounding townhouse and single-family developments. Due to distance and lack of transportation few visits are made to Walker Mill Regional Park or the other local parks. As with other "outside" areas, Community youth feel they are squeezed out and made to feel unwelcome.

ORGANIZATION

There are a number of existing organizations in the community that provide educational, social and recreational programs for the young people. They range from the public schools, the Outreach Centers, the M-NCPPC Department of Parks and Recreation, the tenant associations and the property management companies at Foxglenn, Joel and Walker Mill Gardens Apartments. Each contributes in some way to supporting a positive environment for the young people in the area. For example, the John Bayne Elementary School is used for after-school programs; M-NCPPC provides facilities and programs in the area; and the Foxglenn and the Walker Mill Outreach Centers provide social and educational opportunities for the community, with the active support of the management companies of each complex.

While there are a number of positive activities taking place, there are also limited financial resources within the apartment community for recreational improvements, a need for more organized activities for young people, and the need to organize and involve the tenants. The residents and young people expressed concerns about crime and loitering and suggested on-site staff to assist in organizing recreational programs or to supervise unstructured play activity. These efforts will have a greater chance of success if there is collaboration with all the key participants. Additionally, a good working relationship between management, community leaders and resident organizations can assist in locating funding sources to offset cost and formulate programs to enhance properties and beautify the area.

Existing activities, such as the "Future Leaders of Walker Mill" (FLOW), a key youth group, can increase their activities and positive influence with more support and coordination with the existing organizations. An organized Sports League in the general area would be a big asset, providing opportunities for local youth to participate actively in a healthy environment. Current participation in the existing Sports League is low among the young people living in the apartment complexes. Again, effective collaboration among the various organizations could maximize the opportunities available through the existing Sports League.

EQUIPMENT

The existing play and related recreational equipment within the Community is an average selection. Local residents and youth offer the following comments on its condition. They do not necessarily apply to every piece of equipment now in use.

- Picnic tables are rotten.
- Most swings are missing chains and/or seats and are no longer used.
- Most items need paint and need to be checked against environmental codes, such as those pertaining to lead content.
- Sand boxes in the tot lots are often empty, with the sand dispersed through the adjoining area.
- Slides are not generally in working order.
- Basketball courts usually lack bolts, hoops, nets and/or chains, some of which are kept in storage by management. Courts are therefore effectively unusable and are used mostly for informal kickball, football, etc.
- Trash receptacles are broken and the quantity and visibility is minimal.
- No lighting at Foxglenn and inadequate lighting at Joel and Walker Mill Gardens.
- Playgrounds generally have hard dangerous surfaces.
- Benches are generally too small and are uncomfortable to use.

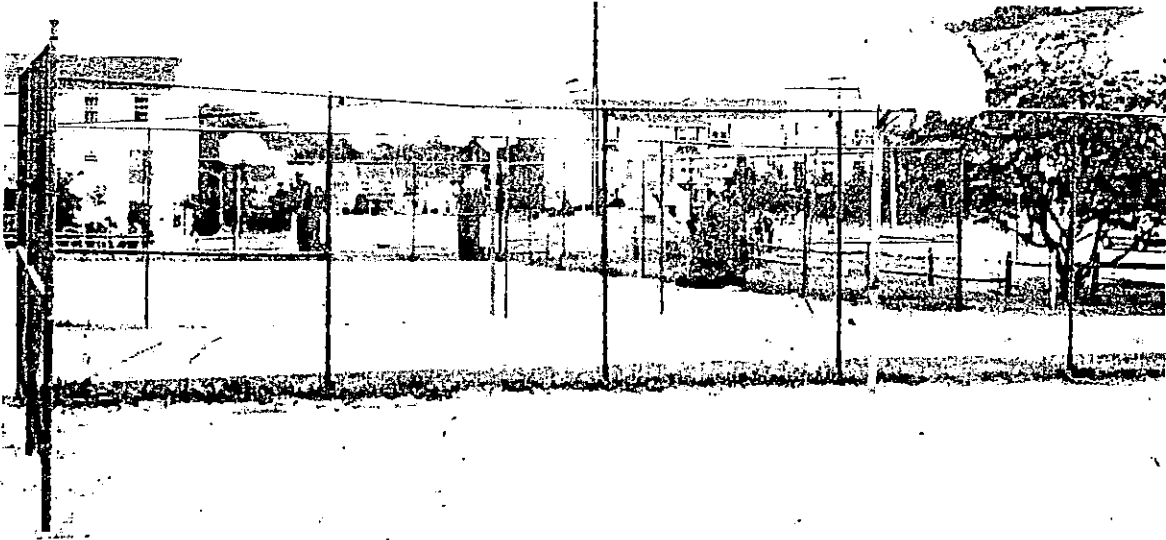


Photo 2. Walker Mill Gardens Apartments — Existing basketball courts are missing equipment and play surface needs repair.

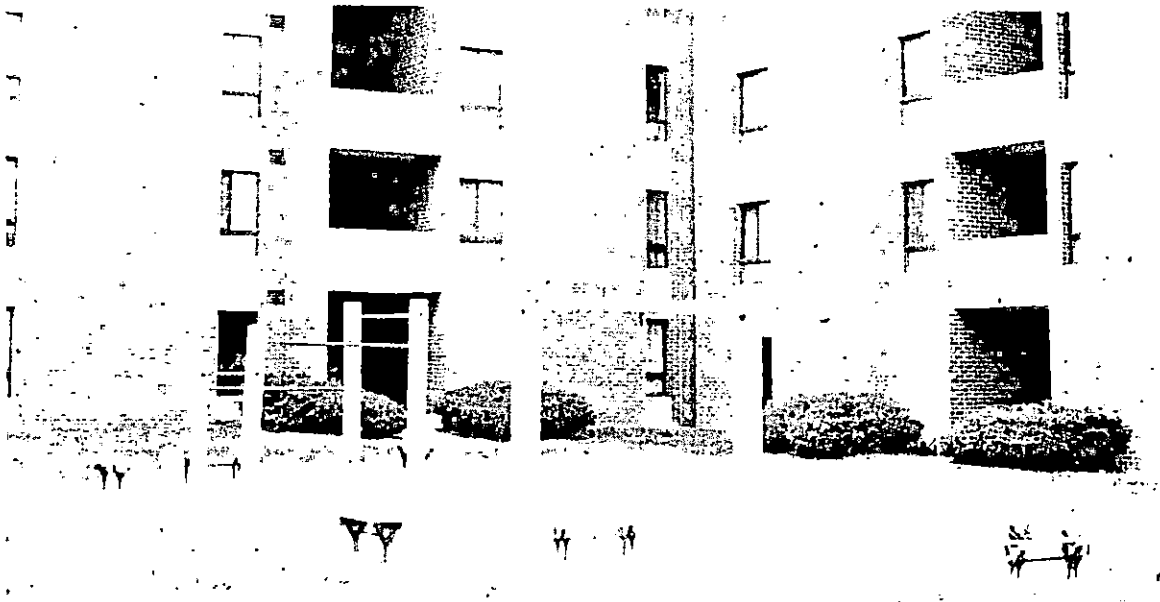


Photo 3. Walker Mill Gardens Apartments — Existing playground equipment is inadequate and benches are too small.

- Over at John Bayne the ball and chain sets (i.e., tetherball) are all broken and the kid size basketball courts have not been replaced. The playground equipment is in poor condition.

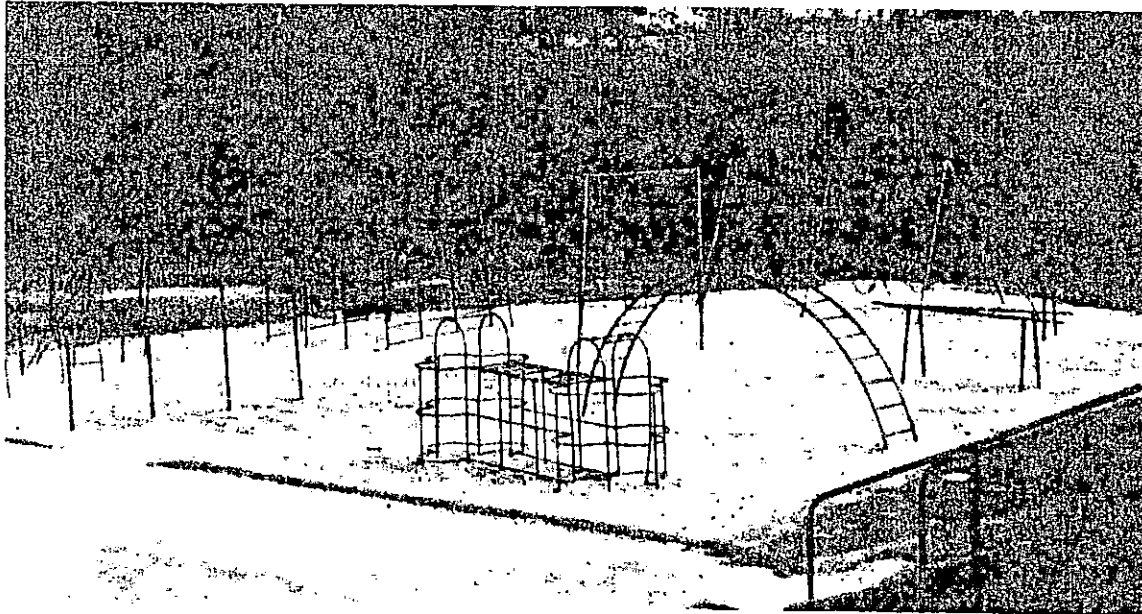


Photo 4. John Bayne Elementary School — Existing playground equipment does not meet current safety and barrier-free standards.

- In addition, the existing equipment and play surfaces do not meet current safety and barrier-free design criteria. Play equipment structures are also located too close to each other. Playground surfaces are not accessible and not all routes to the equipment meet current barrier-free standards.

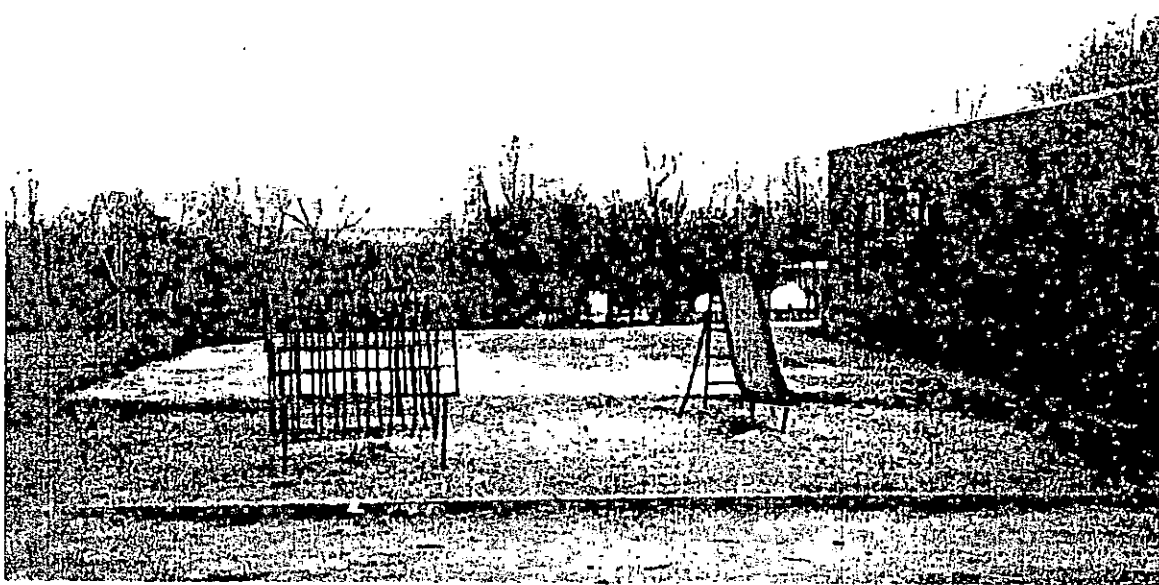


Photo 5. John Bayne Elementary School — Existing playground surface does not meet current safety and barrier-free standards.

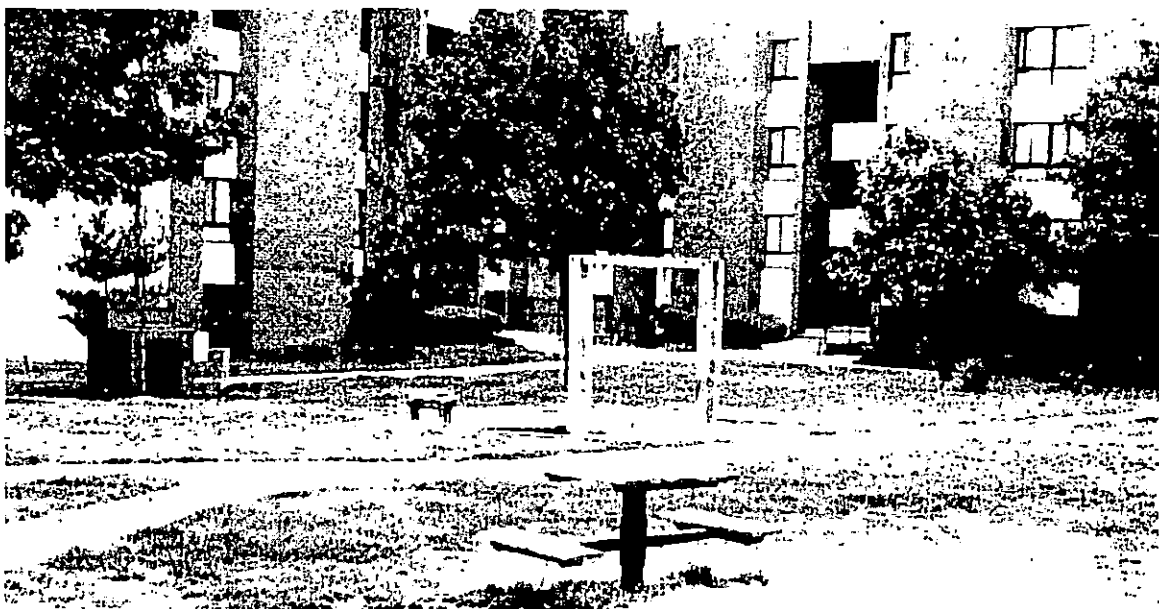


Photo 6. Walker Mill Gardens Apartments — Existing playground area does not meet current safety and barrier-free standards.

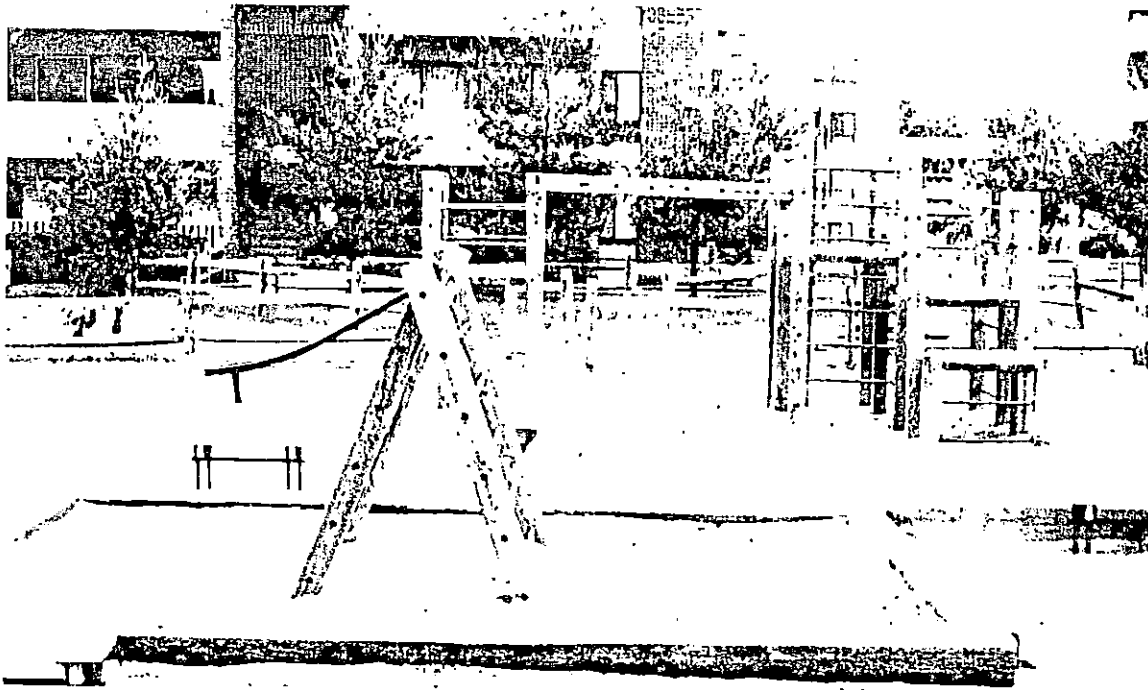


Photo 7. Walker Mill Gardens Apartments — Existing playground surface material and timber edge do not meet current barrier-free standards.

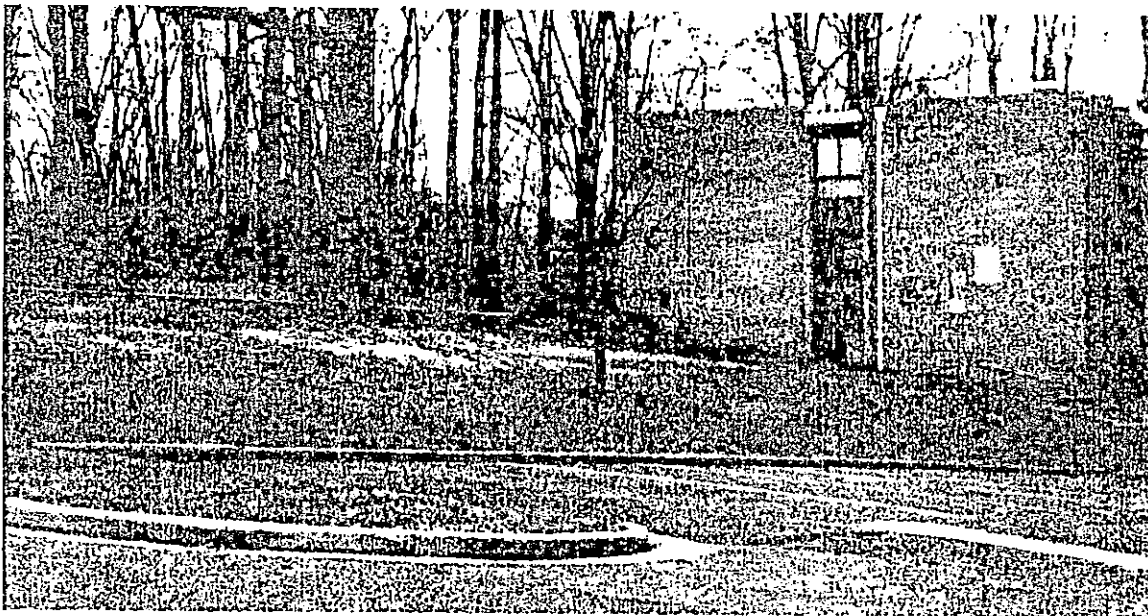


Photo 8. Foxglenn Apartments — Existing open space area.

SITE DESIGN

The open areas within Foxglenn, Joel and Walker Mill Gardens contain a variety of open space areas and recreational facilities. These include seven formal playgrounds: one at Foxglenn, two at Joel and four at Walker Mill Gardens. The single basketball area is located in Walker Mill Gardens, next to Karen Boulevard. There are two open play areas to the rear of Walker Mill Gardens, close to the boundary fence with the Millwood Townhouses. A large, well-constructed community meeting room with office and other support facilities is an activity center for Walker Mill Gardens residents. It is adjoined by a modern seasonal swimming pool. Several of these facilities, not including basketball courts, meeting room and swimming pool, are duplicated in nearby housing areas but are generally not open to community residents.

Opinions offered at the meetings include the following:

- There are insufficient basketball courts and they are inferior in quality. Those for younger age groups should be more centrally located for safety reasons. There is a need to provide separate facilities for teenagers and the younger children in order to avoid friction between the two.
- There are not enough benches for outdoor seating in the active recreational areas, or picnic tables and benches for group social activity.
- The fences throughout the area effectively separate the three apartment complexes from each other and from the larger outside community. The appearance is threatening and the attitude defensive, particularly where razor wire is included. The system is ineffective and continually breached. It is not an appropriate context within which to implement a recreational open space plan.
- At the same time the fencing system serves a safety function and is generally useful in preventing younger children from leaving the area. It also establishes borders and separate identities for the three apartment complexes.
- Different locations for different age groups is the preferred approach. This should allow the younger children to be in the view of supervising

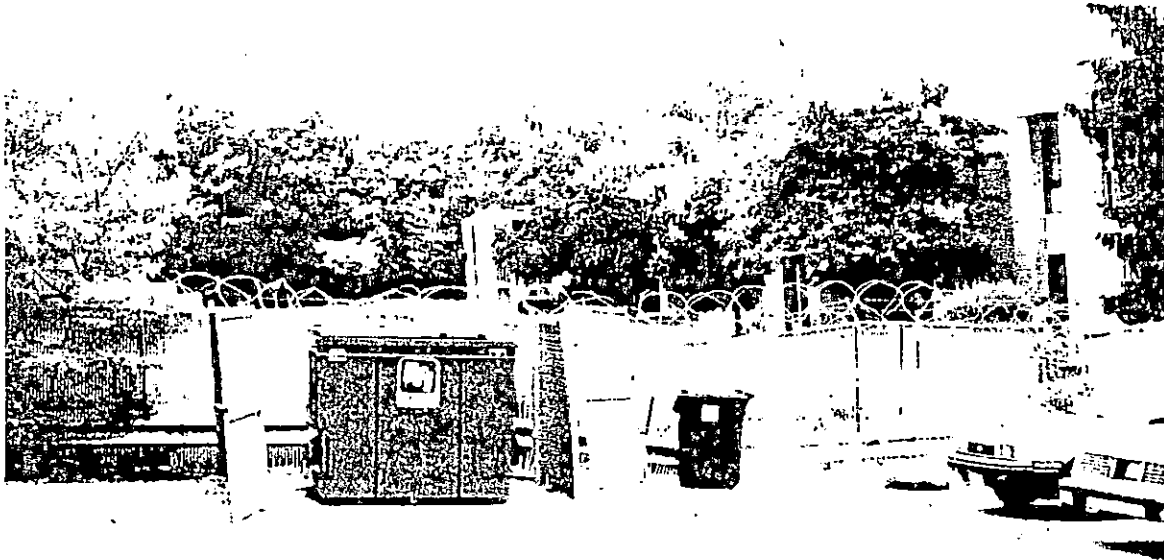


Photo 9. Foxglenn/Joel Apartments — Existing barrier fence obstructs parking lot circulation.

adults who are either outside the buildings or viewing from apartment windows.

- The eastern edge of the Joel Apartment area has a dangerous slope dropping to Karen Boulevard. Pedestrian circulation should be directed away from this area.
- Lighting of play areas during the evening hours is inadequate.
- Residents of each apartment complex should have access to a recreational facility that would ideally include a weight room, pool, computers, tumbling and dance floor, classroom areas, opportunities for senior citizens, etc. Several available sites exist in the general area.

M-NCPPC staff also observed the following:

- A general lack of trees results in exposed, unshaded play and gathering areas. This is a hardship on hot summer days.
- Excessive use of concrete underneath slide boards and other facilities in the play areas.

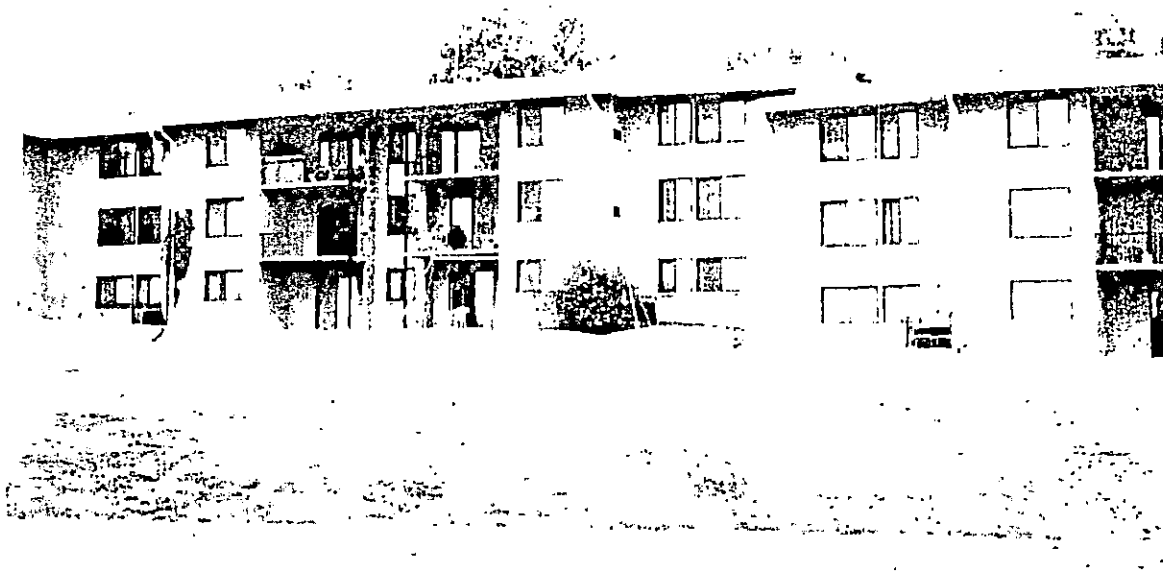


Photo 10. Joel Apartments — Existing playground area is poorly sited adjacent to a steep hill sloping to Karen Boulevard.

- Many grassed areas are extensively worn and thick with dust. This is unhealthy and a deterrent to proper use of these sites.
- In some locations the play areas are very close to pedestrian thoroughfares or to nearby buildings and the ground level pedestrian corridors which go through them. Because of the possibility of collision between the users and pedestrians, this is a hazardous situation which also encourages loitering and illicit activity. Many of the nearby ground-level apartments are vacant, creating a situation which facilitates illegal activities in the nearby corridors.
- Play areas along the northern edge of Walker Mill Gardens Apartments are relatively isolated and potentially unsafe.
- The swimming pool does not have a clearly related surrounding area where family members and others can sit in comfort, watch the activity and relax.
- A play area which is intended to serve Foxglenn is accessed through a single entrance opening and is otherwise completely surrounded by a razor wire fence with the Joel Apartment area on three sides.

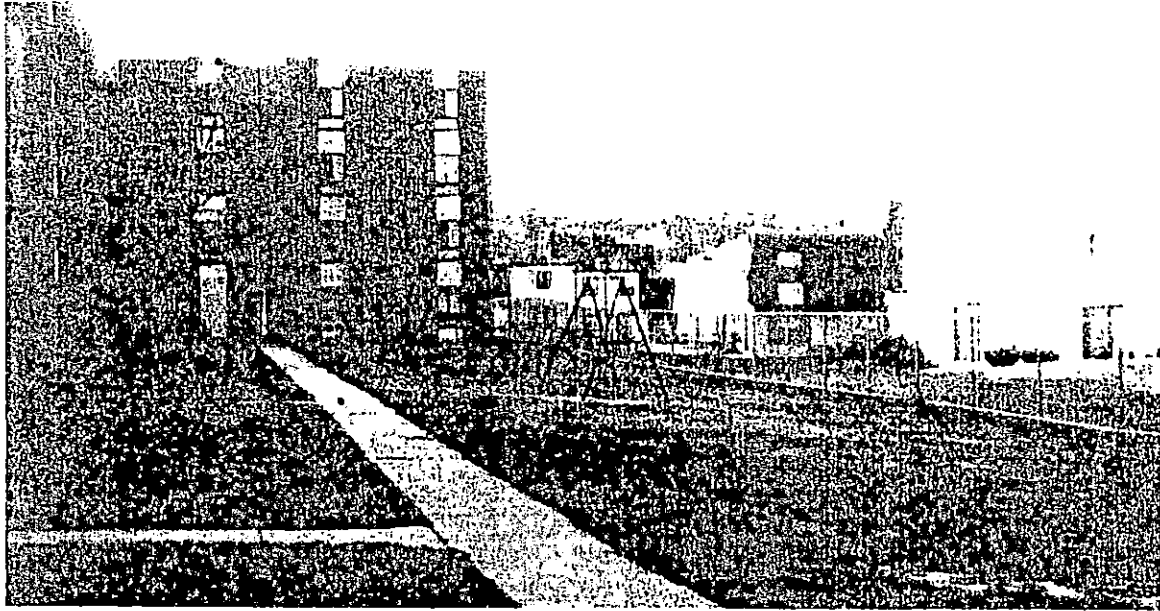


Photo 11. Walker Mill Gardens Apartments — Existing playground area is poorly sited in an isolated location.

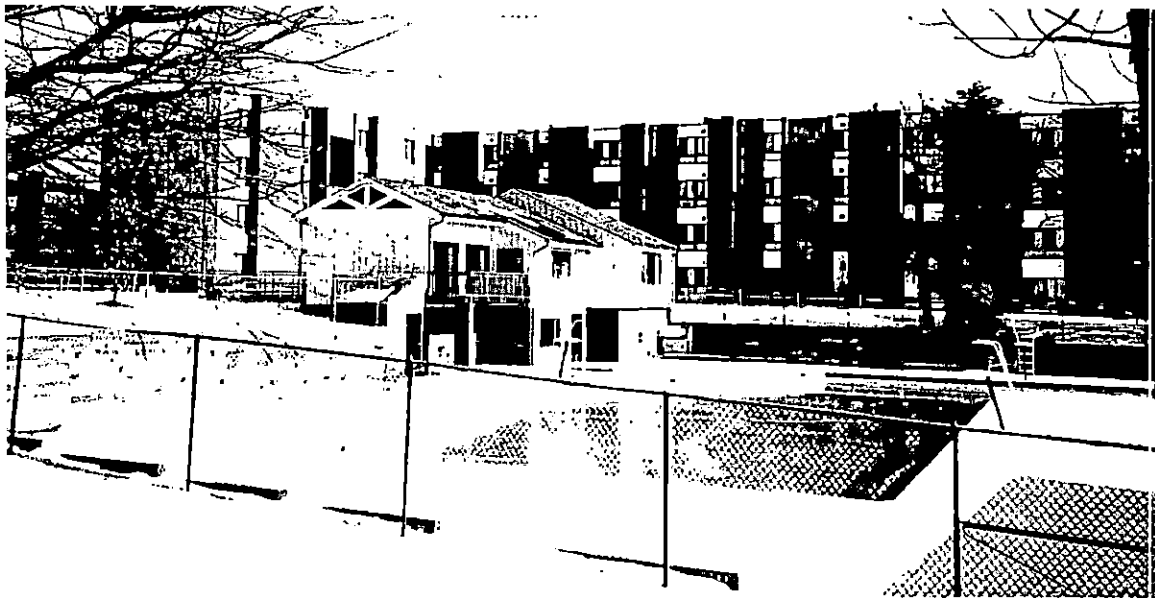


Photo 12. Walker Mill Gardens Apartments — Existing swimming pool area is enclosed with a chain-link fence.

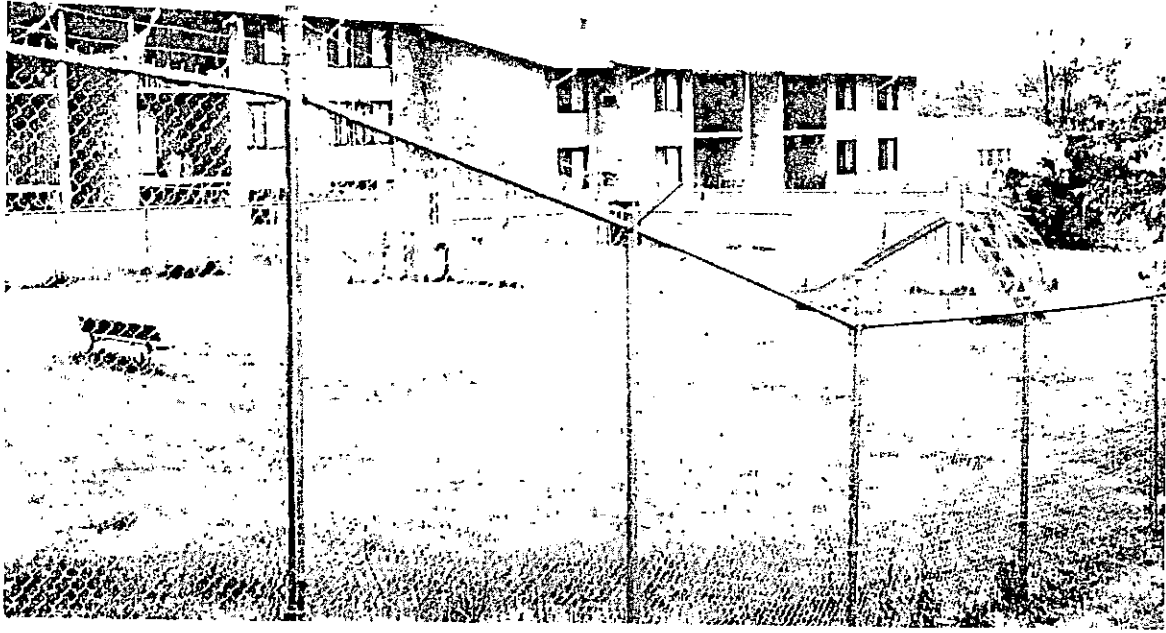
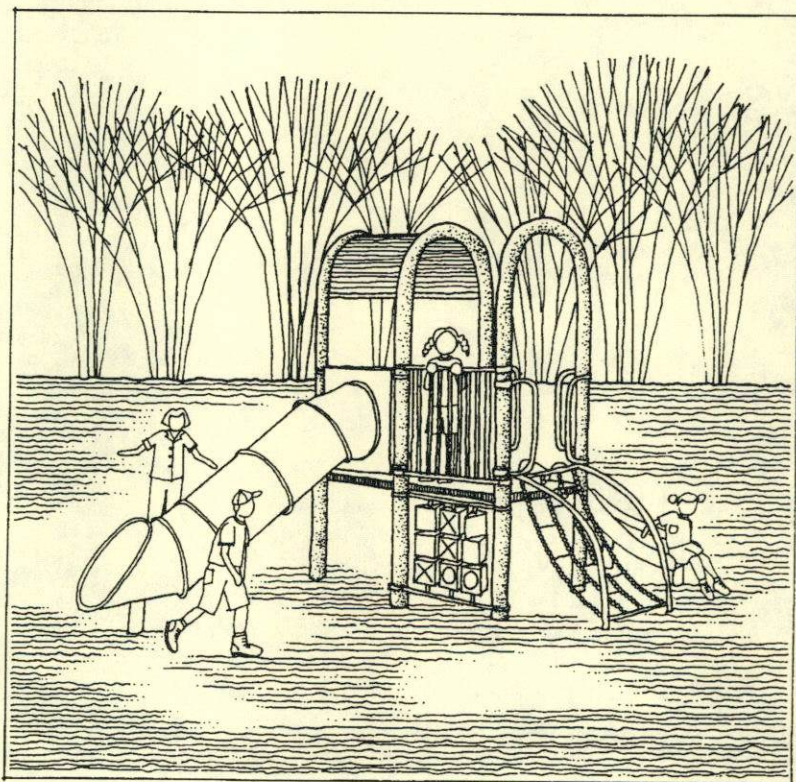


Photo 13. Foxglenn Apartments — Existing playground area is surrounded by razor wire barrier fencing.

- There is a general lack of play equipment throughout the community. Much of the equipment which is provided is defective and rarely used.

Recommendations for an improved recreational system in the Walker Mill Community are made against this background of current usage, organization, character of equipment and site design features.

RECREATIONAL PLAN



RECREATIONAL PLAN

The following proposals for future outdoor recreational activity in the Foxglenn, Joel and Walker Mill Gardens Community have two elements:

1. A site plan of future land use, emphasizing improvement and enhancement of the existing open space situation. (See Plan 2 — Proposed Recreational Improvements.)
2. A broad range of action-oriented operational recommendations to improve recreational activities for residents of all ages in the Walker Mill Gardens Community.

The individual proposals in (1) and (2) are summarized in the Implementation Strategy Chart. Each recommendation is presented as an item for action by an identified organization. Recommendations are grouped as actions that can be carried out in the first or second year, or in a longer timeframe. Each recommendation is cross-referenced in the text to the number given in the Implementation Strategy Chart. For example, (IS.1) indicates a relationship to the first item in the Implementation Strategy Matrix.

PROPOSED SITE PLAN

The existing recreational situation was described earlier in this report. The following suggestions for improvement and enhancement of open space areas are illustrated on the Proposed Recreational Improvements and are presented under the same four headings — usage, organization, equipment and site design — followed in the previous discussion. They are situated at 11 specific locations within the community, lettered A

NOTES:

- Facilitate site improvements and an effective use of open areas by developing a sustained effort to reduce loitering and criminal activity within the community.
- Develop a unified security patrol system throughout the community, thereby eliminating open area havens for criminal activity.
- Increase occupancy levels in ground floor apartments, thereby improving the sense of security in outdoor areas.
- As criminal activity is substantially reduced/eliminated, gradually remove barrier fences and other obstacles to pedestrian movement. Razor wire should be removed as soon as possible.
- Gradually replace deficient and/or dangerous playground equipment, picnic tables and benches by installing items that meet current safety and barrier free standards.
- Increase amount of playground equipment. Incorporate barrier free design features on new equipment.
- Repair and repaint playground equipment where feasible.
- Install accessible safety play surfaces within proposed and existing playground areas.
- Eliminate existing identified tot lot/playground area problems by creating a user-friendly environment.
- Install adequate lighting for security in all apartment areas.
- Install trash receptacles at key locations in convenient pick-up areas.
- Replenish sand boxes.
- Institute a regular maintenance and repair program of all equipment in recreational areas to prevent deterioration. Initiate shade tree plantings and low maintenance, drought tolerant landscape programs throughout the community.
- Reforest and/or sod worn grassed areas.
- Outdoor recreational activity should be organized and supervised whenever possible.
- Connect recreational areas throughout the entire community with a system of uniform pedestrian crosswalks. Crosswalks to be painted on existing pavement.



Note: Base data, including building locations, roads, parking areas, sidewalks and existing tree locations are interpreted from 1'-200' aerial photography. Locations of all site features are approximate.

REVISIONS: 	SCALE: 1" = 60' - 0" DATE: February 1988	SHEET NO.: PLAN 2
	PROJ. NO.: P788	
	DRAWN BY: JY	
	RELEASED:	
	PREPARED FOR THE Walker Mill Gardens Community Outreach Center under the Planning Assistance to Metropolitan and Commuter Program.	

through K on Plans 2 and 3. Sketches of five of these locations — B, C, F, I and J — are included in the following text.

USAGE

Use of outdoor recreational areas within the three apartment complexes continues to be hindered by the pervasive presence of illicit drug selling in key locations throughout the Community. For this reason the basketball courts have been deactivated, heavy-duty metal fencing has been installed extensively, and limited security patrols have been organized within each complex. Internal movement by both automobiles and pedestrians has been obstructed, and use of all recreational facilities and open space areas has been adversely affected. Reduction and eventual elimination of drug-related activity should be the main objective throughout the area. Effective implementation of any recreational/open space proposal depends on it.

The following actions should contribute to improved usage of open areas in the future. The first six have the common intent to reduce criminal activity.

- Facilitate site improvements and an effective use of open areas by a sustained effort to reduce loitering and criminal activity within the community.
- Develop a unified security patrol system throughout the community, thereby eliminating open area havens for criminal activity. This will involve the existing on-site security patrols and should be organized as a cooperative project by the three management groups. An up-to-date schedule of patrol activity should be provided to the local stations and sub-stations of the County Police Department and Park Police at all times. (IS.2)
- Close open corridors through buildings to constrain criminal activity and escape routes. Possible techniques include installation of security doors or gates. (IS.22)
- Install adequate exterior lighting for security in all apartment areas. (IS.8)
- Identify and evaluate available funding and potential avenues in order to acquire the two existing properties of 6880 and 6882 Walker Mill

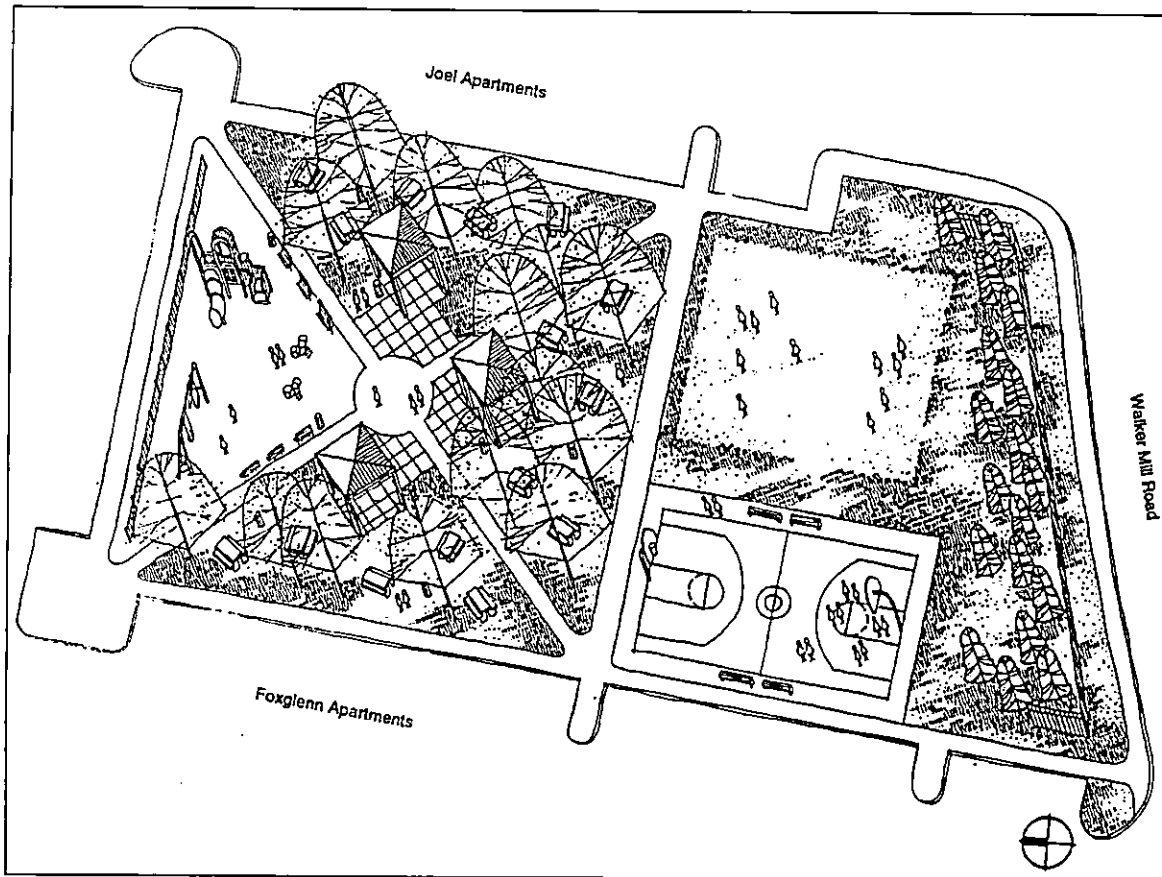
Road. Both buildings are a major obstacle to efficient site design and circulation and are a focus for illegal drug activity. The overall site can serve local residents as community open space or for some other recreational purpose. Title should be assumed by the organization or agency which is best able to develop and maintain the site according to the recommendations of this recreational plan. (Note that the Department of Parks and Recreation does not have the funds to acquire these properties nor are they viewed by the Department as potential park properties.) (IS.23)



Photo 14. 6880 and 6882 Walker Mill Road.

- As criminal activity is reduced, remove visually threatening and hazardous chain-link fences. Where fences are essential for security, replace with more user-friendly styles such as iron picket fencing.¹ (See Plan 3) Sample pricings for chain-link, iron picket and wood rail fencing are given in Appendix G. (IS.15)

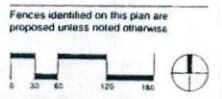
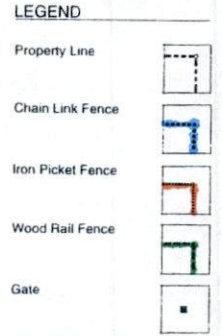
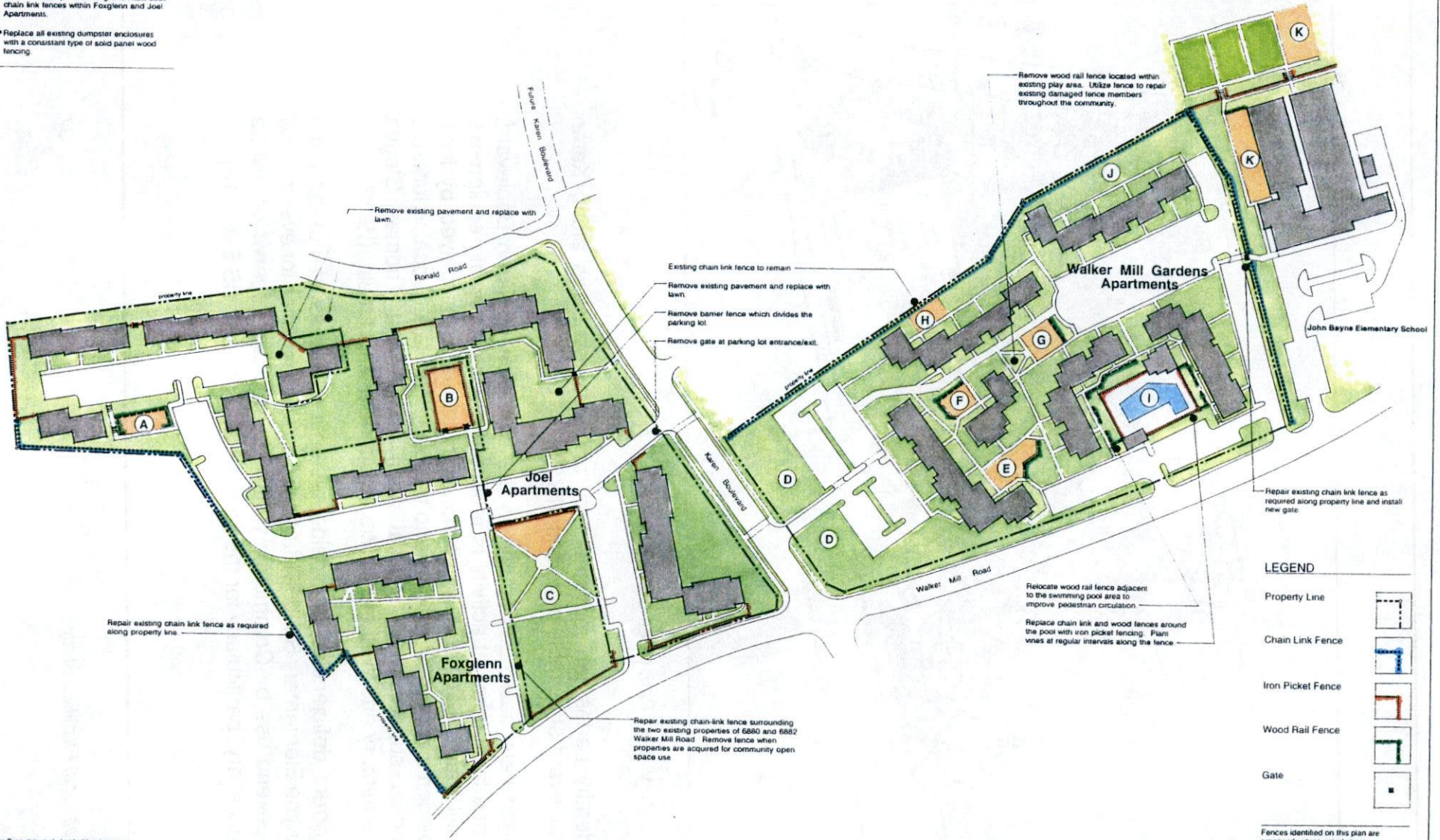
¹ Fencing will require a County building permit if it is to be over four feet in height. Fence permits are referred to the Planning Department (M-NCPPC) which will identify the need to certify a project as a nonconforming use, per Section 27-241 of the County Code.



Sketch 1. View of Park (Area C on Plan 2).

- Identify pedestrian movement by marked crosswalks along Karen Boulevard at suitable locations. (IS.21)
- Deactivate basketball courts on the east side of Karen Boulevard. Once local criminal activity is reduced, re-install missing equipment. Until that occurs, basketball should continue to be played by local residents at nearby schools and the Regional Park. Local volunteers should supervise all play at John Bayne and Thomas Clagett Elementary and Walker Mill Middle Schools at all times. (IS.13)
- Correct deficiencies in outside recreational areas at nearby John Bayne Elementary School. Maintain fields and facilities for evening and weekend use by Community youth. Appropriate supervision will be necessary, particularly for the younger age groups. (IS.6 and 18)

- NOTES:**
- Install iron picket fencing between buildings to improve security and control pedestrian circulation.
 - Remove visually threatening and hazardous chain link fences within Foxglenn and Joel Apartments.
 - Replace all existing dumpster enclosures with a consistent type of solid panel wood fencing.



Note: Base data, including building locations, roads, parking areas and sidewalks are interpreted from 1"-200' aerial photography. Locations of all site features are approximate.

Prepared for the Walker Mill Garden Community Outreach Center under the Planning Assistance to Municipalities and Counties Program.

REVISIONS:	SCALE: 1" = 50'-0"	SHEET NO.:
	DATE: February 1986	PLAN 3
	PROJ. NO: PFC	
	DRAWN BY: JLV	
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ORGANIZATION

Recreational activities within the Walker Mill Gardens Community are both organized and casual. They occur at both special purpose sites and all outside areas. The design and financing decisions leading to the creation of this setting are made by the three management groups. Input from leaders and others within the community should be part of this process. Outside agencies may have an additional role in meeting the open space and recreational needs of local residents.

The objective of the following recommendations is to provide a framework and strategy to improve the recreational facilities, programs and environment of the young people living in the project area. There is also the underlying assumption that the changes that have the greatest chance of success will involve a collaborative effort between the tenants, management, the Walker Mill Outreach Center, the Foxglenn Outreach Center and government. The given recommendations include the following elements:

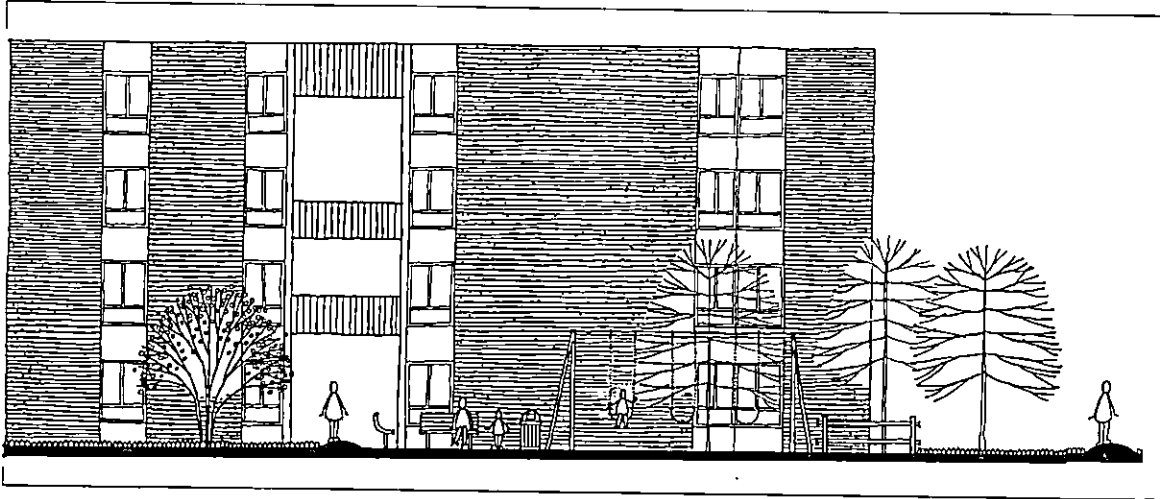
- Suggestions for a course of action that creates the community organizations necessary to promote and sponsor organized recreational, educational and cultural activities for young people in varying age groups.
- Proposals for creating partnerships with the apartment management companies, owners, residents, nonprofit groups, and government to better serve the needs of the young people.

EQUIPMENT

Proper use of tot lots and other recreational sites requires that each facility meet acceptable standards. Facilities within the three apartment complexes do not presently meet these standards. The following actions will improve the situation.

- Gradually replace deficient and/or dangerous playground equipment, picnic tables and benches by installing items that meet current safety standards.² (IS.16-20, 24)

2 Installation of new playground areas and equipment will require a County building permit.



Sketch 2. View of playground — Walker Mill Gardens Apartments (Area F on Plan 2).

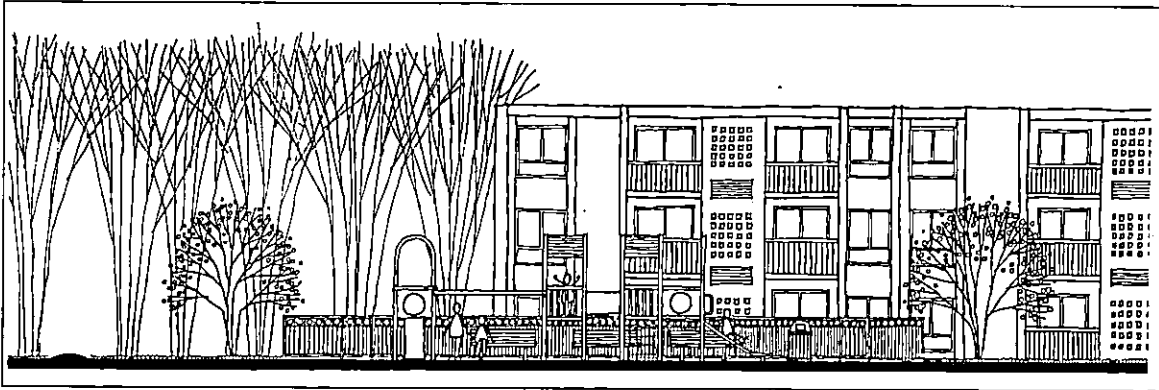
- Increase the amount of playground equipment. Incorporate barrier-free design features on new equipment.² (IS.17)
- Install accessible safety play surfaces within proposed and existing playground areas.² (IS.7, 17, 19, 24)
- Repair and repaint playground equipment where feasible. (IS.7, 17)
- Replenish sand boxes. (IS.17)
- Install trash receptacles at key locations in convenient pick-up areas.² (IS.12)

The Recreational Equipment Matrix outlined in Appendix C identifies the potential user group, type of facility and range of site furnishings and equipment for recreational areas A through K, as indicated on the Proposed Recreational Improvements Plan.

SITE DESIGN

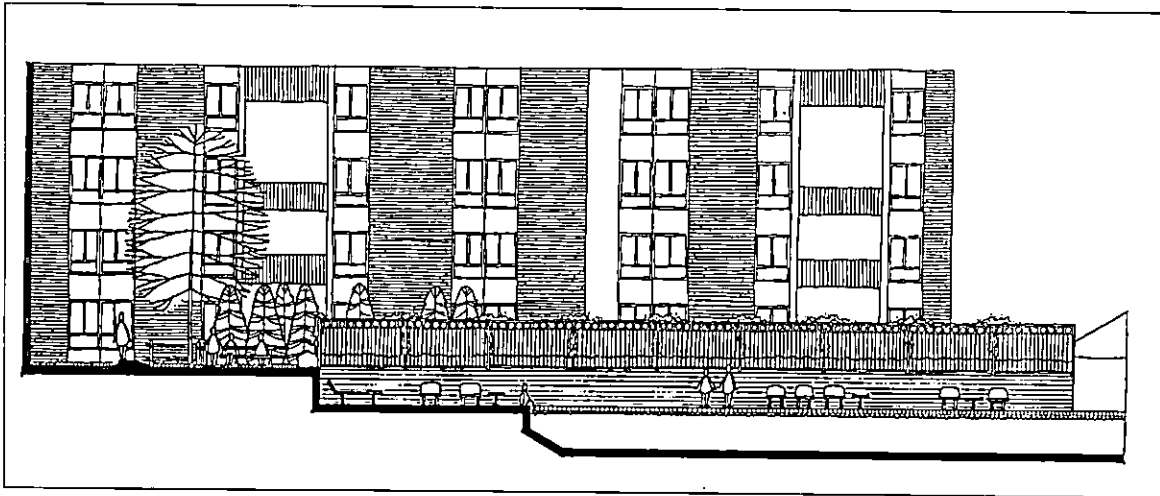
The location of buildings within Foxglenn, Joel and Walker Mill Gardens, the roads that border them and circulate within them, and all surfaced parking areas are fixed. Opportunities for improvement in recreational usage are within the intervening open space areas as tabulated for Areas A - K on the Recreational Equipment Matrix. Key actions are as follows:

- Institute a regular maintenance and repair program of all equipment in recreational areas to prevent deterioration. (IS.7)
- Eliminate existing identified tot lot/playground area problems by creating a user-friendly environment. (IS.8, 9, 12, 14, 17, 19)
- Relocate existing poorly sited tot lots and provide new equipment at all replacement sites.² (IS.17, 19, 24)



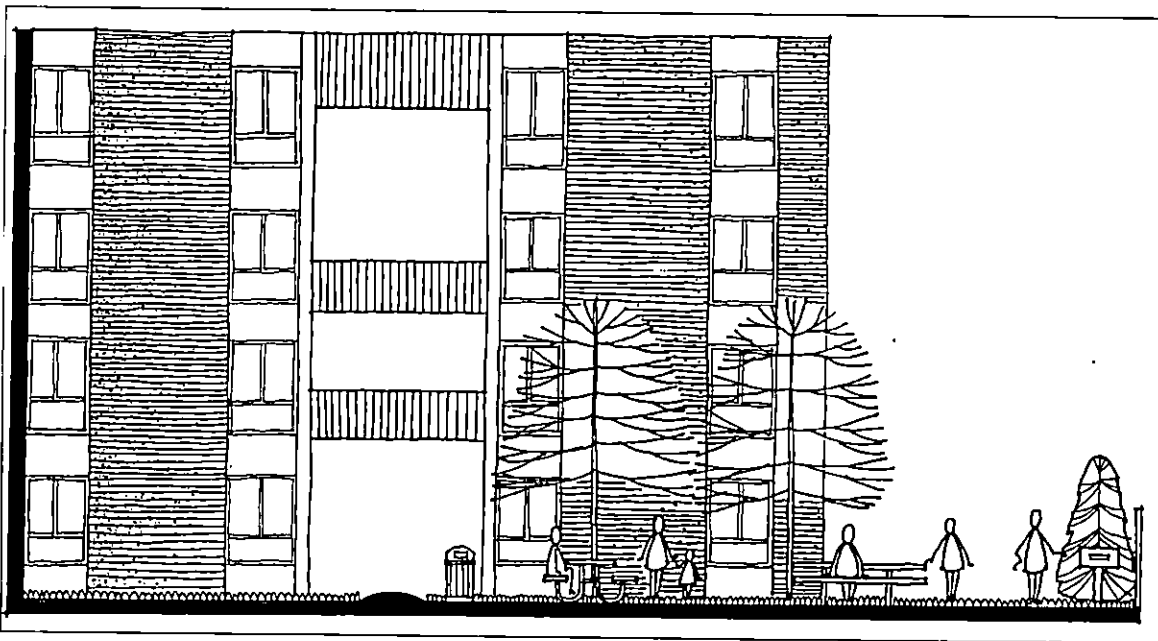
Sketch 3. View of playground — Foxglenn Apartments (Area B on Plan 2).

- Add a new tot lot/playground area in the western half of the Foxglenn Apartment area. There are no facilities nearby for younger children.² (IS.19)
- Relocate the existing tot lot in the Joel Apartment area to the proposed park site further west (see the following item).² (IS.24)
- Re-use the site of two existing properties on Walker Mill Road (see Usage above) when they become available. Facilities can include a tot lot, a basketball court, open play area or a picnic/gathering area, or any combination thereof. This is a long-term recommendation.² (IS.23, 24)
- Define an area around the Walker Mill Gardens pool for social gatherings. Install picnic tables, trash receptacles, shade trees and low-maintenance plant material. Replace the chain-link fence surrounding the pool area with an iron picket-type fence.² (IS.20)



Sketch 4. View of swimming pool/picnic area — Walker Mill Gardens Apartments (Area 1 on Plan 2).

- Locate a new picnic/barbecue area with picnic tables, barbecue grills and trash receptacles at the rear of the Walker Mill Gardens complex.² (IS.16)



Sketch 5. View of picnic area — Walker Mill Gardens Apartments (Area J on Plan 2).

- Reseed and/or sod worn grassed areas. (IS.9)
- Initiate shade tree plantings and low maintenance, drought-tolerant landscape planting programs throughout the Community. (IS.9)

The relationship of all the above proposals for usage, organization, equipment and site design are indicated on the Proposed Recreational Improvements Map.

OPERATIONAL RECOMMENDATIONS

The following operational recommendations are designed to achieve the site plan and improve the overall quality of life for local residents. Additional information detailing the recreational plan and supporting its implementation is included in the Appendices.

RECOMMENDATIONS FOR MANAGEMENT

- Increase occupancy levels in ground floor apartments throughout the Community, thereby improving the sense of security in outdoor areas, particularly for parents and younger children. (IS.4)
- Maintain and enhance the role of the meeting room at Walker Mill Gardens as an important community focal point and center for organized recreational activity. (IS.5)
- The three management companies should jointly fund a position for a Youth Program Director. The director would develop resources and structured activities to expose young people to stimulating and creative self-improvement programs. The director would also be responsible for seeking outside funding from foundations and government programs. A range of potential sources of funding are listed in Appendix D. A suggested outline of elements to include in a successful funding application is contained in Appendix E — “Proposal Writing.” (IS.1)

An important component of the programs developed by the director would be the use of volunteers, particularly from the Americorps National Service Program, to provide services and assistance. A listing of potential volunteer connections is provided in Appendix F. Volunteer Maryland has assigned a volunteer coordinator to work with the Prince

George's Health Department and the Walker Mill Outreach Center. The coordinator will attempt to establish a structure to attract and promote volunteer participation in the Walker Mill Community. A funded position for a youth program director will allow the work of the volunteer to continue and grow.

Examples of activities and programs include the following:

- a. Create an incentive program for good grades.
 - A spelling bee.
 - Participation in the State-wide history day contest.
- b. Begin an on-site tutorial assistance program.
- c. Provide free or low-cost dance classes to promote the appreciation of this art form and self-discipline.
- d. Establish on-site scouting programs for boys and girls.
- e. Develop opportunities to expose young people to cultural and arts activities throughout the metropolitan area.
- f. Support and expand the activities of the Future Leaders of Walker Mill (FLOW). This could be the foundation for an expanded mentoring program.
- g. Seek a company or church to adopt Foxglenn, Joel and Walker Mill Gardens to sponsor activities and programs for the young people. Churches could provide vans to transport children to events or distant recreational facilities. A sponsoring company could be asked to provide surplus supplies or volunteers.
- h. Place emphasis on finding volunteers to organize and supervise intramural teams for various activities, at all age levels.
 - Intramural softball
 - Ping-pong tournaments

- Bowling
 - Martial arts
 - Chess
 - Volleyball
 - Double dutch
 - Boxing
 - Music and drama performing groups
- i. Develop opportunities for overnight summer camping experiences.
- Create a cooperative private security patrol for Foxglenn, Joel and Walker Mill Gardens. By sharing the cost of private security, the three apartment complexes could develop a comprehensive security plan at a considerable cost savings to each apartment complex. (IS.2)
 - Create a joint newsletter that is distributed to all Foxglenn, Joel and Walker Mill Gardens tenants. (IS.11)

RECOMMENDATIONS FOR TENANTS

- Develop a coalition of tenant associations at Foxglenn, Joel and Walker Mill Gardens. The organizational and leadership development of the tenants is an important ingredient for improving the overall living environment in the area. Leaders in each apartment complex should be identified. They should work cooperatively to increase resident participation and work as a team on common agenda items. Currently, there are resident councils at Walker Mill Gardens and Foxglenn. (IS.3, 10)
- Through the tenant councils, work cooperatively with the management companies, the Walker Mill Gardens Outreach Center and the Foxglenn Apartments Community Outreach Center to develop incentives for young people that encourage motivation, self-discipline and educational development.

- The organizations created by the tenants should seek IRS 501(c)3 tax-exempt status. Most funding sources require the 501(c)3 ruling from IRS from applicants to receive consideration for a grant or loan.

RECOMMENDATIONS FOR WALKER MILL GARDENS COMMUNITY OUTREACH CENTER

- Spearhead the partnerships that are necessary between the three management companies, the tenant councils, John Bayne Elementary School and government representatives.
- Provide the organizational structure necessary to support a Youth Program Director. This would include seeking financial support for and supervising the position. (IS.1)
- Make the planned day care center in vacant ground floor apartments and the associated tot-lot to the rear of Walker Mill Gardens a top priority. (IS.14)
- Coordinate the activities of the Walker Mill Gardens and Foxglenn Community Outreach Centers. (IS.3)
- Arrange for better utilization of private transportation to permit easier access to recreational facilities such as Walker Mill Regional Park, the Oakcrest Community Center and M-NCPPC swimming facilities.

RECOMMENDATIONS FOR M-NCPPC DEPARTMENT OF PARKS AND RECREATION

- Expand the summer playground program at John Bayne Elementary School with more aggressive outreach in the apartment complexes. (IS.6)
- Expand and coordinate the programs and activities offered at John Bayne Elementary School with the Outreach Centers at Walker Mill Gardens and Foxglenn Apartments. (IS.6)

RECOMMENDATIONS FOR THE BOARD OF EDUCATION (specifically for John Bayne Elementary School)

- Aggressively pursue funding from the Board of Education to improve and maintain the playground equipment on school property. (IS.18)

- Help formalize a partnership between the Parent-Teachers Association and the Foxglenn and Walker Mill Community Outreach Centers.
- Encourage supervised evening and weekend use of local school facilities by Community youth. (IS.6)

IMPLEMENTATION STRATEGY

The following chart summarizes the key recommendations of the Recreational Plan, as outlined above. They are presented as action items for the attention of particular groups and organizations. Although each element in the Recreational Plan should proceed as expeditiously as possible, they can be divided for phasing purposes into items which can be implemented during the first year, others which can reasonably occur in the second year, and those which are longer range.

IMPLEMENTATION STRATEGY			
RECOMMENDATION	ACTION	WHO	WHEN
¹ Appoint Youth Program Director to organize recreational and related activities.	Develop funding recommendations for consideration by three management companies.	Walker Mill Gardens Community Outreach Center.	1st Year
	Seek outside funding for Program Director.	Partnership with management companies, outreach centers, and school.	1st Year
² Initiate Cooperative Private Security Patrol.	Joint agreement with three management companies.	Organized by Walker Mill Gardens Management.	1st Year
³ Strengthen tenant associations.	Organize tenant council at Joel.	Walker Mill Gardens Community Outreach Center.	1st Year
⁴ Increase occupancy for ground level apartments.	Actively market lower-level units.	Each management company.	1st Year
⁵ Enhance the role of the meeting room at Walker Mill Gardens.	Promote the use of the meeting room for organized activities for all three apartment complexes.	Walker Mill Gardens Management.	1st Year
⁶ Organize additional supervised afternoon, evening and weekend use of John Bayne Elementary School by Community youth.	Seek volunteers for supervision.	PTA, Walker Mill Gardens and Foxglenn Community Outreach Centers.	1st Year
⁷ Institute regular maintenance and repair program of all recreational equipment.	Paint and repair existing equipment.	Each management company.	1st Year
⁸ Install adequate lighting in all apartment areas.	Repair or replace existing exterior fixtures.	Each management company.	1st Year
	Add new light fixtures where necessary.	Each management company.	1st Year
⁹ Initiate shade tree and landscape plantings.	Organize a yearly community tree planting day at each apartment complex.	Walker Mill Gardens Community Outreach Center.	1st Year

IMPLEMENTATION STRATEGY			
RECOMMENDATION	ACTION	WHO	WHEN
¹⁰ Create alliance of tenant associations.	Establish quarterly meetings between tenant council leaders at three apartments, John Bayne Elementary School, PTA, outreach centers and management representatives.	Walker Mill Gardens Community Outreach Center.	1st Year
¹¹ Initiate newsletter.	Create a joint newsletter for distribution to tenants at three apartment complexes.	Organized by Walker Mill Gardens Management.	1st Year
¹² Maintain clean environment.	Install trash receptacles at key locations. ¹	Each management company.	1st Year
¹³ Remove fencing and deactivate basketball courts at Karen Boulevard.	Create blacktop open play area.	Walker Mill Gardens Management.	1st Yea
¹⁴ Open day care center and tot lot at Walker Mill Gardens.	Implement current proposal.	Walker Mill Gardens Management.	1st Year
¹⁵ Change fencing patterns.	Institute fencing recommendations at each apartment complex. ²	Foxglenn, Joel and Walker Mill Gardens Management.	2nd Year
¹⁶ Locate new picnic/barbecue area with tables and benches at the rear of the Walker Mill Gardens complex.	Secure and install equipment. ³	Walker Mill Gardens Management.	2nd Year

¹ Will require a County building permit.

² Will require a County building permit if over four feet inheight.

³ Will require a County building permit.

IMPLEMENTATION STRATEGY			
RECOMMENDATION	ACTION	WHO	WHEN
¹⁷ Improve and install play equipment at each apartment complex.	Develop detailed plans and cost estimates. ⁴ Request assistance from M-NCPPC or Neighborhood Design Center.	Walker Mill Gardens and Foxglenn Outreach Centers.	2nd Year
¹⁸ Correct deficiencies in recreational areas at John Bayne Elementary School.	Organize community and school fundraiser.	PTA, Walker Mill Gardens and Foxglenn Community Outreach Centers.	2nd Year
¹⁹ Locate new tot lot/playground at Foxglenn Apartments.	Develop detailed design and cost estimate using volunteer assistance. ⁵ See funding sources.	Foxglenn Outreach Center and Management.	2nd Year
²⁰ Define enclosed area around the Walker Mill Gardens' pool for social gatherings.	Implement recommendations. ⁶	Walker Mill Gardens Management.	2nd Year
²¹ Identify pedestrian movement by marked crosswalks throughout each apartment complex and across Karen Boulevard.	Implement Plan recommendations.	Each management company and DPW&T.	2nd Year
²² Close open corridors through buildings to contain criminal activity.	Implement Plan recommendations.	Each management company.	2nd Year
²³ Acquire 6880 and 6882 Walker Mill Road and reuse to serve local residents.	Pursue funding sources for acquisition.	Foxglenn and Joel Management together with appropriate public/private resources.	Longer Range
²⁴ Relocate existing tot lot in Joel by Karen Boulevard to new site at 6800-02 Walker Mill Road after acquisition.	Develop detailed design and cost estimates using volunteer assistance. Seek funding sources.	Foxglenn Outreach Center, Joel and Foxglenn Management.	Longer Range

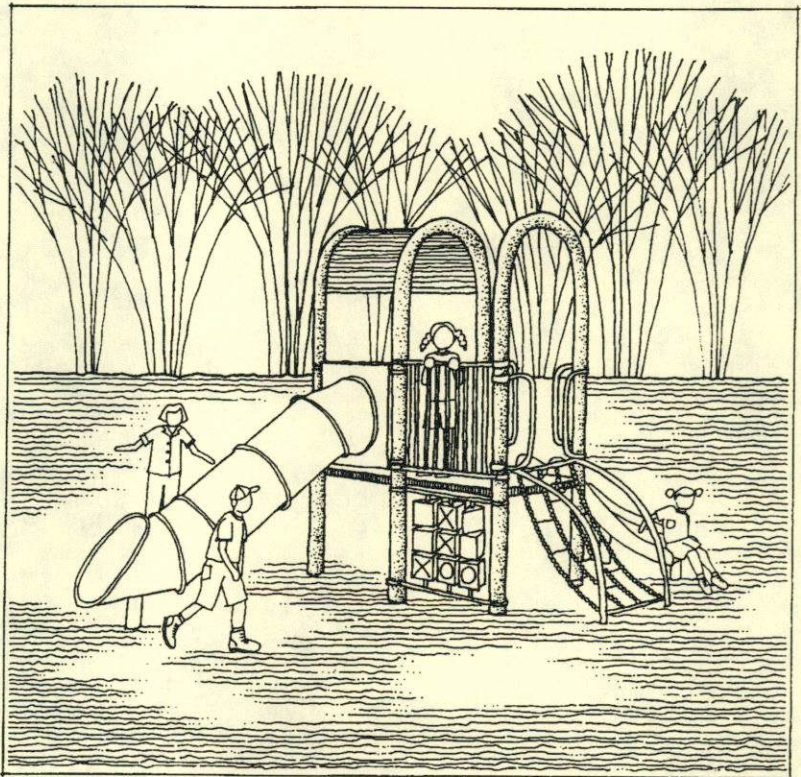
Note: Individual strategies are referenced in the main text under the serial listing given above, i.e. IS.1 ...through ... IS.24.

⁴ Will require a County building permit.

⁵ Will require a County building permit.

⁶ Will require a County building permit if over four feet in height.

APPENDICES



APPENDIX A

LOCAL PARKS

M-NCPPC park facilities in the general area include:

- **Fairfield Knolls Neighborhood Park**
10.09 acres. 1,500 feet from the Walker Mill Gardens Community. Undeveloped, with Park Design approved in the budget. (Funding of this proposal has been placed in abeyance following opposition expressed by members of the adjoining community. Reallocation of these funds will be made by the Board and Council in concert with the Community.)
- **Millwood Neighborhood Recreation Center**
15.61 acres. One mile from the Walker Mill Gardens Community. Contains a recreation building, picnic shelter, two tennis courts, basketball court, play equipment, softball field with football/soccer overlay, picnic area, parking lot.
- **Suitland-District Heights Community Park**
21.42 acres. 0.7 miles from the Walker Mill Gardens Community. Play equipment, picnic area.
- **Walker Mill Regional Park**
278.73 acres. 1.3 miles from the Walker Mill Gardens Community. Two tennis courts, two basketball courts, football/soccer field, play equipment, picnic shelter, picnic area, trail, comfort station, two lighted baseball fields, lighted softball field, parking lot.

(Site expansion proposed - acquisition of 150± acres approved in CIP, golf course development proposed. Development of trails, picnic areas and an adventure playground are proposed for Fiscal Years 1996, 1997 and 1998 in the current Capital Improvement Program.)

APPENDIX B

LOCAL RECREATIONAL PROGRAMS

Nearby Board of Education facilities and the recreational programs organized at them include:

- John Bayne Elementary School. Adjoins the Walker Mill Gardens Community. October through May, supervised arts and crafts program held for 5-12-year-olds on Tuesdays, Wednesdays and Thursdays, from 3:00-5:00 p.m. Rollerskating and the gametime units visit this site.

Summer playground program held for six weeks, Monday through Friday, from 9:30 a.m.-3:30 p.m., for ages 6-12 years.

- Thomas Clagget Elementary School. 0.4 miles from the Walker Mill Gardens Community. December through April, supervised arts and crafts/games program held Monday through Thursday, from 3:00-6:00 p.m., in the gymnasium.

December through March, teen and adult open gym programs held Saturdays and Sundays from 9:00 a.m.-2:00 p.m.

Evening open gym hours held when available.

December through March, gymnasium utilized by the Boys & Girls Clubs on weeknights for basketball practices.

- Walker Mill Middle School. 0.4 miles from the Walker Mill Gardens Community. December through March, supervised gym program for teens and adults held Saturdays, from 12:00 noon-5:00 p.m.

January through April, turnkey program for an adult basketball league, held Saturdays from 9:00 a.m. to 12:00 noon.

December through March, gymnasium utilized by local Boys and Girls Clubs for youth and teen basketball practices, weeknights.

APPENDIX C

RECREATIONAL EQUIPMENT MATRIX

AREA LOCATION	USER GROUP	FACILITY TYPE	SITE FURNISHINGS/EQUIPMENT
A	2-5 years	Tot lot	Slide, spring animals, see-saw, sand box, benches and trash receptacle.
B	5-12 years	Playground	Swings, play structure, benches and trash receptacle.
C	All age groups	Park	Swings, play structure, spring animals, picnic tables and barbecue grills, trash receptacles, basketball court, picnic pavilions, benches and open lawn area for active recreation.
D	12+	Basketball courts	Benches
E	2-5 years	Tot lot	Slide, sand box, spring animals, benches and trash receptacle.
F	5-12 years	Playground	Swings, benches and trash receptacle.
G	5-12 years	Playground	Play structure, benches and trash receptacle.
H	2-5 years	Day care center/tot lot	Bike path, berm hill with slide.
I	All age groups	Swimming pool/picnic area	Picnic tables and trash receptacles.
J	All age groups	Picnic area	Picnic tables, barbecue grills and trash receptacles.
K	2-5 years 5-12 years	Elementary school playground	Swings, play structures, sand box, see-saw, spring animals, basketball courts (2), multipurpose court (1), athletic fields, benches and trash receptacles.

Notes:

1. For area locations refer to the Recreational Improvements Plan.
2. Play surfaces, existing and new play equipment should comply with the *Public Playground Handbook For Safety* published by the U.S. Consumer Product Safety Commission, Washington D.C. 20207.
3. All playgrounds will comply with the Americans With Disabilities Act (ADA) of 1990 (Public Law 101-336). Refer to Title III (Public Accommodations and Services). This law states, "No individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any person who owns, leases (or leases to), or operates a place of public accommodation." The following private entities are considered public accommodations: parks, day care centers, elementary and secondary schools and any place of education or recreation.
4. Refer to the *Federal Register* Vol. 56, No. 144, for "ADA Accessibility Guidelines for Buildings and Facilities." Contact 1-800-514-0301.
5. Schematic design plan for Area H was prepared by The Neighborhood Design Center. For further information contact 301-779-6010.

APPENDIX D

POTENTIAL SOURCES OF FUNDING

The following existing grant programs are community based and appear to fit many of the identified needs of the Walker Mill Gardens Community in various ways. They provide worthwhile opportunities and should be given consideration as appropriate funding sources at this time.

1. **Community Schools Youth Services and Supervision Grants** — This program will provide funds for extracurricular and academic programs after school, on weekends and in the summer for children. Participating communities must meet criteria with respect to significant juvenile delinquency and poverty.

Contact: Department of Health and Human Services
(202) 205-8076

2. **Prince George's County Commission for Children, Youth and Families** — Funds are available to community organizations to address the social service needs of young people and families in the following Zip Code areas: 20743, 20745 and 20785. (Note: The Walker Mill Gardens Community is within Zip Code area 20743.)

Contact: Commission for Children, Youth and Families
(301) 386-1270

3. **The Hitachi Foundation** — Proposed projects may involve community organizations, social service agencies, churches, schools, local art groups, businesses and government agencies in addressing such issues as the challenge of diversity, the development of young people, the provision of needed services, work force development, family stability, citizen participation and community service.

Contact: Hitachi Foundation
1509 22nd Street, N.W.
Washington, D.C. 20037-1073
(202) 457-0588

4. **Fannie Mae Foundation** — Along with affordable housing and vital neighborhoods, the foundation also funds human development, health and education programs that enhance individual potential with special concern for youth.

Contact: Fannie Mae Foundation
3900 Wisconsin Avenue, N.W.
Washington, D.C. 20016-2899
(202) 752-6500

5. **The Eugene and Agnes E. Meyer Foundation** — Grants are awarded to nonprofit organizations in six broad areas: neighborhood development and housing; community service; education; health and mental health; arts and humanities; and law and justice.

Contact: The Eugene and Agnes E. Meyer Foundation
1400 16th Street, N.W., Suite 360
Washington, D.C. 20036-2217
(202) 483-8294

6. **Juvenile Mentoring Program (JUMP)** — Supports one-to-one mentoring programs for youth at risk of educational failure, dropping out of school, or involvement in delinquency activities. There should be a collaboration with local education institutions and public/private nonprofit agencies.

Contact: Department of Justice, Office of Juvenile Justice and
Delinquency Prevention
633 Indiana Avenue, N.W., Room 758
Washington, D.C. 20531
(202) 307-5914

7. **Clark-Winchcole Foundation** — Grants are made primarily to charitable organizations in the Washington, D.C., area to publicly supported organizations. Grants are generally awarded during the first six months of the year. Application information should be in letter form addressed to the President explaining the charitable purpose of the applicant.

Contact: Laura E. Phillips, President
Clark-Winchcole Foundation
4550 Montgomery Avenue, Suite 345-N
Bethesda, MD 20814
(301) 654-3607

8. **The George Preston Marshall Foundation** — Grants are given for programs benefitting children in the District of Columbia, Maryland and Virginia area. Seven copies of the following information should be submitted: (1) a summary page including name of organization, title of project, amount requested (if less than full cost of program, indicate source of remainder), duration of project (if ongoing indicate source of future support), purpose of project, number of children served, and contact person; (2) proposal; (3) copy of tax exempt ruling; (4) list of directors; and (5) financial statements.

Contact: E.B. Frazier, Executive Director
The George Preston Marshall Foundation
35 Wisconsin Circle, Suite 525
Chevy Chase, MD 20815
(301) 654-7774

9. **Prince George's Community Foundation, Inc.** — Dedicated to enhancing the quality of life by supporting human services, education and youth programs.

Contact: Prince George's Community Foundation, Inc.
13022 8th Street
Bowie, MD 20720
(301) 464-6706

10. **Tree-Mendous Maryland** — Community or neighborhood associations can order Tree-mendous containerized or balled and burlapped trees for planting on community public open space.

Contact: Tree-Mendous Maryland
Tawes State Office Building, E-1
580 Taylor Avenue
Annapolis, MD 21401
(410) 974-3776

11. **PEPCO Light Switch Program** — Offers energy-efficient lighting, weatherization and electric hot water systems for multifamily properties.

Contact: PEPCO
Light Switch Program
Suite 4600
1900 Pennsylvania Avenue, N.W.
Washington, D.C. 20068-0001
(202) 296-4823

12. **Drug Free Schools and Communities Act** — Provides effective community-based substance abuse prevention services to high-risk youth.

Contact: Maryland Executive Department
Governor's Drug and Alcohol Abuse Comm.
300 East Joppa Road, Suite 1105
Towson, MD 21286
Ms. Gwenda Harrison
(410) 321-3521

13. Educationally Deprived Children — Even Start — Provides family-centered programs that involve parents and children in cooperative efforts in their children's education. Funds are available for demonstration models.

Contact: Maryland State Department of Education
Compensatory Education and Support Services (CESS)
Compensatory Education Branch
200 West Baltimore Street, 4th Floor
Baltimore, MD 21201
Dr. Ronald Friend
(410) 333-2412

14. Multi-Service Community Centers — To fully utilize the facilities and services of the school on an extended time schedule and to coordinate and provide services to meet the educational, vocational, employment, recreation and leisure needs of adults and in-school youth. Grants are available to local educational agencies.

Contact: Maryland State Department of Education
Division of Career Technology and Adult Learning
Adult Education and Literacy Services Branch
200 West Baltimore Street
Baltimore, MD 21021
(410) 333-2178 or (410) 333-2373

15. FIST Program — Families Insisting on State Tenancies — FIST addresses the problems of drug trafficking in residential rental properties by providing landlords and tenants with a strong anti-drug Trafficking Policy Statement and Tenant Lease Addendum.

Contact: Maryland Department of Housing and Community
Development
Community Development Administration
Housing Management
100 Community Place, Room 4501
Crownsville, MD 21032
Ms. Stephanie White
(410) 514-7566 or (800) 925-4125

16. **Juvenile Justice Advisory Council** — Grants to reduce delinquency and improve the State's juvenile justice system. The priorities are: serious and chronic juvenile offenders, minority over-representation, delinquency prevention and jail removal.

Contact: Maryland Executive Department
Governor's Office of Justice Administration
Juvenile Justice Advisory Council
301 West Preston Street, 15th Floor
Baltimore, MD 21201
Mr. Richard Friedman
(410) 225-1834

17. **Small Business Administration Grants** — Encourages the retention enhancement and management of the urban and community environment by local governments and community associations. Grants can be requested for trees on public property. Grant recipients must contract with small businesses for purchase and planting of trees.

Contact: Maryland Department of Natural Resources
Public Land and Forestry
Forest Service
580 Taylor Avenue
Tawes State Office Building, Room E-1
Annapolis, MD 21401
Mr. Gene Piotrowski
(410) 974-3776

The following organizations and documents can open up an additional wealth of potential funding sources, similar to those listed above. It is suggested they be closely pursued and evaluated for their ability to assist in financing necessary improvements within the community.

1. Maryland Association of Non-Profit Agencies
(410) 727-6367.
2. *Catalog of Federal Domestic Assistance*
Describes Federal programs available, about \$20 yearly, Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

3. *Federal Register*
Government regulations and program closing notices, published daily and available at some libraries. Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.
4. *Fund Raising-The Guide to Raising Money from Private Sources* by Thomas E. Broce. This is one of the better "how-to" books. Order from the University of Oklahoma Press, 1005 Aspen Avenue, Norman, OK 73019.
5. *Corporate 500: The Directory of Corporate Philanthropy*, published by the Public Management Institute. Order from the Gale Research Company, 6454 Griswold Street, 835 Penobscot Building, Detroit, MI 48226.
6. The Foundation Center, a research repository of information on foundations, 1001 Connecticut Avenue, N.W., Washington D.C. 20036, (202) 331-1400.

APPENDIX E

PROPOSAL WRITING

It is important to submit a request for funding in a form that will catch the imagination of the organization to whom the request is made. It should provide a compelling argument that this is a valid and worthwhile request and that a favorable answer is the only logical response. The following outline is one way for the proposal writer to cover most of the elements that the Walker Mill Gardens Community should include in a successful funding application.

Items 1, 2 and 3 represent an introduction; items 4, 5, 6 and 7 cover the "What and Why"; item 8 addresses the "How and When"; item 9 states the "Who"; and item 10 speaks to the "How Much."

1. Title Page
2. Agency Forms (for Federal grant applications)
3. Executive Summary
 - A brief summary of the proposal
4. Statement of the Problem and Need
 - Establish a rationale for the project, including related research, past projects, supporting data, and an assessment of need.
5. Purpose
 - A general statement of the goal of the project.
6. Specific Objectives
 - Statements about several objectives that relate directly to the purpose.

7. Significance

- A statement of the impact the proposal will have in solving a problem or meeting a need.

8. Procedures

- Activities planned.
- What data will be collected or analyzed.
- Time schedule, including milestones.
- Equipment and facilities needed.
- Management requirements.
- Evaluation and assessment procedures.
- How and when the results will be disseminated.

9. Listing of the personnel involved and their qualifications.

10. A detailed budget.

APPENDIX F

VOLUNTEER CONNECTIONS

A broad range of services and technical assistance is available from community volunteers. A number of national and local organizations exist to help facilitate the connection between the community that needs volunteers and the individuals willing to provide their time and expertise at no cost. The following organizations can be used as resources when the need for one volunteer or a group is needed.

1. **The Corporation for National Service**, created by the National and Community Service Trust Act in 1993.

- **AmeriCorps** — Most programs in the AmeriCorps National Service Network are operated by local, state and national organizations selected competitively by the Corporation and State Commissions.

Contact: Gov. Commission on Service
(410) 225-1216

- **Learn and Serve America** — K-12 and higher education programs engage school- and college-age youth in providing volunteer service.

Contact: Prince George's County Volunteer Action Center
6309 Baltimore Avenue
Riverdale, MD 20737
(301) 699-2800

- **National Senior Service Corps** — (including the Foster Grandparents, Senior Companion and Retired Senior Volunteer programs). Through these programs, seniors share their experience and expertise by serving their communities.

Contact: RSVP
6420 Allentown Road
Camp Springs, MD 20748
(301) 248-6606

2. **D.C. Cares** — a nonprofit organization that meets critical community needs by making volunteer community service opportunities available to working people in the greater Washington, D.C. area, primarily on weekends and evenings.

Contact: D.C. Cares
1201 New York Avenue, Suite 150, N.W.
Washington, D.C. 20005
(202) 289-7378

3. **Prince George's Voluntary Action Center, Inc.** — A volunteer clearinghouse which recruits and refers potential volunteers to nonprofit organizations and government agencies.

Contact: Prince George's Voluntary Action Center
6309 Baltimore Avenue, Suite 305
Riverdale, MD 20737-1059
(301) 699-2800

APPENDIX G

SAMPLE PRICINGS FOR ALTERNATIVE TYPES OF FENCING

- Chain-Link Fence, 6-foot height. \$1.50 per square foot.
- Iron Picket Fence (2-inch square posts, 1/2-inch pickets, 1-inch x 1/2-inch rails). 6-foot height. \$44.00 per square foot.
- Wood Rail Fence (2 rails). \$34.00 per square foot for 10-foot-long section.

Prices based on quotes received from a leading fencing firm in February 1995. They are for materials only. Exact cost including installation will be calculated on submission of a proposed fencing plan.

APPENDIX H

MEETINGS HELD

The following meetings included listed members of the Walker Mill Gardens Community and Planning Department staff. Ms. Theresa Solomon, Foxglenn resident and organizer of Y.O.U. Inc., also participated in most of these meetings. They were held in the Community between commencement of the project and completion of this report.

- 5/5/94: Reverend Vandy Kennedy, President, Walker Mill Gardens Outreach Center.
- 5/16/94: Reverend Kennedy and agency/group representatives.
- 5/24/94: Community youth.
- 6/2/94: Tenant representatives, local residents, County police.
- 10/6/94: Reverend Kennedy.
- 10/18/94: Reverend Kennedy and Alphonso Wilkins, Resident Manager, Walker Mill Gardens Apartments.
- 11/28/94: Anita Bennaugh, Assistant Manager, Foxglenn Apartments.
- 11/29/94: Alphonso Wilkins.
- 12/01/94: Gladys Holland, Resident Manager, Joel Apartments, and Angela Maith, Youth Enrichment Services and Cultural Program Director, Walker Mill Gardens Outreach Center.
- 12/05/94: Clarence Wallace, Principal, John Bayne Elementary School; Cpl. Robert Daniels, County Police Department; and Angela Maith.

ACKNOWLEDGEMENTS

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