

# Chapter Six

## COMMUNITY FACILITIES PLAN

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### *Park and Recreation Facilities*

#### *Community Swimming Pools*

#### *Adopt-A-Green-Space Program*

#### *Public Schools*

#### *Child Day Care Facilities*

#### *Elderly Housing and Facilities*

#### *Facilities for the Disabled*

#### *Other Public Facilities*

### *Park and Recreation Facilities*

**T**he Kensington-Wheaton area benefits from a particularly rich variety of park and recreation facilities, in part because of the availability of stream valley parks and Wheaton Regional Park. Without leaving the planning area, Kensington-Wheaton residents can skate at an ice rink, swim at a public outdoor pool, take a ride on a carousel or miniature train, visit a nature center and arboretum, ride horses, picnic, bicycle, or enjoy a number of other recreational activities. Illustration 6-1 is a map of the parks in the Kensington-Wheaton area. A discussion on park accessibility for the disabled is later in this chapter.

The parks, their acreage, and their existing facilities are listed in Table 6-1. As that table indicates, there are over 1,400 acres of parkland within the planning area, approximately 260 of which are in local use parks. The remainder are in Rock Creek, Northwest Branch, Sligo Stream Valley, and Wheaton Regional Parks.

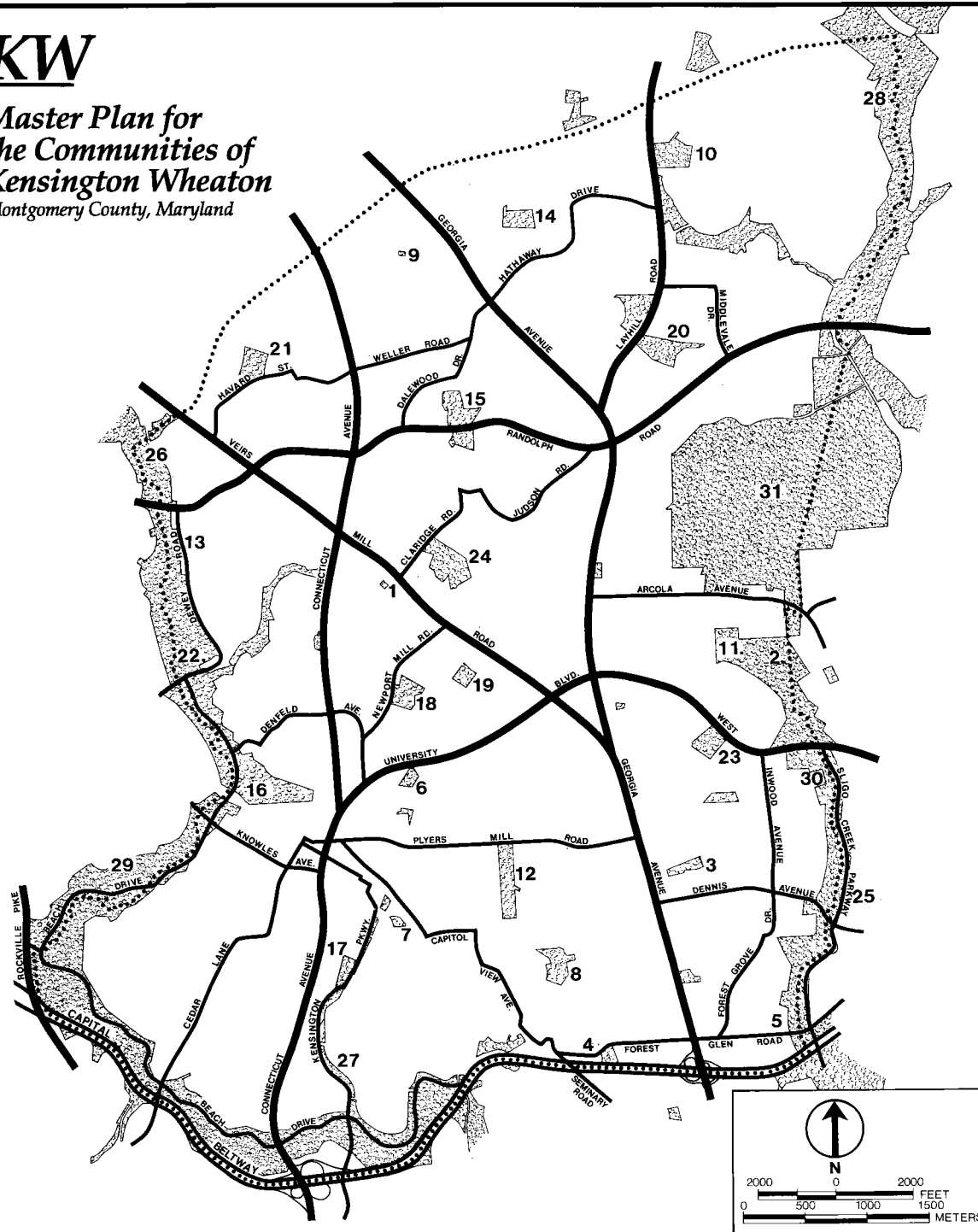
*Local Use Parks:* Local use parks are divided into two types, neighborhood parks and local parks. Neighborhood parks are the smaller of the two. They provide informal leisure opportunities in heavily populated residential areas. They generally contain facilities such as playgrounds, tennis and basketball courts, and sometimes small playfields. Kensington-Wheaton has nine existing neighborhood parks and another three proposed for development at some time in the future.

Local parks are generally a little larger than neighborhood parks and provide ballfields and other programmed and unprogrammed recreation facilities for local residents. There are 16 existing local parks in the Kensington-Wheaton area. Many include small recreation centers which are used for Recreation Department programs, citizens association meetings, and social functions. Organized ball games are played at these parks as well as informal tennis and basketball games. There are also facilities for picnic and playground activities. Often, local parks and neighborhood parks are adjacent to school sites.

*Stream Valley Parks:* Stream valley parks are interconnected parks

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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Existing Parks

..... PLANNING AREA BOUNDARY

● ACQUIRED PARKLAND

#### NEIGHBORHOOD PARKS

1. COLLEGE VIEW
2. COLT TERRACE
3. EVANS PARKWAY
4. FOREST GLEN
5. FOREST GROVE
6. KENSINGTON HEIGHTS
7. KENSINGTON/FREDERICK AVE.
8. McKENNEY HILLS
9. VALLEYWOOD
10. MIDDLEVALE

#### LOCAL PARKS

11. ARCOLA
12. CAPITOL VIEW-HOMEWOOD
13. DEWEY
14. GEORGIAN FOREST
15. GLENMONT
16. KEN-GAR PALISADES
17. KENSINGTON CABIN
18. NEWPORT MILL
19. PLEASANT VIEW
20. SADDLEBROOK
21. STONEYBROOK
22. VEIRS MILL
23. WEATON FOREST
24. WHEATON-CLARIDGE
25. SLIGO-DENNIS AVENUE
26. WINDING CREEK

#### STREAM VALLEY PARKS

27. KENSINGTON PARKWAY
28. NORTHWEST BRANCH, UNIT 5
29. ROCK CREEK, UNITS 3 & 4
30. SLIGO CREEK, UNIT 4

#### REGIONAL PARKS

31. WHEATON REGIONAL

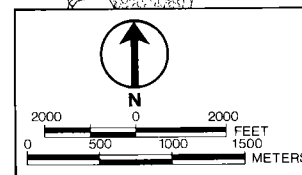


Illustration 6-1

The Maryland-National Capital Park & Planning Commission

**TABLE 6-1**

**EXISTING PUBLIC PARKLAND AND PARK FACILITIES**  
**Kensington-Wheaton Planning Area**

<b>Name of Park</b>	<b>Acreage</b>	<b>Existing Facilities</b>
<b>LOCAL USE PARKS</b>		
<b>Neighborhood Parks</b>		
College View	0.5	Picnic area, playground.
Colt Terrace	5.0	Open play area, playground, hiker-biker trail
Evans Parkway	5.0	Picnic area, playground, playfield basketball court, 2 tennis courts.
Forest Glen	4.0	Picnic area, playground, shelter, basketball court.
Forest Grove	5.0	Picnic area, playground, playfield, basketball court.
Kensington Heights	4.0	Multi-use court, basketball court, fitness cluster, playground.
Kensington-Frederick Avenue	5.0	Recreation building, picnic area, playground.
McKenney Hills	12.0	Playground, 2 tennis courts, basketball court, playfield.
Valleywood	0.5	Playground.
Middlevale	15.8	Undeveloped.
<b>Local Parks</b>		
Arcola	5.0	Playground, ballfield, basketball court.

(Table 6-1 Continued)

Name of Park	Acreage	Existing Facilities
Capitol View-Homewood	19.0	Recreation building, picnic area, playground, 2 ballfields, basketball court.
Dewey	5.0	Playground, ballfield, basketball court.
Georgian Forest	8.0	Open shelter, picnic area, playground, ballfield, lighted tennis courts, lighted basketball courts.
Glenmont	21.0	Recreation building, picnic area, playground, ballfield, tennis courts basketball court.
Ken Gar Palisades	15.0	Recreation building, picnic area, playground, 2 ballfields, lighted basketball court, tennis courts.
Kensington Cabin	(Part of Kensington Parkway Park)	Recreation building, picnic area playground, ballfield, lighted basketball court, 2 tennis courts.
Newport Mill	11.0	Picnic area, playground, 2 ballfields.
Pleasant View	5.0	Ballfield.
Saddlebrook	10.6	Football/soccer field, Park Police Headquarters, (proposed basketball court, playground).
Sligo-Dennis Avenue	15.0	Recreation building, picnic area, playground equipment, ballfield, lighted basketball courts, lighted tennis courts.

(Table 6-1 Continued)

Name of Park	Acreage	Existing Facilities
Stoneybrook	11	Recreation building, picnic area, playground, ballfields, lighted basketball court, lighted tennis courts.
Veirs Mill	15	Recreation building, picnic area, playground, ballfields, basketball court, football/soccer field.
Wheaton Forest	9	Open shelter, picnic area, playground equipment, ballfields, basketball court, tennis courts.
Wheaton-Claridge	20	Recreation building, picnic area, basketball court, playground, ballfield.
Winding Creek	10	Playground, playfield, football/soccer fields, basketball court.
Sub-Total	<u>236.4</u>	
<b>NON-LOCAL PARKS</b>		
<b>Stream Valley Parks</b>		
Kensington Parkway	23	
Northwest Branch, Unit 5	200	
Rock Creek (Units 3 & 4)	361	Parkway hiker-biker path, exercise course, playgrounds, picnic areas.
Sligo Creek, Unit 4	65	Parkway hiker-biker path, exercise course, playgrounds, picnic areas.
Sub-Total	<u>649</u>	

(Table 6-1 Continued)

Name of Park	Acreage	Existing Facilities
Wheaton	535	Stables, ice rink, 6 outdoor and 6 indoor courts, 2 baseball fields, 4 softball fields, picnic areas, playground, small lake, 2 basketball courts, 4 1-wall handball courts, arboretum, nature center, trails, children's farm, carousel, primitive camping area, and miniature train.
Sub-Total	535	
Total Parkland in Kensington-Wheaton	<u>1420.4</u>	

along major stream valleys serving conservation and recreation needs. They provide valuable open space, passive recreation areas, and active recreation facilities on adjacent usable land. The Rock Creek Stream Valley Park is the western boundary of the planning area. The Northwest Branch and Sligo Creek Stream Valley Parks form the eastern boundary. These long parks provide public access to streams and trails for jogging, hiking, and bicycling. They also help protect the area from flooding, erosion, and sedimentation.

There are also tributaries off the main stream valley parks that are either parks or undeveloped parkland owned by the Parks Department. For example, the 23-acre Kensington Parkway Stream Valley protects a small tributary of Rock Creek that flows through the southeastern corner of the planning area.



*Regional Parks:* Regional parks combine conservation and recreation in large parks of more than 200 acres. They provide a wide range of recreational opportunities and facilities, while reserving approximately two-thirds of the park for conservation related purposes.

*School Sites:* A significant number of recreation facilities are also provided at public schools. There are 32 school sites in the Kensington-Wheaton planning area. Although 13 of these schools are closed, their recreation facilities are still available to the public. Facilities generally include: ballfields, basketball and multi-use courts, and playground equipment.



## *Objectives*

To acquire and maintain a system of natural areas, open spaces, and recreation facilities — developed in harmony with our natural resources to perpetuate an environment fit for life and fit for living. (Goal statement of the Montgomery County Parks System as included in the 1988 Approved and Adopted *Parks, Recreation, and Open Space Master Plan*.)

## *Policies*

Rely on the *Parks, Recreation, and Open Space (PROS) Master Plan* and the annual Capital Improvements Program (CIP) as statements of direction for the development of the park system in Montgomery County. No major parkland acquisitions are currently proposed in

the Kensington-Wheaton planning area. (It is recommended that west of Layhill Road, the Bel Pre Branch of Northwest Branch be designated as a conservation area when redevelopment of adjacent parcels occurs.) The 1988 PROS Plan projects the future needs for local park facilities to the year 1995 and indicates that two additional ballfields will be needed in the planning area by then. (A new ballfield is proposed for construction at the Glenfield Local Park.) The County Executive and County Council will conduct a further assessment of the fiscal effect of recreation facility construction during the annual operating budget and Capital Improvements Program review processes.

Promote park maintenance and rehabilitation to ensure that they are pleasant to use, prevent accidents, and create a favorable public image.

Consider replacement of deteriorated facilities during major park renovations. The County will consider the age composition of nearby residents and include facilities for elderly and disabled residents when needed.

Preserve existing park and school fields; encourage more efficient use of closed school fields and rehabilitation of older ballfields.

### *Implementation*

Through the annual CIP process, the County programs new park and recreation facility development and rehabilitation. Three new neighborhood parks and one local park are currently proposed for development in the Kensington-Wheaton planning area. Locations of new parks and park renovations programmed in the FY's 89-94 Capital Improvements Program are listed in Table 6-2. Their locations are shown in Illustration 6-2.

The Washington Suburban Sanitary Commission should complete

construction of an underground sewage storage facility on park property between Randolph and Dewey Roads to include above ground recreation facilities (soccer, tennis, and basketball).

The Parks Department should conduct a survey to determine which parks need renovation, with special attention given to future renovation needs at Pleasant View, Newport Mill, and Sligo/Dennis Local Parks. In some cases, only individual facilities need renovation, while in others, the entire park may need it. CIP funds have been allocated for the major rehabilitation of three local parks: Capitol View-Homewood, Randolph Hills, and Dewey. Dewey will also be expanded. The Wheaton Community Center will be renovated. In addition, a major renovation of Wheaton Regional Park is under way.

The Interagency Coordinating Board should continue to provide guidance to users wishing to engage in private maintenance of ballfields at closed schools.

## *Community Swimming Pools*

There are eight pools owned by club members in the Kensington-Wheaton area. Five are located within the sector plan areas. The three outside the sector plan areas are shown in Illustration 6-3. Membership estimates indicate that approximately one out of every seven residents of the area currently is part of a household belonging to a pool. There is one public pool in the area, adjacent to Wheaton High School.

In 1970, there were more than 25,000 children under 15 in the Kensington-Wheaton area. In 1985 there were about 14,000. The decline in the number of children in the Kensington-Wheaton area has reduced pool membership below past levels. In addition to declin-



**TABLE 6-2**  
**PROPOSED PARKS**

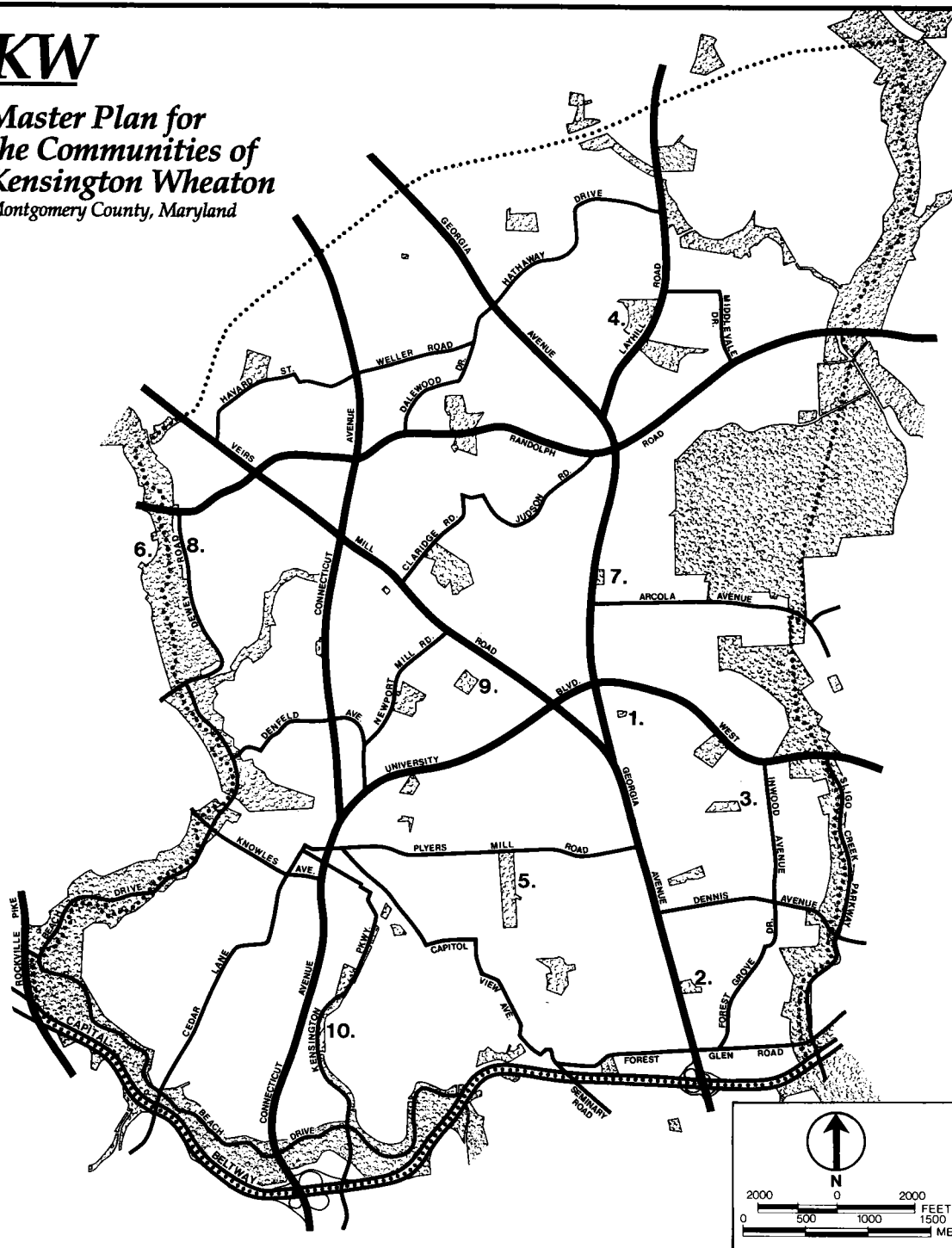
Name of Park	Current Acreage	Programmed Facilities (Based on Adopted FY 88-93 CIP)
<i>In the Capital Improvements Program</i>		
<b>Urban Parks</b>		
Wheaton-Veterans	1	FY 89-91 – memorial area, sitting area, walkways.
<b>Neighborhood Parks</b>		
General Getty	4	FY 91 – tennis courts, basketball court, play equipment.
Glen Haven	5	Beyond 1994 – shelter, playfield, lighted tennis court, parking, playground.
<b>Local Parks</b>		
Glenfield	14	FY 87-88 – athletic field, shelter, tennis courts, fitness cluster, playground, parking.
Capitol View – Rehab		FY 87-88 – rebuild Community Center.
Randolph Hills – Rehab		FY 87-88 – general rehabilitation.
Wheaton Community Center Rehab		FY 87-88 – improvements to foyer, lounge, classrooms, heating/air conditioning.
Dewey Local Park – Expansion		WSSC CIP Project – tennis courts, soccer field, playground, parking, hiker-biker trail.

(Table 6-2 Continued)

Name of Park	Current Acreage	Programmed Facilities (Based on Adopted FY 88-93 CIP)
<b>Other Proposals</b>		
Newport Mill/Pleasant View Local Park Renovation		FY 89 – Playground equipment, parking, sitting area.
Kensington Junior High Park Renovation		FY 91 – Soccer fields, tennis and multi-use courts, parking, playground.
<b>Total</b>	<u>24</u>	

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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Parks Proposed for Development

..... PLANNING AREA BOUNDARY

● ACQUIRED PARKLAND

#### IN THE CAPITAL IMPROVEMENTS PROGRAM

##### URBAN PARKS

1. WHEATON-VETERANS

##### NEIGHBORHOOD PARKS

2. GENERAL GETTY
3. GLEN HAVEN  
NEIGHBORHOOD PARK

##### LOCAL PARKS

4. GLENFIELD LOCAL PARK
5. CAPITAL VIEW- RENOVATION
6. RANDOLPH HILLS-RENOVATION
7. WHEATON COMMUNITY CENTER-  
RENOVATION
8. DEWEY LOCAL PARK-EXPANSION

##### UNDER STUDY LOCAL PARKS

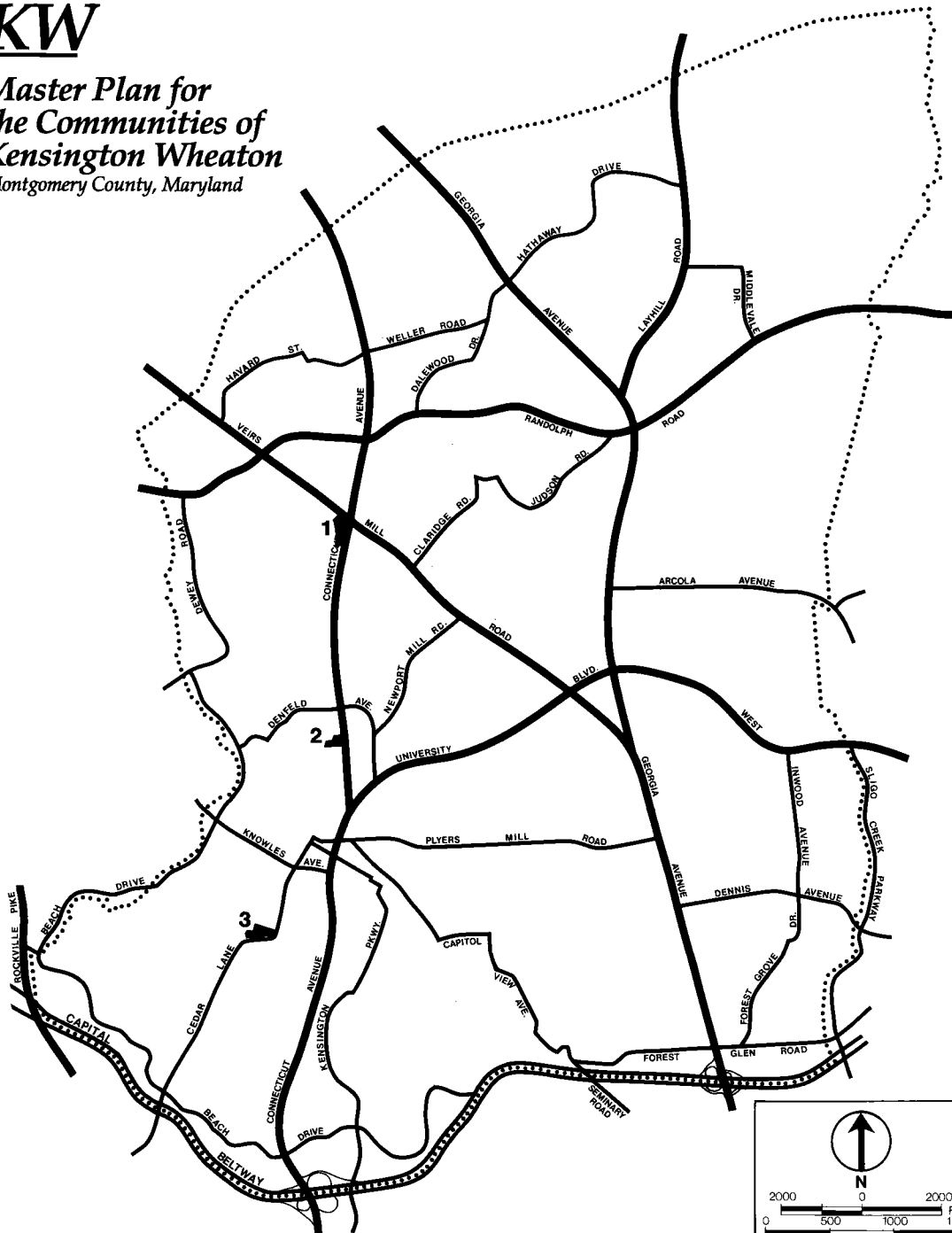
9. PLEASANT VIEW
10. KENSINGTON JR. HIGH SCHOOL

Illustration 6-2

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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Private Swimming Pools

..... PLANNING AREA BOUNDARY

● PRIVATE SWIMMING CLUBS

1. CONNECTICUT BELAIR SWIMMING POOL
2. PLEASANT VIEW SWIMMING POOL
3. CEDARBROOK SWIMMING POOL

Illustration 6-3

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ing enrollment, many pools face rising operational costs due to the age of facilities and rising costs for insurance.

The prime locations of most of the pools have created market pressure to develop them for other uses. The effect of this pressure is fairly limited, however, since the state prohibits the membership of non-profit corporations from profiting by the sale of corporate assets. The motivation to sell may come from mounting debts without enough revenue from enrollments to cover them. For some pools, however, the land may be owned by others and this could add to pressure to sell and convert to other uses.

More recently, most pool memberships have either stabilized or begun to increase slightly due to active marketing and increases in groups variously described as the elderly, young couples, and families with very young children. The area-wide demand for

pools will probably never reach past levels. However, loss of a pool may be critical for specific neighborhoods.

### *Objective*

To encourage continued recreational use at private pool sites in the planning area.

### *Policies*

Confirm the existing zoning on all private pool sites in the general planning area. The appropriate zoning for private pool sites in sector plan areas is a question that should be examined only if and when a sector plan comes up for review or when a land use change is requested by the owners.

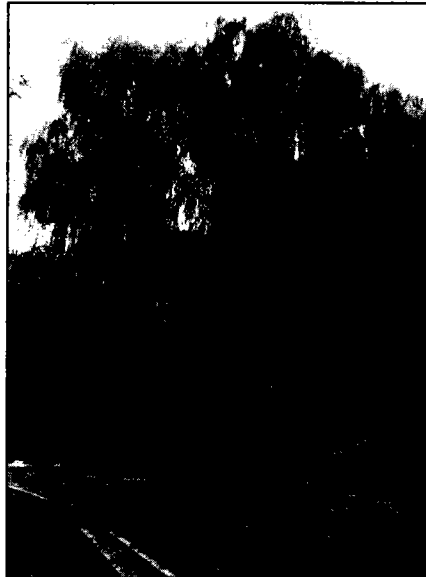
Examine the suitability for alternate public park or recreational uses of private pool sites whenever, in the opinion of the Planning Board, the abandonment of any of these facilities appears likely. Public acquisition of these sites for continuance as pools at this time is not warranted, according to the Recreation Department, because none of the private pools in the Kensington-Wheaton area were built to meet its operating standards.

### *Implementation*

The Planning Board will file a Sectional Map Amendment reconfirming existing zoning at the three private pool sites in the planning area.

The Planning Board should examine the suitability for alternate public park or recreational uses of private swimming pool sites whenever the abandonment of a facility appears likely.

## *Adopt-A-Green-Space Program*



**K**ensington-Wheaton neighborhoods are sprinkled with areas of vegetation and open space in unused rights-of-way, paper streets and stub streets, along medians of residential streets, and at formal entrances to neighborhoods.

These constitute a largely untapped resource of preeminently publicly owned rights-of-way which are either not needed for roadways or are underutilized because of the location of access points and drive-

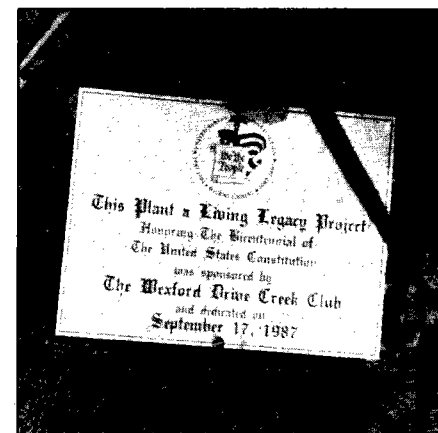
ways. As integral parts of the neighborhood, these areas have potential for use by the community.

Illustrations 6-4 through 6-7 are maps showing where these spaces are located in the Kensington-Wheaton area. The total for the Kensington-Wheaton area is approximately 87 stub streets and 41 paper streets. Stub streets are streets that dead end, usually after a very short distance. They frequently end at parks, school sites, or other large open areas. Many of these stub streets will need to be kept in reserve for possible future access to large public sites. However, some may be suitable for the kinds of improvements discussed in this part of the Plan.

Paper streets are very similar to stub streets. They are land that was dedicated to the County during the development process for a street that has never been built because a developer stopped building or perhaps because of intervening natural features, such as a stream valley swale or difficult topography. Paper streets are often used for trails, sometimes formally, sometimes informally. Several are proposed for new trails in Illustration 5-9. Paper streets can become dumping grounds, occasionally for junked cars. The same is true of stub streets, although more often they are informal parking lots. Stub streets tend to be more visible than paper streets. However, both often have a look of unkempt brush behind a galvanized guardrail that seems out of place in an otherwise trim residential neighborhood.

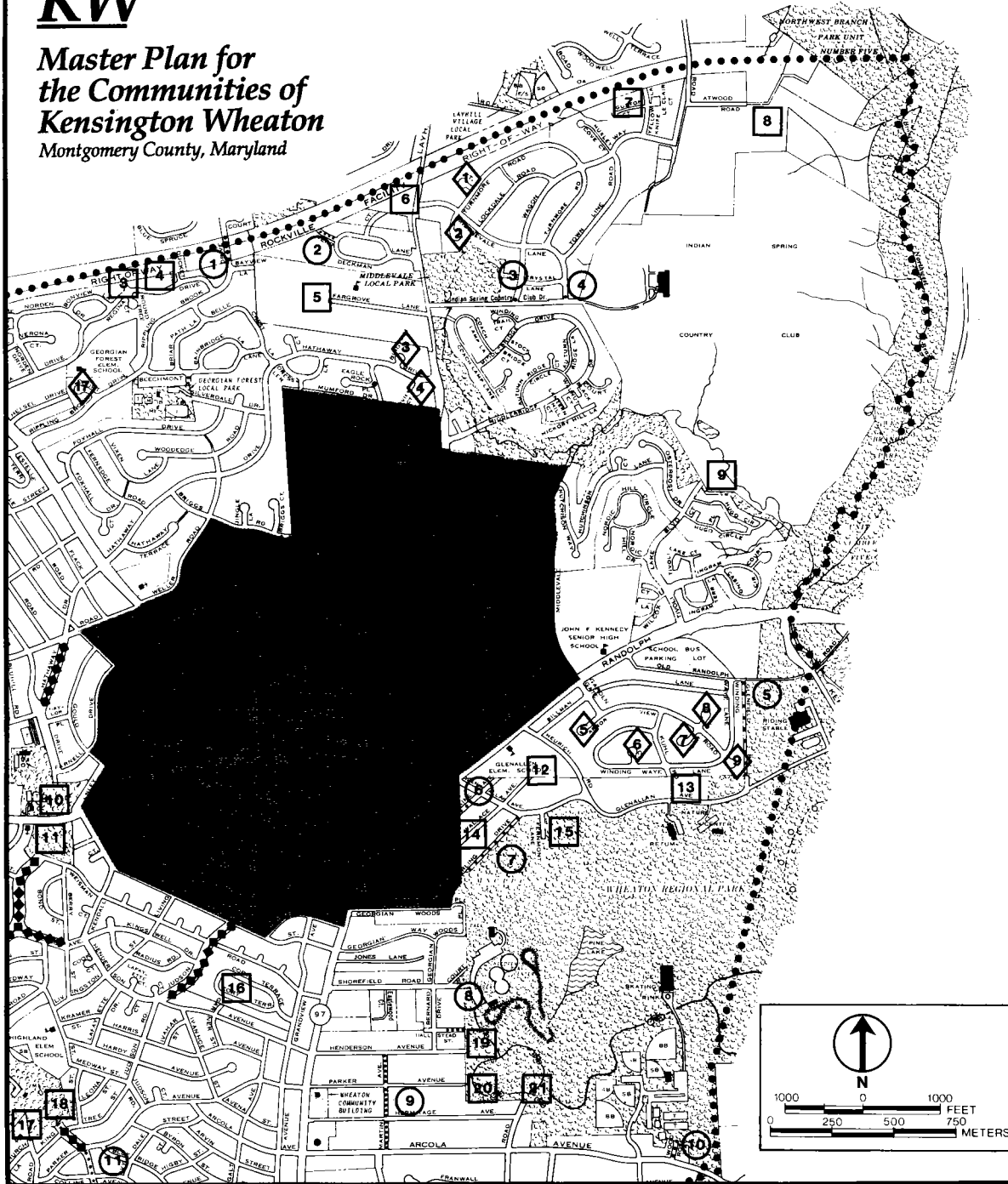
Illustrations 6-4 through 6-7 also show the medians on residential streets in the Kensington-Wheaton area. While they are maintained by MCDOT, they are a common source of irritation to residents. In particular, medians with small brooks or swales in open concrete ditches raise problems. Often, brush grows along them in an unkempt fashion. Presumably, it is difficult to trim because it grows on steep banks.

Scattered throughout residential areas are a large number of dedicated, but undeveloped, rights-of-way serving as unlandscaped or untended green spaces. Paper and stub streets, and, to a lesser extent, residential medians, often fall below the relatively high standards of landscaping typical for private property in Kensington-Wheaton.



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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Right-of-Way Green Spaces

- • • PLANNING AREA BOUNDARY
- SECTOR PLAN AREA
- ◆ MEDIAN STRIP
- ◆ MEDIAN ISLAND
- PAPER STREET
- STUB STREET

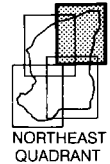
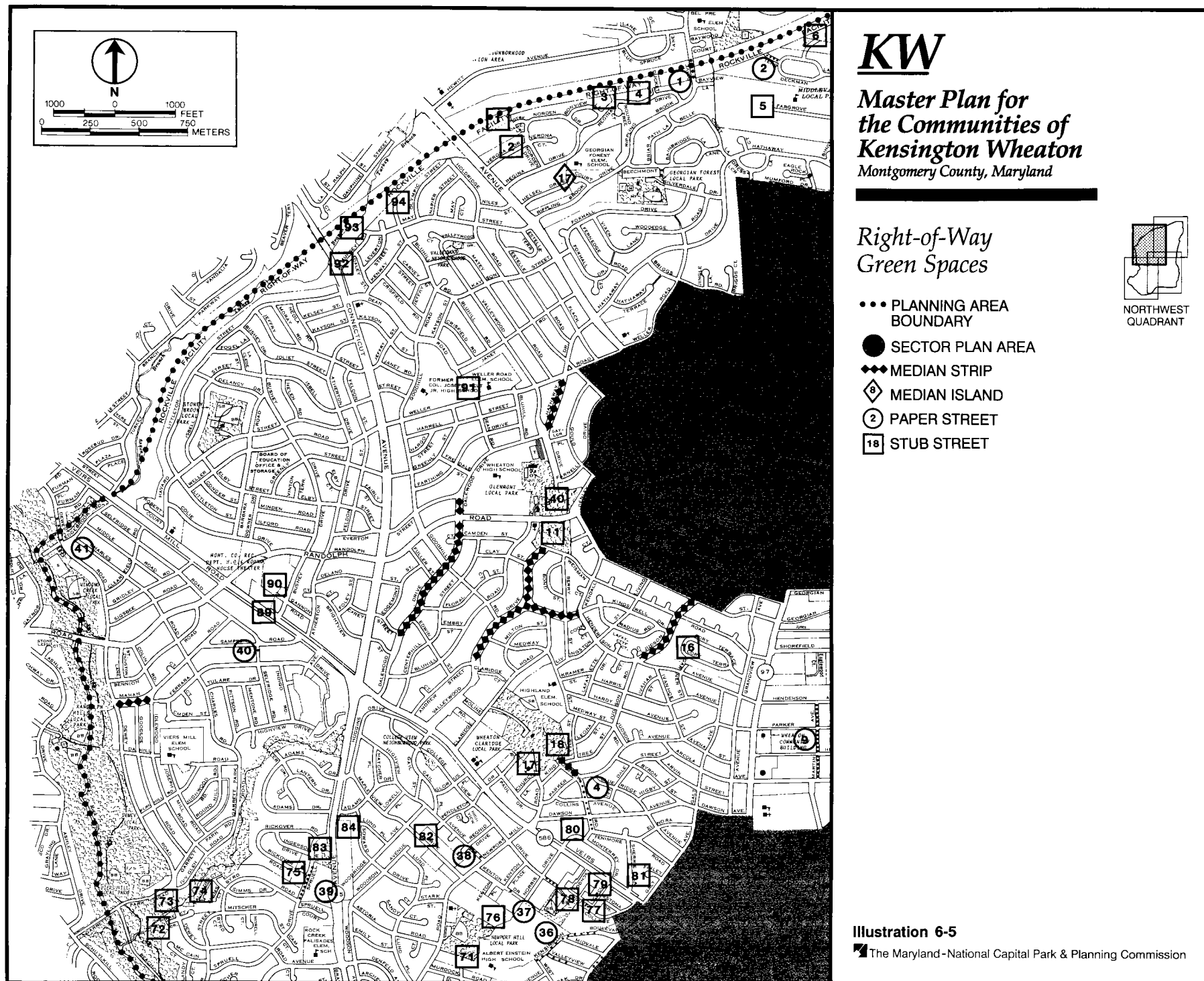


Illustration 6-4

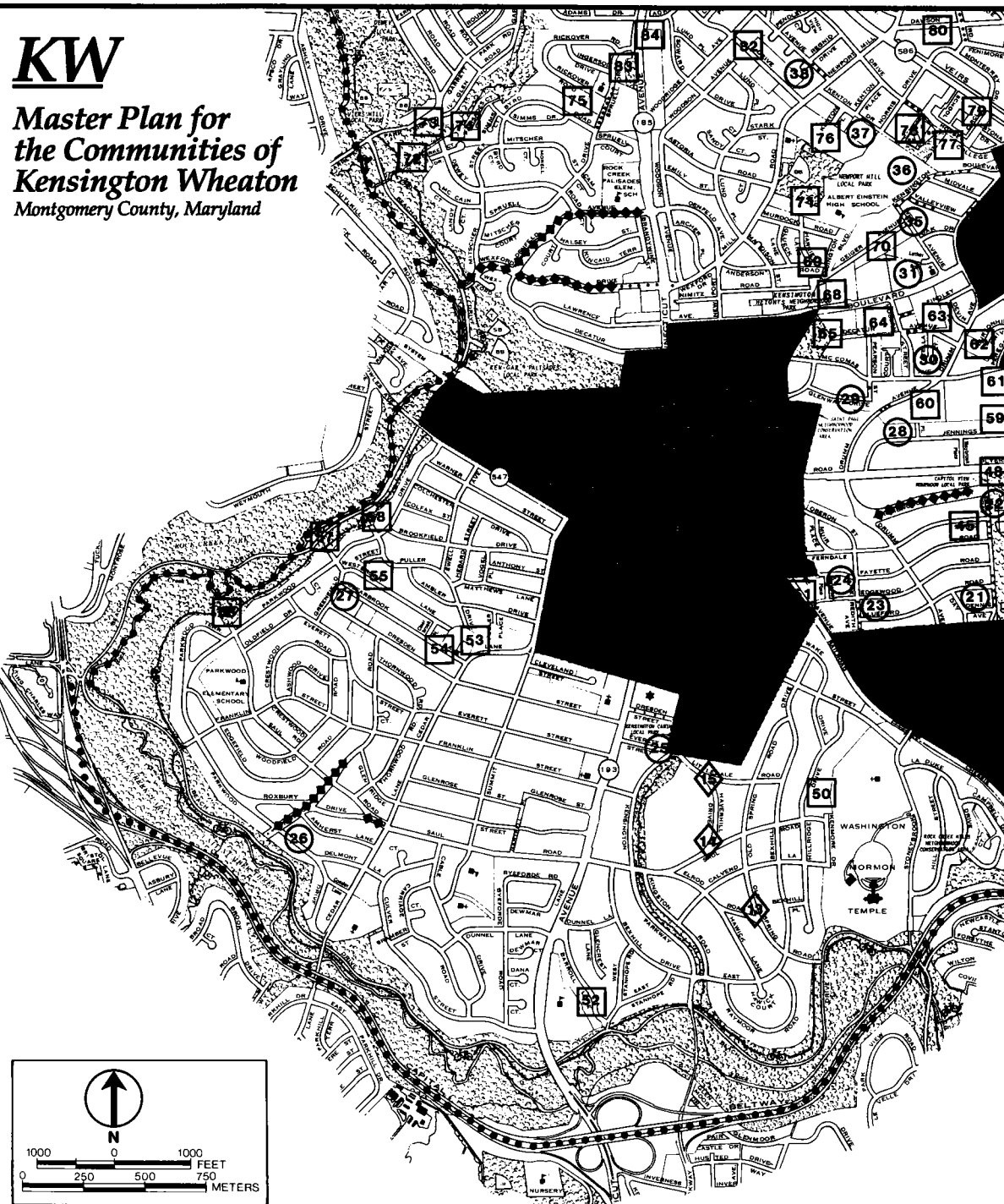
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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



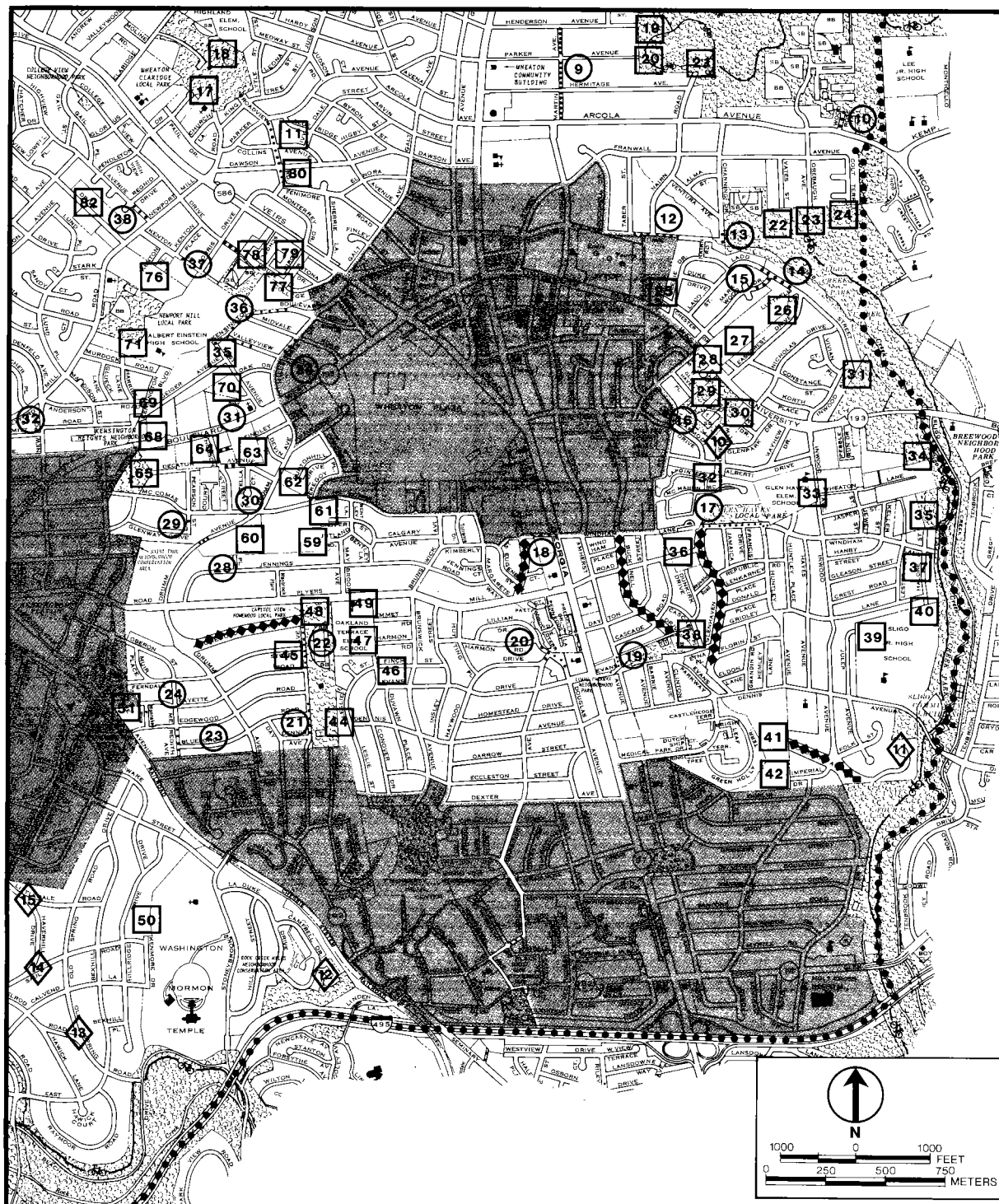
### Right-of-Way Green Spaces

- PLANNING AREA BOUNDARY
- SECTOR PLAN AREA
- ◆ MEDIAN STRIP
- ◆ MEDIAN ISLAND
- ⑫ PAPER STREET
- ⑱ STUB STREET



Illustration 6-6

The Maryland-National Capital Park & Planning Commission



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## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

### Right-of-Way Green Spaces

- PLANNING AREA  
BOUNDARY
- SECTOR PLAN AREA
- ◆ MEDIAN STRIP
- ◇ MEDIAN ISLAND
- ⊙ PAPER STREET
- ⊠ STUB STREET

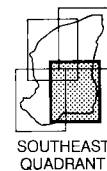


Illustration 6-7

The Maryland-National Capital Park & Planning Commission

Some neighborhoods have adopted these unlandscaped green spaces by planting flowers, building bridges, adding benches, and even adding basketball hoops. Experience in the Kensington-Wheaton area indicates adopted green spaces can become focal points for neighborhoods, whether adopted through a formal process or through a more relaxed consensus.

On Wexford Terrace, residents have planted flowers and bushes in the drainage ditch median that divides the street. Parents have



built bridges for their children to cross over to visit friends. Benches have been installed, and, according to residents, in the evenings, families sit on benches and talk with neighbors. Although the neighborhood has not formally adopted the median, more and more, the neighbors are seeing the median as a useful and attractive part of their community.

At the intersection of Saul Road and Elrod Road in Kensington, the citizens' association put up a memorial park in honor of a local resi-

dent who was killed in the Air Florida accident. They made formal arrangements with the County government to maintain the site. Residents of Parkwood, at the intersection of Cedar Lane and Saul Road, have put up a sign in a small median with the name of the neighborhood and planted quite a few flowers. The sign and the flowers, as seen from Cedar Lane, are a clear statement of neighborhood pride. In another neighborhood, a basketball hoop has been installed on a stub street, turning it into an informal neighborhood playground.

### *Objective*

To promote conversion of unused publicly owned areas to community maintained green spaces.

### *Policy*

Endorse the concept of neighborhood adoption of unused or underutilized green spaces, as shown in Illustrations 6-4 through 6-7, owned by County agencies. The mapping of these spaces should only be interpreted as an indication of where these spaces exist and not as locations which this Plan endorses as suitable for adoption. There may be some in sector plan areas which are not shown. Others may eventually be needed as streets when infill housing is built or may need to serve as future access to parks, schools, or other public facilities. Still others may not prove feasible because of size, topography, or location.

### *Implementation*

The Plan proposes that a task force be created to work with neighborhood groups in determining adoption feasibility, suitability of uses, and programmatic steps. The task force should be made up of

representatives from the M-NCPPC Parks Department, MCDOT, DEP, and the Wheaton Service Center. Lead coordination should be provided by County Department of Transportation staff.

Following completion of the task force's work, neighborhood groups will be encouraged to petition the Planning Board and County administrative agencies to make determinations as to suitability and programmatic needs on a case-by-case basis.

Implementation will require, for each site, a formal agreement or letter of understanding between an agency and a representative community organization, or perhaps among cooperating County agencies. These agreements are needed to establish liability limits, mutual and individual responsibilities, length of tenure, and renewability. Even though long-term commitments are contemplated for this program, it should be understood that they would be subject to revocation if the spaces were to be needed at some future time to provide programmed public facilities.

## Public Schools

The Kensington-Wheaton area is currently served by 3 high schools, 3 junior/intermediate/middle schools, and 13 elementary schools. As indicated in Table 6-3, these schools are currently in the Walter Johnson, Einstein, Kennedy, Wheaton, and Bethesda-Chevy Chase clusters. Thirteen of these schools are located in the Kensington-Wheaton planning area while 6 of the schools are located outside the planning boundaries with service areas that fall within the planning area.

The Stephen Knolls and McKenney Hills Special Schools are located within the planning area and serve students with special needs inside and outside of the planning area. The Edison Career

Center, located adjacent to Wheaton High School, also serves senior high school students inside and outside of the planning area.

Table A-2, in the Key Indicators section (Appendix A), contains the following information on the decline in school age children from 1970 to 1980:

AGE DISTRIBUTION KENSINGTON-WHEATON PLANNING AREA 1970 - 1980				
Age	Actual Number 1970	Actual Number 1980	Actual Change 1970-1980	Percent Change 1970-1980
5-9	9,324	4,368	-4,956	-53.2
10-14	8,886	6,449	-2,437	-27.4
15-19	9,823	5,604	-4,219	-42.9
Total 5-19	28,033	16,421	-11,612	-41.5
Source: 1970 and 1980 U.S. Census and Montgomery County Planning Department, Research Division.				

Table 6-4 is a list of the closed schools in the area and their current uses. They are shown in Illustration 6-8. The current uses give some sense of the contribution closed schools have made to the availability of services in the area. Former schools are providing facilities for health care, child day care, adult day care, senior centers, Park Police Headquarters, and offices for the Housing Opportunities Commission and the Recreation Department. Four other closed schools are used for private schools. There are recap-ture provisions in leases to private schools. The reuse of closed schools has served to enrich the Kensington-Wheaton area. Although not all closed schools can be economically reconverted to a

**TABLE 6-3**  
**PUBLIC SCHOOLS BY HIGH SCHOOL CLUSTER**

High School Cluster/ School Name	Date Orig. Const.	Year Modernized	Site Size (Acres)	Number of Teaching Stations/ Classrooms
<b>Einstein Cluster</b>				
Einstein High	1962		25.7 PK	66
Sligo Middle	1959		21.7 PK	64
Glen Haven Elementary	1950	1972	10.0	23
Highland Elementary	1950	1968 M	11.6 PK	29
Oakland Terrace Elementary	1950	1970 M	9.5 PK	23
Rockview Elementary	1955		7.4	30
<b>Kennedy Cluster</b>				
Kennedy High	1964		31.1	65
*Lee Middle	1966		16.5 PK	38
Georgian Forest Elementary	1961	1971 M	11.0 PK	20
Glenallen Elementary	1966		13.1	19
*Kemp Mill Elementary	1960		10.0	26

(Table 6-3 Continued)

High School Cluster/ School Name	Date Orig. Const.	Year Modernized	Site Size (Acres)	Number of Teaching Stations/ Classrooms
<b>Wheaton Cluster</b>				
Wheaton High	1954	1983	28.2	56
*Parkland Jr. High	1963		9.2 PK	53
*Harmony Hills Elementary	1957		10.2	24
Veirs Mill Elementary	1950		10.4	28
Weller Road Elementary	1953	1975	10.8	25
*Wheaton Woods Elementary	1952	1976	8.0	26
<b>Bethesda/Chevy-Chase Cluster</b>				
*North Chevy Chase Elementary	1953		7.9	13
<b>Walter Johnson Cluster</b>				
Kensington Parkwood Elementary	1952	1973	9.9	19

Source: Approved FY 89 Master Plan and the FY 89-94 Capital Improvements Program, June 1, 1988, Montgomery County Public Schools.

\* Not located inside planning area boundaries, but service area falls within planning area.

Note: M denotes minor or partial renovation; PK denotes an adjacent park site; park acreage is in addition to that shown.

**TABLE 6-4**  
**CLOSED SCHOOLS**  
**Kensington-Wheaton Planning Area**

Name	Address	Acres	Date Closed	Current or Proposed Use
Joseph Belt Junior High	12721 Goodhill Road	20.0	1983	Designated for up to 170 units of low and moderate income elderly housing and possible community use of the remaining part of the building.
Kensington Junior High	3701 Saul Road	21.0	1979	Original school building razed. Designated for a park and HOC housing for the elderly.
Newport Junior High	11311 Newport Mill Road	7.0	1983	Occupied by a private school.
Arcola Elementary	1820 Franwall Avenue	5.0	1982	Occupied by a private school.
Bushey Drive Elementary	1210 Bushey Drive	6.0	1976	Montgomery County Department of Recreation offices and Street 70 Theater.
Connecticut Park Elementary	12518 Greenly Drive	9.0	1983	In use by the Board of Education for special programs.
Dennis Avenue Elementary	2000 Dennis Avenue	9.0	1976	Montgomery County Department of Health permanent health care facility.
Holiday Park Elementary	3930 Ferrara Avenue	5.6	1978	Used as a senior center.
Larchmont Elementary	9411 Connecticut Avenue	10.0	1980	Occupied by a private school.

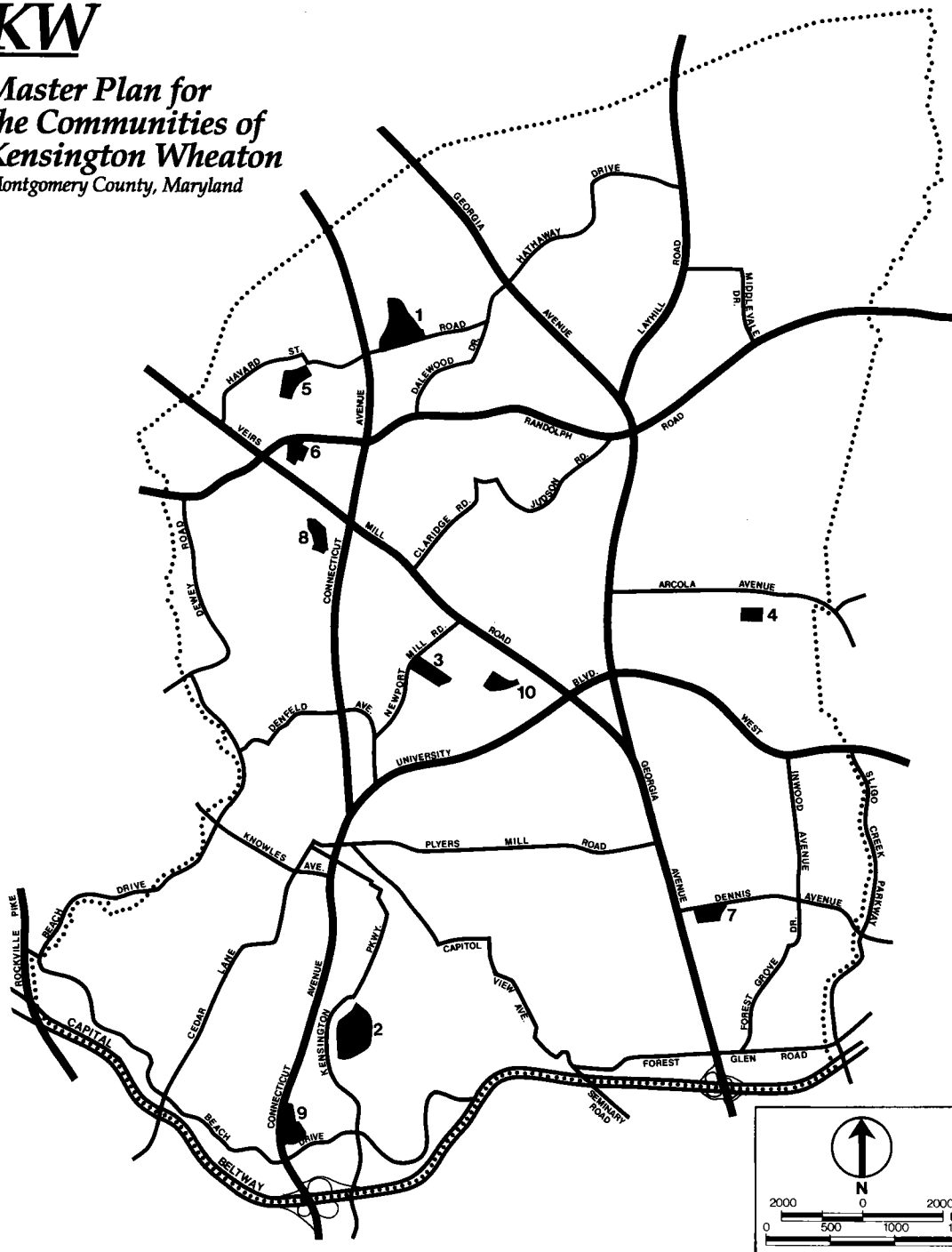
(Table 6-4 Continued)

Name	Address	Acres	Date Closed	Current or Proposed Use
Pleasant View Elementary	3015 Upton Drive	6.5	1982	Designated as Crossways, Inc., a one-parent housing program, sponsored by Montgomery County Department of Housing and Community Development.
<b>Sector Plan Areas</b>				
Glenmont Elementary	12210 Georgia Avenue	6.8	1977	Occupied by a private school.
Kensington Elementary	10400 Detrick Avenue	3.9	1982	Housing Opportunities Commission offices.
Saddlebrook Elementary	12701 Layhill Road	10.6	1982	Maryland-National Capital Park and Planning Commission offices, Park Police Headquarters.



# KW

## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Former School Sites

..... PLANNING AREA BOUNDARY

● FORMER SCHOOL SITES

1. BELT JUNIOR HIGH
2. KENSINGTON JUNIOR HIGH
3. NEWPORT JUNIOR HIGH
4. ARCOLA ELEMENTARY
5. BUSHEY DRIVE ELEMENTARY
6. CONNECTICUT PARK ELEMENTARY
7. DENNIS AVENUE ELEMENTARY
8. HOLIDAY PARK ELEMENTARY
9. LARCHMONT ELEMENTARY
10. PLEASANT VIEW ELEMENTARY

Illustration 6-8

The Maryland-National Capital Park & Planning Commission

public school, some closed schools in the area may become a valuable resource in the future needs in Kensington-Wheaton.

When public schools are closed, their physical plant offers considerable opportunity to the County to achieve some other public purpose. In the past, closed public schools that have not been reused as private schools have been converted to a variety of uses, such as elderly housing and public service offices. Because the actual structure and the site layout were originally designed for some other purpose, the reuse presents a set of unique problems, not only in implementing the structural conversion, but also in assimilating the use into the neighborhood land use fabric.

Two of the planning area's closed schools, Belt Junior High and Kensington Junior High, have been approved as sites for elderly housing. A portion of the Kensington Junior High School site is designated for a 165-unit project under the auspices of the Housing Opportunities Commission with the remainder of the site designated for park use. A portion of the Belt Junior High School building has been designated for up to 170 units with the remaining part of the building designated for possible use as a community center.

Table A-3 in the Key Indicators section contains the information in the following table on the projected increase in school age children from 1985 to the year 2000.

Using the Intermediate forecast from the Research Division, Montgomery County Public School planners project that elementary and junior/intermediate/middle enrollments will increase steadily in the next decades. It is unlikely that there will be additional school closings.

There are no undeveloped school sites in the planning area.

**PROJECTED AGE DISTRIBUTION  
KENSINGTON-WHEATON PLANNING AREA  
1985-2000**

Age	Projected Number 1985	Projected Number 2000	Projected Change 1985-2000	Projected Percent Change 1985-2000
5-9	4,400	5,100	+700	+15.9
10-14	4,500	5,300	+800	+17.8
15-19	4,800	4,800	0	0
Total 5-19	13,700	15,200	+1,500	+11.0

Source: Montgomery County Planning Department, Research Division, Demographic Model, Intermediate Forecast, 1988.

## Objectives

To provide the operating public school facilities necessary to sustain high quality educational programs at reasonable cost. (Goal statement of the Montgomery County Board of Education included in the 1987 policy statement on Long-Range Educational Facilities Planning.)

To promote compatibility between surrounding land uses and the reuse of closed public school facilities.

## Policies

Rely on the Approved Master Plan for Educational Facilities, the annual Capital Improvements Program (CIP), and the Annual Growth Policy as statements of direction for the public school facilities in the Kensington-Wheaton planning area.

When schools are modernized or reconstructed, or if new additions

or relocatable classrooms are proposed, respect the relationship of new structures to existing residences.

In examining the reuse of closed public school facilities, ensure that proposals are compatible with the adjoining properties and neighborhoods.

Confirm the existing zoning of all school sites in the planning area.

### *Implementation*

Through the Approved Master Plan for Educational Facilities and the annual Capital Improvements Program, the County programs public school additions and modernizations. The timing of additions and modernizations will be evaluated in future Master Plans for Educational Facilities and annual Capital Improvements Programs.

No additional school sites are currently proposed for the Kensington-Wheaton planning area.

The Planning Board should utilize the site plan review and mandatory referral processes to ensure that proposals for school modernizations, additions, and reuse are compatible with surrounding homes.

The Planning Board will file a Sectional Map Amendment reconfirming existing zoning of all school sites in the planning area.

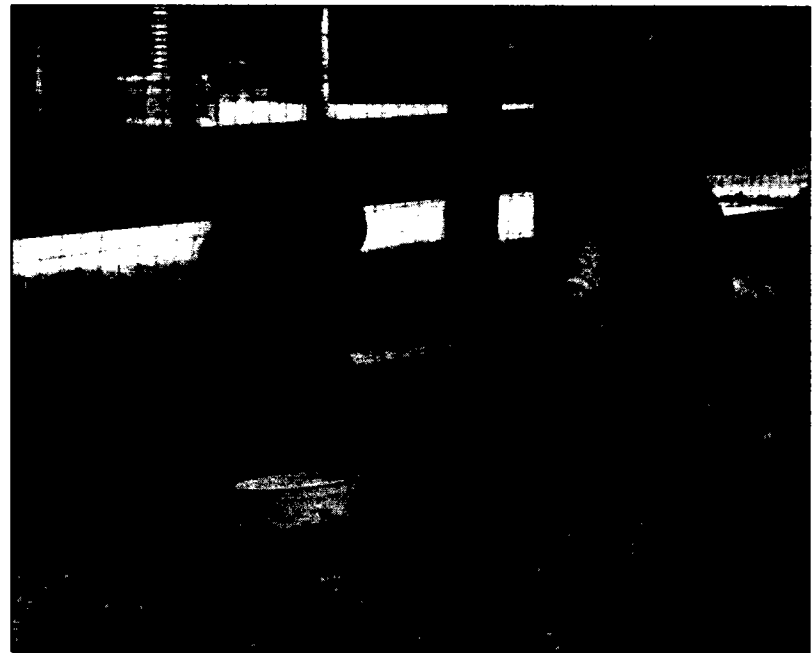
### *Child Day Care Facilities*

**T**he number of working parents and increases in the number of children within Kensington-Wheaton suggest a need for additional child day care facilities and opportunities. Within Kensington-

Wheaton, 61 percent of women with children under the age of 6 years old are working either part or full time.

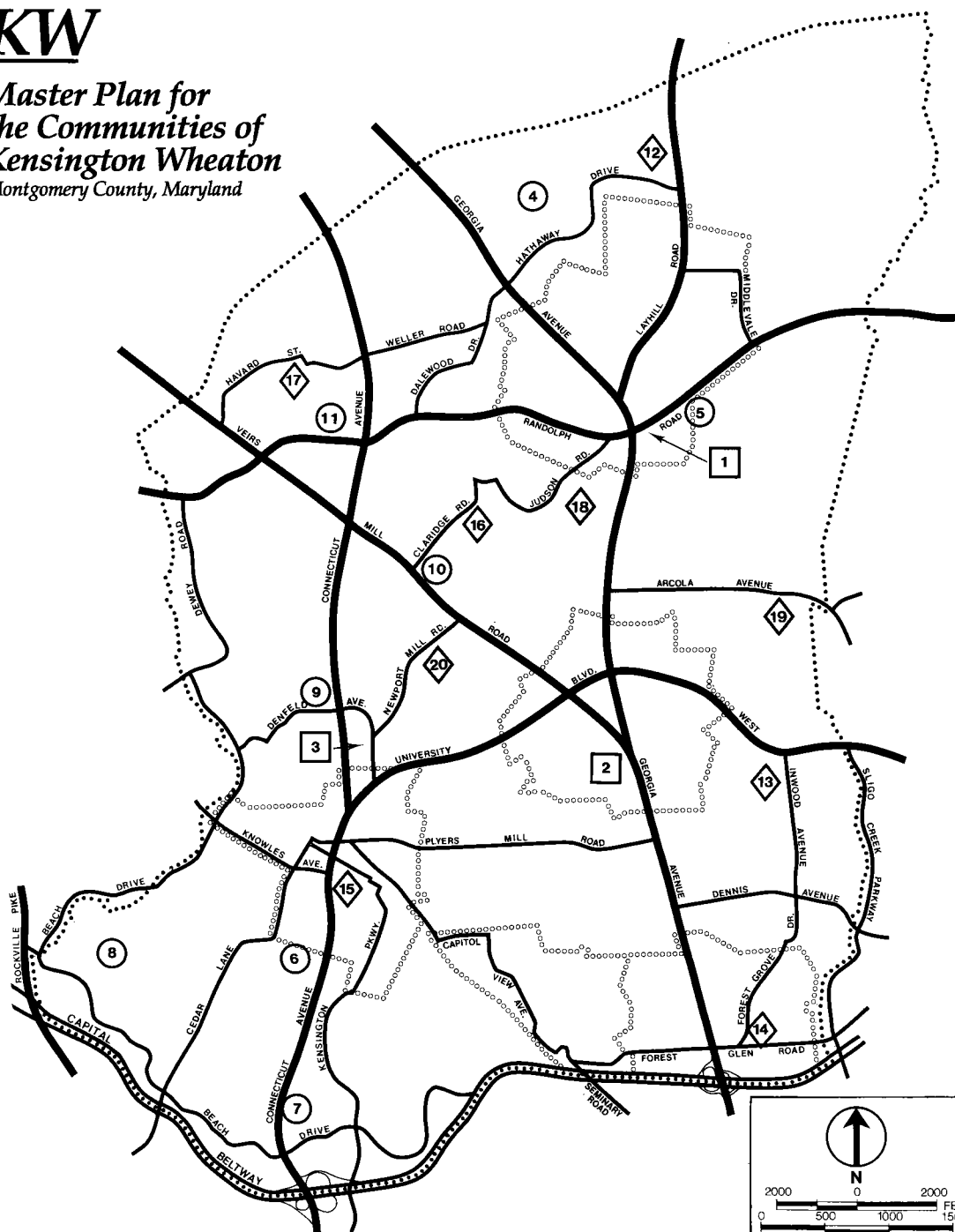
Despite the recent increases in the preschool population of the area, it is expected that the number of preschoolers will taper off through the year 2010. During the interim, however, additional child day care facilities and opportunities need to be explored.

The majority of child day care services are provided by private family day care providers and group day care center operators. The major centers are shown in Illustration 6-9. Family day care providers operating within private residences provide care for all ages, but predominately serve infants, toddlers, and preschoolers. Most child day care centers operate in open and closed schools and



# KW

## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



## Group Child Day Care Facilities

..... PLANNING AREA BOUNDARY

..... SECTOR PLAN AREA

### PRE-SCHOOL

- 1 LITTLE FOLKS EARLY LEARNING CENTER
- 2 PRE-SCHOOL EDUCATION PROGRAM, STEPHEN KNOLLS ES
- 3 KENSINGTON NURSERY SCHOOL

### SCHOOL-AGE

- 4 ASPEN HILL CHILDREN'S CENTER  
GEORGIAN FOREST ES
- 5 JOYTOWN DAY CARE CENTER  
GLEN ALLEN ELEMENTARY
- 6 HOLY REDEEMER SCHOOL AGE PROGRAM
- 7 GRACE EPISCOPAL DAY SCH. EXTENDED  
DAY (FORMER LARCHMONT ES)
- 8 Y-CTR. AT KENSINGTON/PARKWOOD ES
- 9 ELEMENTARY EXTENDED DAY  
ROCKVIEW ELEMENTARY SCHOOL
- 10 ST. CATHERINE LABOURE SCHOOL  
BEFORE AND AFTER SCHOOL CARE
- 11 CHILD CARE CENTER VIERS MILL  
BAPTIST CHURCH

### PRE-SCHOOL & SCHOOL AGE

- 12 BARRIE DAY SCHOOL AND CAMP
- 13 RAINBOW LEARNING CENTER II
- 14 KENSINGTON CHILD DAY CARE  
CENTER (FORMER FOREST GROVE ES)
- 15 HOC CHILDREN'S CENTER  
(FORMER KENSINGTON ELEMENTARY)
- 16 HIGHLAND CHILD CENTER  
HIGHLAND ELEMENTARY SCHOOL
- 17 MOTHER'S HELPER CHILD CARE  
CONNECTICUT PARK ES
- 18 MONTESSORI CHILDREN'S HOUSE  
OF SILVER SPRING
- 19 RAINBOW DAY CARE  
(FORMER ARCOLA ES)
- 20 THE NEWPORT SCHOOLS

Illustration 6-9

The Maryland-National Capital Park & Planning Commission

religious institutions due to space and licensing requirements and the affordable rental rates.

Within a mature suburban area such as Kensington-Wheaton, the economics of child day care centers will not support the development of significant numbers of free-standing day care centers on private property.

Both the cost of land and the parcel size requirements minimize the possibility of using currently vacant parcels for large, free-standing child day care centers. It is likely that further growth of centers in the private sector will be through the development of small centers (serving 7-12 children) in private residences, or centers built in conjunction with new multi-family, townhouse, or commercial developments.

Current zoning allows registered family day care programs serving up to 6 children in single-family homes as a permitted use.

A special exception is required to provide day care for more than 6 children within residential zones. In 1987, a Montgomery County Planning Board study suggested that none of the small-child care centers serving 7-20 children that were studied had a significant negative impact on the surrounding residential community. Although minor traffic problems were noted in some cases, neighbors reported that centers did not create noise, trash or parking problems.



## *Objective*

To promote greater day care opportunities through appropriate land use recommendations and associated policies.

## *Policies*

Pursue opportunities to purchase and site child care modulars on public property.

Support efforts to utilize County zoning and development plan review processes to promote greater day care opportunities.

## *Implementation*

The Department of Family Resources should prepare an assessment of human service needs particular to the Kensington-Wheaton area. This document should include a section on day care needs.

The County should study the feasibility of locating day care facilities at schools, parks, and park-and-ride lots. After identification of appropriate sites, the County will fund construction of these facilities through the Capital Improvements Program.

The Planning Board, the Department of Family Resources, and the Office of Planning Policies should examine proposals for amending State law and the County zoning ordinance to permit family day care for greater than six children. The same agencies also should examine potential zoning text amendments to encourage establishment of day care centers in Planned Development and other floating zones.

When appropriate, the Planning Board may consider establishment of a day care center as an amenity associated with optional method of development. This implementation strategy may be useful in

review of optional method of development plans for the Wheaton Central Business District.

## *Elderly Housing and Facilities*

**T**he Kensington-Wheaton area was developed, like most post-war suburbs, to house young households. At that time, the need for services and housing for the elderly was too far in the future to consider reserving land to meet it.

Elderly facilities have had to be woven into an already developed land use fabric. Facilities specifically designed for the elderly are now being located in former schools because the general appropriateness of the sites and the availability of the schools have coincided with the recognition of the need for the facilities. Illustration 6-10 is a map of elderly facilities and services in the Kensington-Wheaton area, including those in former schools.

As indicated in the section on schools, it is unlikely there will be any more public school closings in the Kensington-Wheaton area in the near future. The demand for facilities and services for the elderly, however, will continue to grow.

The number of elderly over 75 in the Kensington-Wheaton area is expected to double between 1985 and 1995, going from 2,300 to 4,600. It is projected to increase to 5,300 by the year 2000.

Most people over 75 in single-family homes are unlikely to move. One reason many older people do not want to move is the difficulty of re-establishing ties to friends, religious organizations, doctors, and shops, as well as the loss of associations with a long-term home; but there are other substantial reasons.

When older people living in single-family homes consider renting

an apartment or buying a condominium, the cost seems too high relative to what they get in return. So they stay in their homes until a growing disability or the death of a spouse makes them reconsider their options. At that point, typically, if they move, they want or need more services.

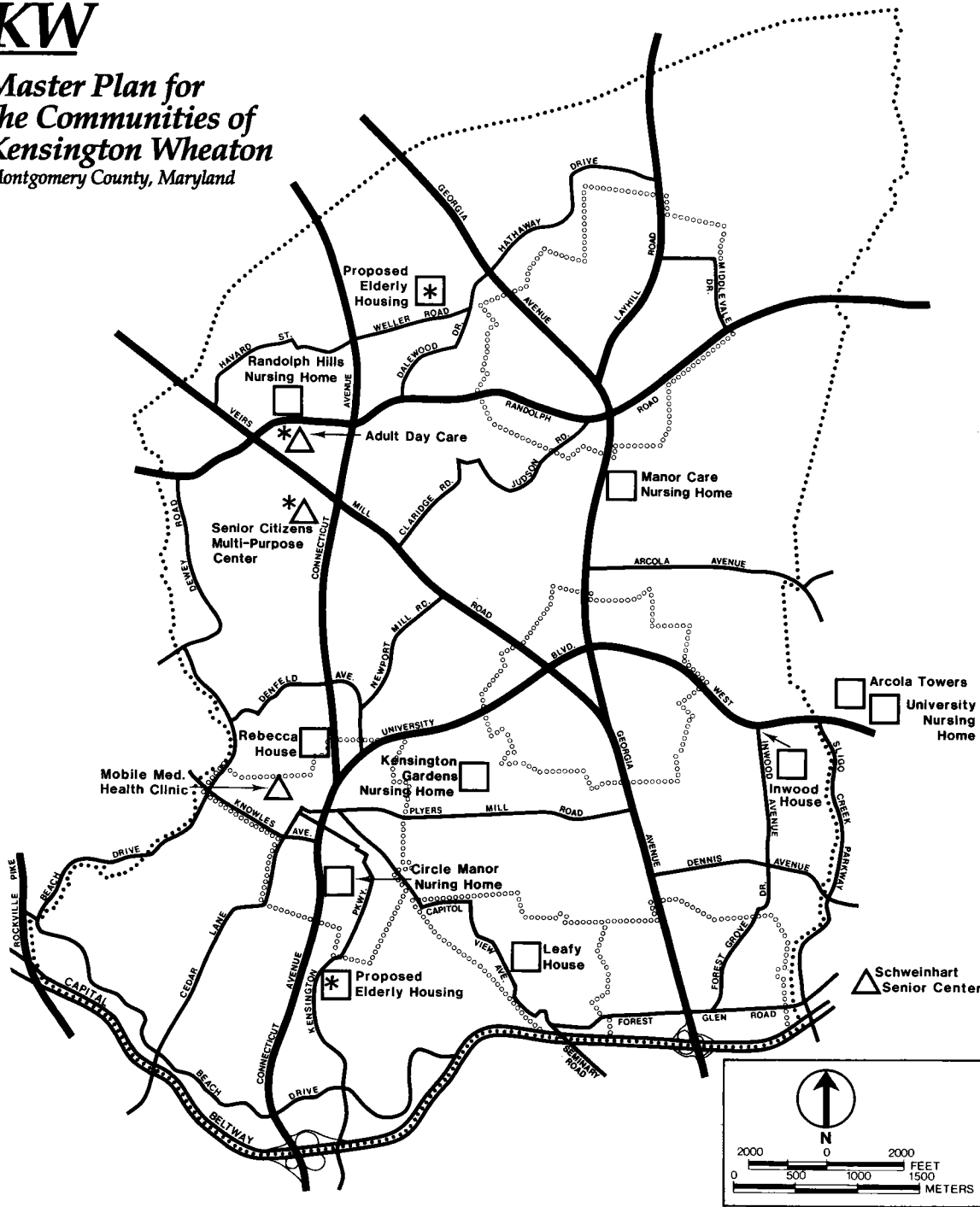
When older people can no longer live alone but do not need a nursing home, the best financial option for many will probably be some form of supervised housing. There are a variety of forms of such housing, including the licensed group home for the elderly. Certification of group residences for the elderly as sheltered housing allows them to provide a flexible level of care at an affordable price.

Currently, group residences for up to 8 elderly people are permitted in any residential zone; for 9 to 14 people, they are a special exception use. Group residences for the elderly are typically run as non-profit institutions or as private businesses. At present, there are no group residences for the elderly in the Kensington-Wheaton area.



# KW

## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Elderly Facilities and Services

- ..... PLANNING AREA BOUNDARY
- ..... SECTOR PLAN AREAS
- \* FORMER SCHOOL
- HOUSING (SPECIAL)
- △ MAJOR SERVICE PROVIDERS

Illustration 6-10

The Maryland-National Capital Park & Planning Commission

As indicated in Illustration 6-10, subsidized housing for the elderly currently available in the Kensington-Wheaton area includes Rebecca House, north of Kensington on Connecticut Avenue, and Leafy House in Capitol View. Arcola Towers on Arcola Avenue is just outside the Kensington-Wheaton area to the east.

### *Objective*

To promote elderly housing opportunities through appropriate land use recommendations and associated policies.

### *Policies*

Should additional publicly owned sites become available in the Kensington-Wheaton area, consider their use for subsidized elderly housing.

Support special exception requests for installation of medical offices, adult day care, or other similar uses in apartment buildings with concentrations of the elderly; support a text amendment to allow for the installation of small shops, congregate dining facilities, or other relevant facilities for the use of inhabitants of the building. These should be incorporated only if minimal impact on the neighborhood can be demonstrated.

Promote development of group residences for the elderly.

In neighborhoods with a large concentration of elderly residents, adapt public facilities to suit the needs of the elderly.

### *Implementation*

The Department of Family Resources should prepare an assessment of human service needs particular to the Kensington-Wheaton area. This document should include a section on needs of the elderly.

The Planning Board, the Department of Family Resources and the Office of Planning Policies should examine potential zoning text amendments to encourage establishing adult day care centers in single-family homes.

The County Department of Transportation should continue an effort to adjust pedestrian walk light timing to allow greater opportunity for nearby elderly residents to cross a busy intersection safely.

### *Facilities for the Disabled*

**I**n Kensington-Wheaton in 1980, approximately 7 percent of residents of the area had some physical or mental disability, exceeding the County-wide figure of 5.5 percent. Specifically, the 1980 Census considered the disabled to be members of a household 15 years old and older with a condition which has lasted for 6 years or more and which (a) limits the kind or amount of work the person can do, (b) prevents the person from working in a job, or (c) limits or prevents the person from using public transportation.

Within Inwood House, a 150-unit apartment complex for disabled residents on University Boulevard east of Wheaton, about one-third of the residents utilize wheelchairs and the rest are ambulatory. In addition to Inwood House, there are currently 13 group homes in the Kensington-Wheaton area for such populations as the chronically mentally ill, the mentally retarded/developmentally disabled, and the physically disabled.

The disabled encounter special problems in relation to matters of mobility and access to public facilities. Facility improvements can ease the mobility and accessibility difficulties. It is important to note that many improvements for the mobility impaired benefit others. For example, curb cuts benefit not just wheelchair oc-



cupants, but also cyclists, parents with strollers, and the frail elderly.

### *Objective*

To promote greater accessibility to public facilities for the disabled through appropriate land use recommendations and associated policies.

### *Policies*

Consider designating the area along University Boulevard from Wheaton Plaza and Wheaton Metro to University Towers as a demonstration area for improvements and evaluation of improvements serving the disabled. Illustration 6-11 shows first and second priority routes and destinations that should be considered for incorporation into such a designated area.

Adapt public facilities to suit the needs of the disabled.

Examine the suitability of vacant or partially vacant parcels of land (including parcels, 13, 14 and 28 in Table 4-1) for consideration as sites for group homes.

### *Implementation*

The County should establish a task force that includes the Department of Family Resources, the Department of Transportation, the Wheaton Service Center, the Wheaton Streetscape Program, the Community Partnership Committee, the Planning Board, and others to develop specific proposals for the demonstration area. Some of the issues such a task force may address include improved intersection crossing, transit accessibility, signage, safe lanes for pedestrians and the disabled, sidewalk impediments, and discontinuous curb cuts.

The Parks Department should continue to make facility improvements throughout the Kensington-Wheaton area to address the needs of the disabled. Modifications should include such things as picnic tables that are accessible to wheelchairs and bathrooms accessible to the disabled. The County Executive and County Council will review facility improvements in the context of the annual Capital Improvements Program process.

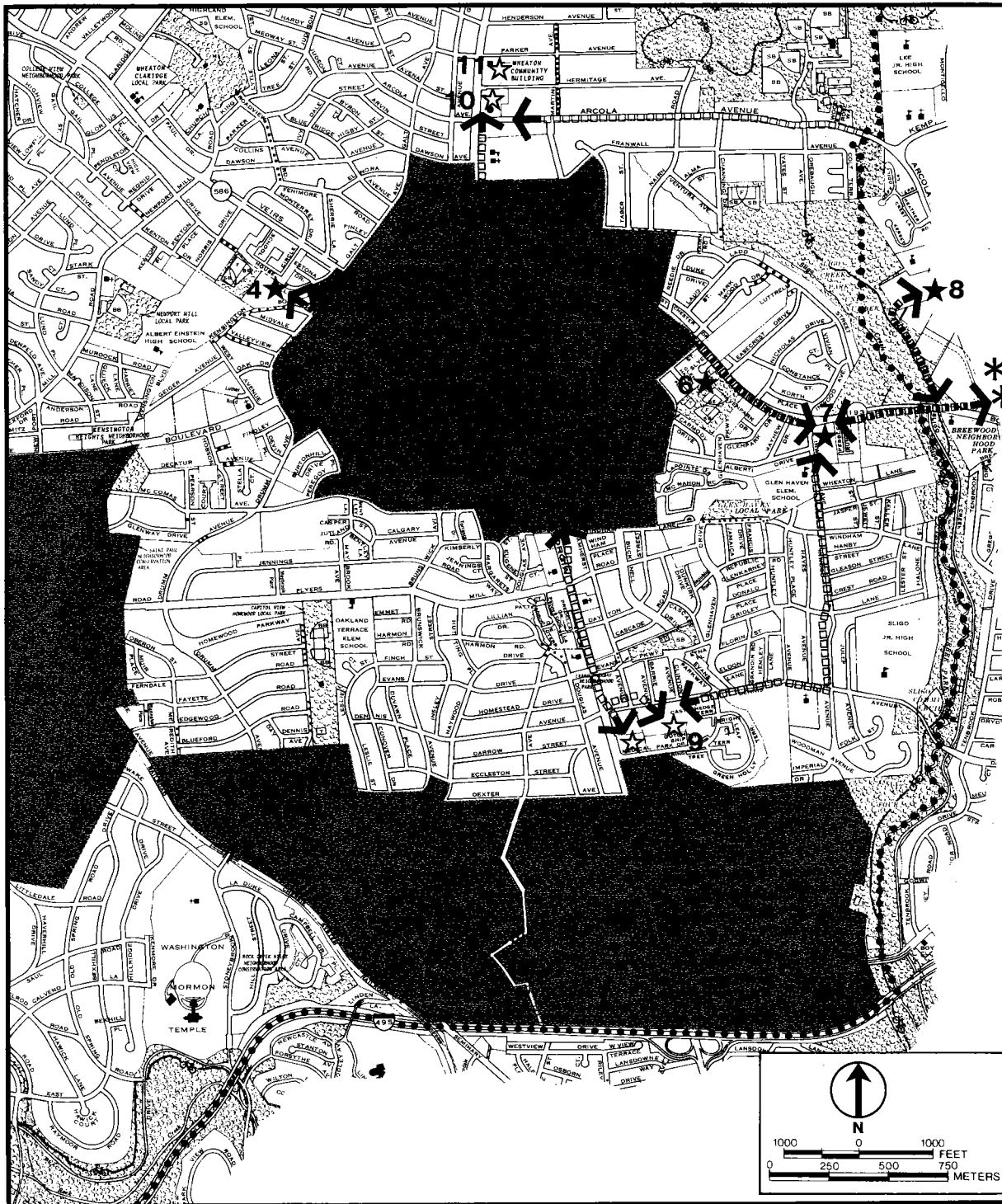
The Department of Family Resources should prepare an assessment of human service needs particular to the Kensington-Wheaton area. This document should include a section on needs of the disabled.

### *Other Public Facilities*

**Fire Stations:** Fire protection in the Kensington-Wheaton area is provided by Kensington #5 (in Kensington), Kensington #18 (in Glenmont), and Kensington #21 (at Veirs Mill Road and Parkland Drive). Modifications are planned for the corner of Randolph Road and Georgia Avenue to allow trucks to get in and out of the Glenmont station more easily. Ambulance support is provided by the Wheaton Rescue Squad.

**Police Stations:** Police protection for the area is provided almost exclusively by the Wheaton-Glenmont Station, with some assistance by the Silver Spring and Bethesda Stations.

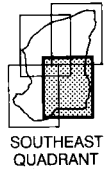
**Libraries:** The Kensington-Wheaton area is served by three libraries. The newly renovated Wheaton Regional Library, located between the Wheaton CBD and Glenmont, serves the northern and eastern sections of the planning area. The Kensington Park Library, on Knowles Avenue, serves the southern and western sections of the area. The Noyes Library in Kensington, a unique County-wide facility, provides resources exclusively for the very young reader.



# KW

## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

### Showcase Area for Disabled Accessibility



••• PLANNING AREA  
BOUNDARY

● SECTOR PLAN AREA

★ FIRST PRIORITY DESTINATIONS

1. WHEATON PLAZA
2. STEPHEN KNOLLS SPECIAL SCHOOL
3. METRO STATION
4. CROSSWAYS COMMUNITY
5. WHEATON PHARMACY
6. WHEATON FOREST PARK
7. INWOOD HOUSE
8. KEMP MILL SHOPPING CENTER

\* APARTMENT BUILDINGS

☆ SECOND PRIORITY DESTINATIONS

9. MEDICAL CENTER, DENNIS AVENUE
10. WHEATON LIBRARY
11. WHEATON COMMUNITY  
RECREATIONAL BUILDING

--- FIRST PRIORITY ROUTES

.... SECOND PRIORITY ROUTES

Illustration 6-11

The Maryland-National Capital Park & Planning Commission

**TABLE 6-5**

***PROPOSALS CURRENTLY UNDER STUDY TO FACILITATE PARK USE BY THE DISABLED\****  
***Kensington-Wheaton Area***

Name of Park	Proposal
1. Wheaton Forest Local Park	Modify restrooms; add bench, picnic table, and game table suitable for disabled use (completed in summer 1986).
2. Capitol View/Homewood	Add picnic tables and play equipment that are disabled accessible.
3. Sligo-Dennis Local Park	Add wheelchair accessible picnic tables.
4. Randolph Hills Local Park	Add wheelchair accessible picnic tables and play equipment.
5. Wheaton Regional Picnic Area	Add wheelchair accessible picnic tables.
Brookside Gardens Camping Area	Improve wheelchair ramps. Consider modification of campsites to serve disabled.
6. Parklawn Group Camping	Consider modification to permit weekend camping for both area disabled and non-disabled residents.
7. Wheaton Community Center	Ensure that all rehabilitation is fully accessible to disabled; include game tables and possibly picnic tables.
8. Glenfield Local Park	Add wheelchair accessible picnic tables and play equipment.
9. Forest Grove Neighborhood Park	Add disabled picnic and game tables.

\* Not yet approved in the CIP.

*Postal Facilities:* Residents can use either the Wheaton or Kensington Post Offices. In addition to the main post office in Wheaton, there is a satellite building in the Wheaton Plaza parking lot for a limited number of automated services.

*The Wheaton Government Service Center*, on Reddie Drive, also provides many services to the community.

### *Objective*

To provide adequate public safety, library, and postal facilities in the Kensington-Wheaton area.

### *Policies*

Rely on the annual Capital Improvements Program to determine the construction and renovation program for public safety and library facilities.

Maintain communication with the United States Postal Service to assess facility needs in the planning area. If new postal facilities become needed, they should be located in sector plan areas or in the commercial area at Veirs Mill Road and Randolph Road.

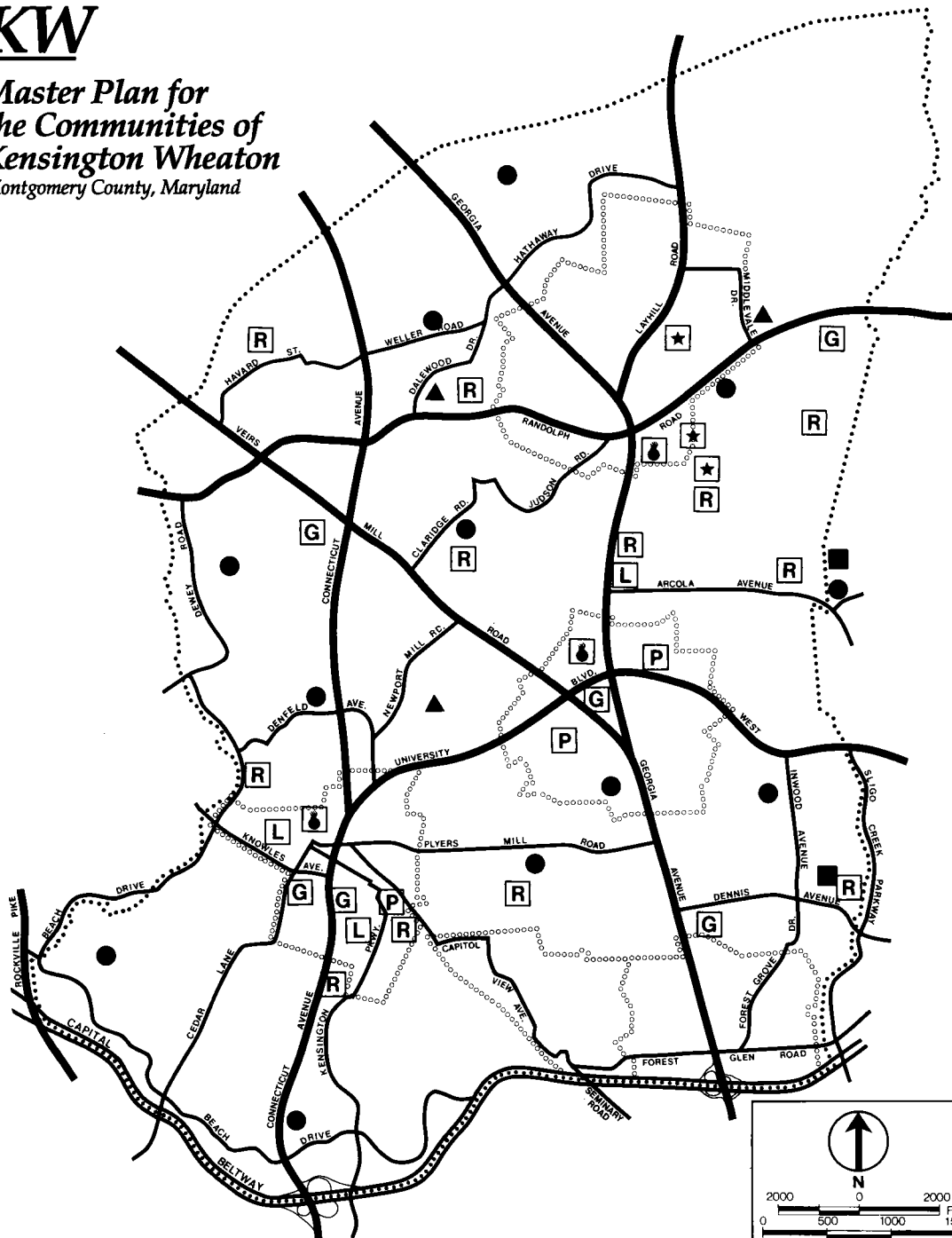


### *Implementation*

Illustration 6-12 shows the location of existing public facilities in Kensington-Wheaton. No new fire or police stations, libraries, or post offices are programmed for the Kensington-Wheaton area.

# KW

## Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland



### Community Facilities

..... PLANNING AREA BOUNDARY

----- SECTOR PLAN AREA

#### SCHOOLS

● ELEMENTARY

■ JUNIOR HIGH

▲ HIGH

[R] RECREATION CENTERS

[★] POLICE

[🔥] FIRE/RESCUE

[L] LIBRARIES

[P] POST OFFICE

[G] COUNTY & MUNICIPAL GOVERNMENT

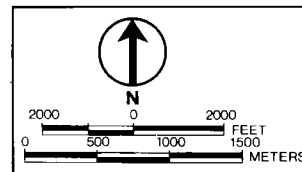


Illustration 6-12

■ The Maryland-National Capital Park & Planning Commission