

# AREA-WIDE ELEMENTS

## PUBLIC FACILITIES

Public parks, schools, and other civic uses provide needed community services and become gathering places for community life. This Plan recommends a full range of public facilities that should be conceived as civic places, creating community identity and providing a pedestrian-friendly character. The Plan provides general locations for these facilities based on current estimates of future facility needs. The actual number of such facilities should be reevaluated based on actual development yield and County policies when development occurs.

In addition to parks and schools, public facilities in the County Service Park provide needed services such as bus repair, park maintenance, and school lunch service. This Plan recommends gradually relocating the County Service Park facilities since these services do not require proximity to the Metro Station.

### Public Facilities Concept

Provide a full complement of public facilities that can serve both new and existing residents. This Plan recommends locating public facilities in the Jeremiah Park area as transitional uses convenient to the community, and on the east side of the Metro station, convenient to transit. Public facilities such as a library and local park located at Crabbs Branch Way and Shady Grove Road should be visible, accessible, and create a civic presence. This Plan also supports a public community center, should one be needed, to serve this community and surrounding communities. Existing County service facilities should be relocated and reconfigured to sites where they can operate more efficiently.

### Park and Recreation Facilities

The park system proposed for the Shady Grove planning area will expand recreation opportunities, provide a park trail system integrated with sidewalks and bikeways, and help protect areas of natural and cultural significance.

### Objectives

- Provide a series of public and private small urban parks in higher density areas near the Metro station to meet the recreational needs of residents and employees.
- Provide additional active and passive recreational opportunities for a wide range of age groups and interests.
- Provide safe and attractive pedestrian and bicycle routes in a connected system between parks and from adjoining neighborhoods.
- Provide park settings for historic features.

The County's *Park, Recreation and Open Space Master Plan* (PROS) identifies unmet recreation needs in the Shady Grove and Derwood communities for basketball courts, ball fields, and playgrounds. Additional active and passive recreation facilities are needed for residents of the Metro Neighborhoods. The area's active recreation uses such as ball fields are currently in significant deficit. Passive recreation opportunities such as nature walks, picnicking, trails, and bird watching are also not easily accessible in this area. This Plan has the potential to meet many of these needs and create a range of recreational opportunities including passive recreation.



There is also an important need to provide connections to parks located just outside the planning area. This Plan supports the *Countywide Park Trails Plan* proposal for a mid-county greenway trail corridor that traverses this portion of the County. The greenway is intended to link the Potomac and Patuxent Rivers and this Plan seeks to find local connections to this regional system.

### **Concept**

This Plan retains existing parks and expands recreation opportunities by creating new neighborhood, local, and nature-oriented parks along Crabbs Branch Way within the Buffer Area. This linear network will also be connected to the cross-County trail that links to destinations beyond the planning area such as Upper Rock Creek Regional Park. In addition, a series of urban parks is proposed to provide needed open space within the Metro Neighborhoods (see Park, Trail, and Open Space Concept map).

The *Countywide Park and Trails Plan* and the *PROS Plan* both identify basic goals for the County's trail system, including making connections, offering variety, and balancing recreation, transportation, and environmental efforts. The planning area abuts the Crabbs Branch Stream Valley Park, which may have some trail potential. This Plan identifies path and trail opportunities throughout the planning area in the parks and through the communities with the goal of connecting neighborhoods to parks, shopping, and the Metro.

### **Recommendations (See Existing and Proposed Parks and Open Space map)**

#### **Provide Recreational Opportunities in Existing Parks:**

- Site 1- Preserve Blueberry Hill Park as a recreation park site, preferably for passive recreation and open space. Provide additional passive recreational facilities in the wooded portions including trails, picnic facilities, seating areas, and improved pathways to surrounding communities. In the long term, the undeveloped portion of this park may be needed for active recreation or to meet future school needs.
- Site 2 - Maintain the existing active recreational uses at Redland Road Local Park.

#### **Provide Recreational Opportunities in New Parks:**

- Site 3 - Provide passive recreation at the stormwater management pond, including trails, interpretive material, seating, and picnic facilities. Provide a high point viewing station and consider a fountain in the pond. Connect trails to the Metro station and to surrounding communities.
- Site 4 - Set aside a minimum of 10 acres for a local park in the Buffer Area, called Jeremiah Park after Derwood's founder. This park should offer active recreational uses including ballfields, such as softball, soccer and lacrosse, multi-use courts, and multi-age recreation as well as an area for a library, and a potential public community center.
- Site 5 - Create a local park, approximately six acres, on Casey 6, next to the Roberts Oxygen property. This park should be developed for active recreation, such as ball fields, a multi-age playground, multi-use courts, and parking outside environmental buffers. If County Service Park facilities are relocated to this property, unmet park needs will be met in the Upper Rock Creek planning area.
- Site 6 - Create a neighborhood park north of the ICC in the Amity Drive area to provide nature-oriented recreation. Active recreation facilities will be located at the proposed elementary school.
- Site 7 - Create Town Square and Town Common parks in the Metro Neighborhoods that offer paved pathways, seating areas, special plantings, shade trees, and public art (see Urban Park Network map). These urban parks should be privately built and dedicated to the M-NCPPC.
- Provide neighborhood recreation and public use space in each Metro Neighborhood to provide local recreation opportunities that supplement County parks. Facilities can range from simple seating areas and tot lots in the Promenades to basketball courts and rooftop swimming pools.

Provide Trail Corridors:

- Trail 7 - Explore the potential for using sidewalks and a natural surface trail in the Mill Creek Stream Valley Park to provide an east-west greenway connection recommended in the *Countywide Park Trails Plan*.
- Trail 8 - Explore ways to provide trail connections between the Rock Creek Regional Park trail system and the Shady Grove planning area. Trail connection options will be studied in the context of a future trail plan for this area. This trail study will address whether proposed bike paths along Indianola Drive and Crabbs Branch Way can avoid relying on a hard surface trail in the Crabbs Branch Stream Valley Park, an area with a predominance of wetlands and environmentally sensitive areas.
- Extend the bike route along Crabbs Branch Way through the proposed development at Casey at Mill Creek to connect with Washington Grove's bikeway system (see Proposed Bikeways).
- Trail 9 - Provide bikeway access to the Rockville Bicycle Beltway that will eventually connect to Rock Creek Regional Park.
  - Retrofit existing residential neighborhoods with pedestrian trail connections that will link communities with each other and with community destinations.
  - Design the new residential communities with path and trail connections to park and transit facilities.
  - Develop all local parks with internal trails to improve access to all users including handicapped users.

Protect historic, cultural, and archeological features:

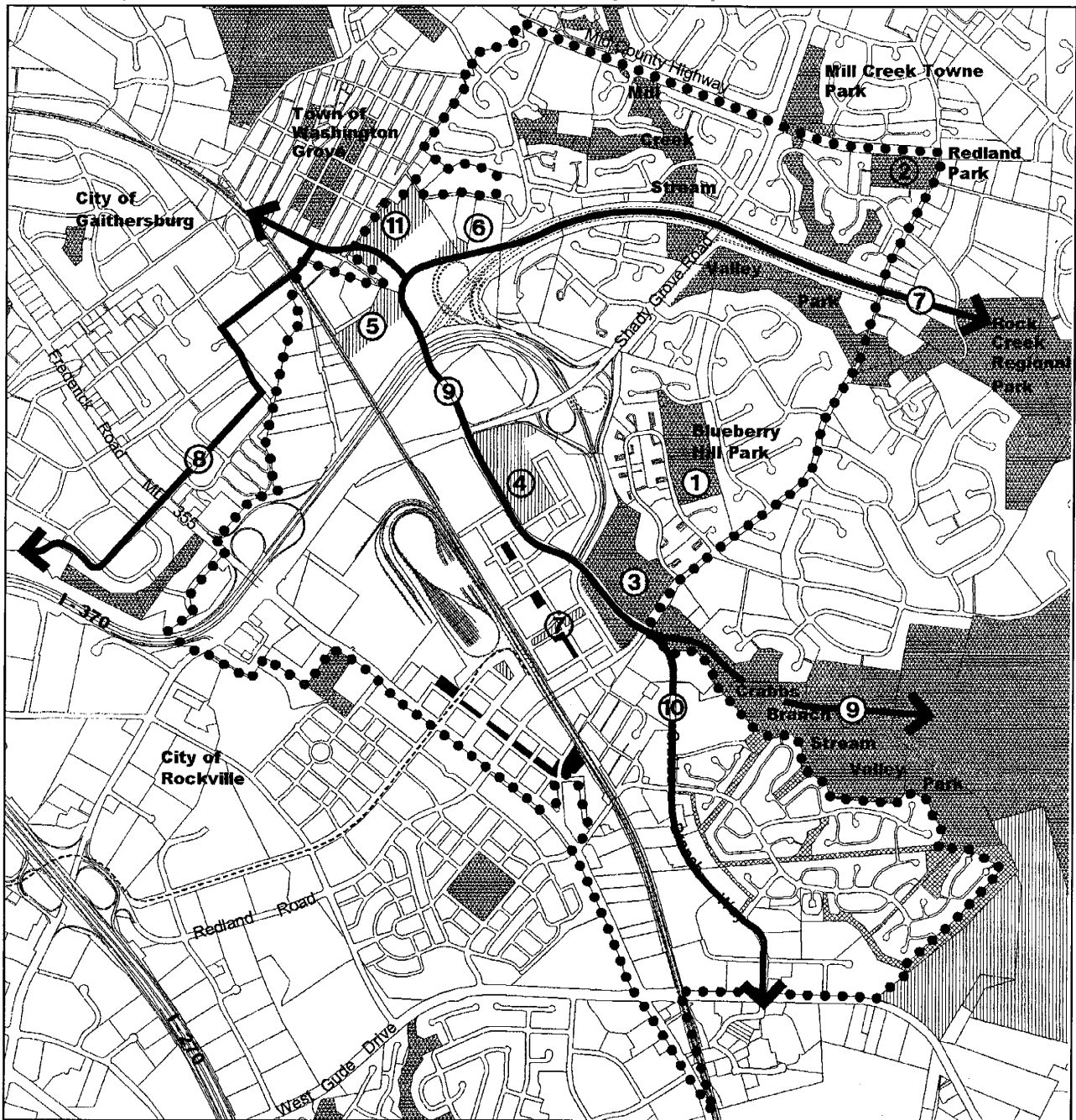
- Site 10 - Protect as much of the 13-acre Ridge Road Meadow on the Casey at Mill Creek property as possible through the development review process, balancing site constraints and developer interests. It has been identified as a Class II Heritage Resource site in the *Legacy Open Space Functional Plan* and provides a historic setting and open space buffer for Washington Grove. It should offer passive recreational opportunities including trails and nature observation. As much as possible of the meadow should eventually be acquired through dedication.

## Schools

Adequate public schools are a foundation of strong communities. The Plan recognizes that schools also help define communities. In addition to student instruction, they offer community identity, community meeting rooms, outdoor recreation facilities, and host a variety of after-school programs. This Plan's role is to identify appropriate sites for schools needed to serve existing and proposed communities. Proposed residential development at the Metro station area and in surrounding areas will generate an increase in the student population that will require a new elementary school and a portion of a high school.

The increase in the student population created by development proposed in this Sector Plan, coupled with the projected increases in Rockville and Gaithersburg, cannot be absorbed into the existing clusters. Three high school clusters serve the planning area: Gaithersburg, Magruder, and Richard Montgomery. The three high schools are currently operating at capacity and are projected to continue to increase in enrollment, according to the *MCPS FY2004 Educational Facilities Master Plan*. This Plan recommends one elementary school site to meet projected needs for the planning area. The site lies adjacent to the Mill Creek South community along Amity Drive just southeast of the Town of Washington Grove. The additional middle and high schools will need to be provided outside the planning area. Potential sites are available and will be identified by the *Gaithersburg Vicinity Master Plan*. This Plan recommends:

# Existing and Proposed Parks and Open Space



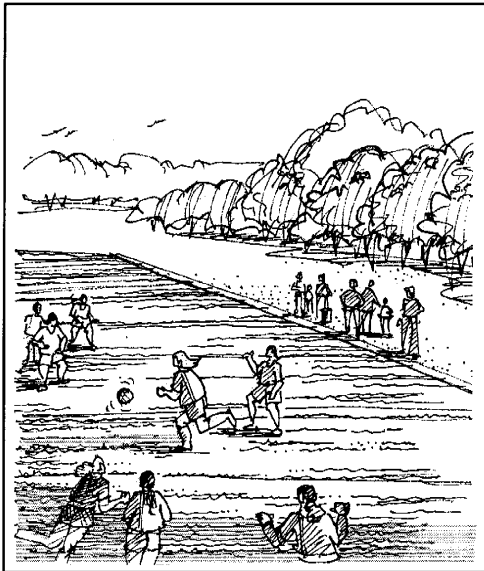
-  Existing Public Parks and Open Space
-  Existing Private Open Space
-  Proposed Public Parks and Open Space
-  Proposed Public Use Open Space
-  Countywide Trails
-  Shady Grove Sector Plan Boundary
-  Corridor Cities Transitway



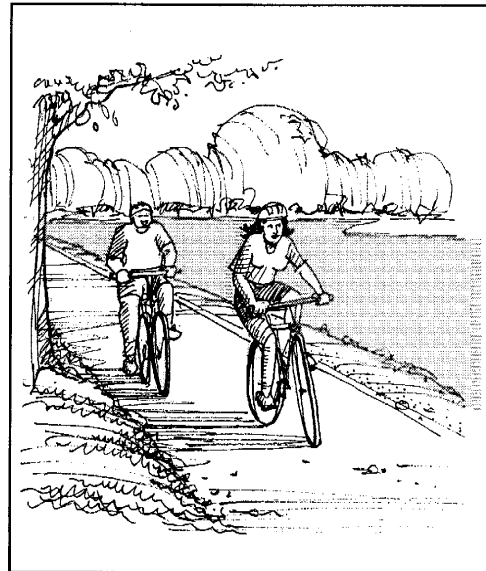
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- Designating the Casey at Mill Creek South property as the preferred site for an elementary school.
- Designing the elementary school's layout to encourage walking as well as accommodate school buses and parking areas. Provide walkway connections from all sides of the surrounding community.
- Designing the school's architecture as a civic structure that enhances and complements the surrounding community.
- Recommending a new high school cluster to serve the growing residential areas in the County and municipalities, and alleviate school crowding.
- Designating Blueberry Hill Park as a potential alternative school site, should a school at Casey at Mill Creek not be achieved.

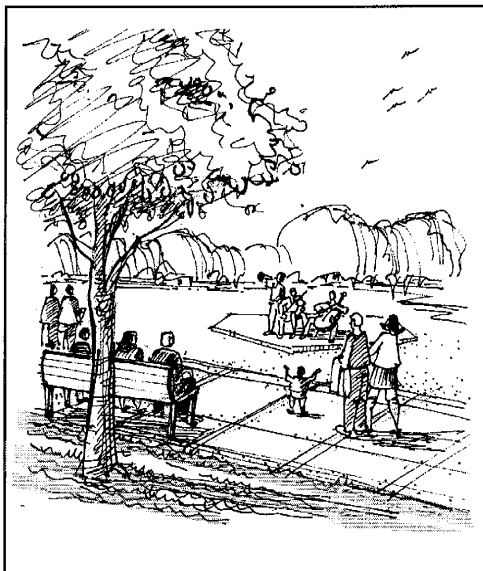
## Recreation Opportunities



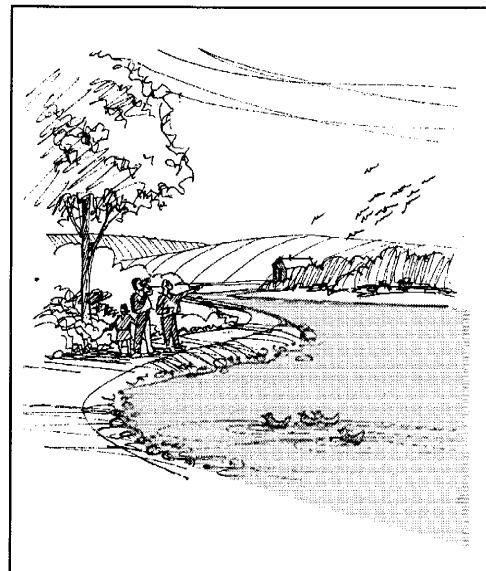
Playing Sports/Games



Riding Bicycles

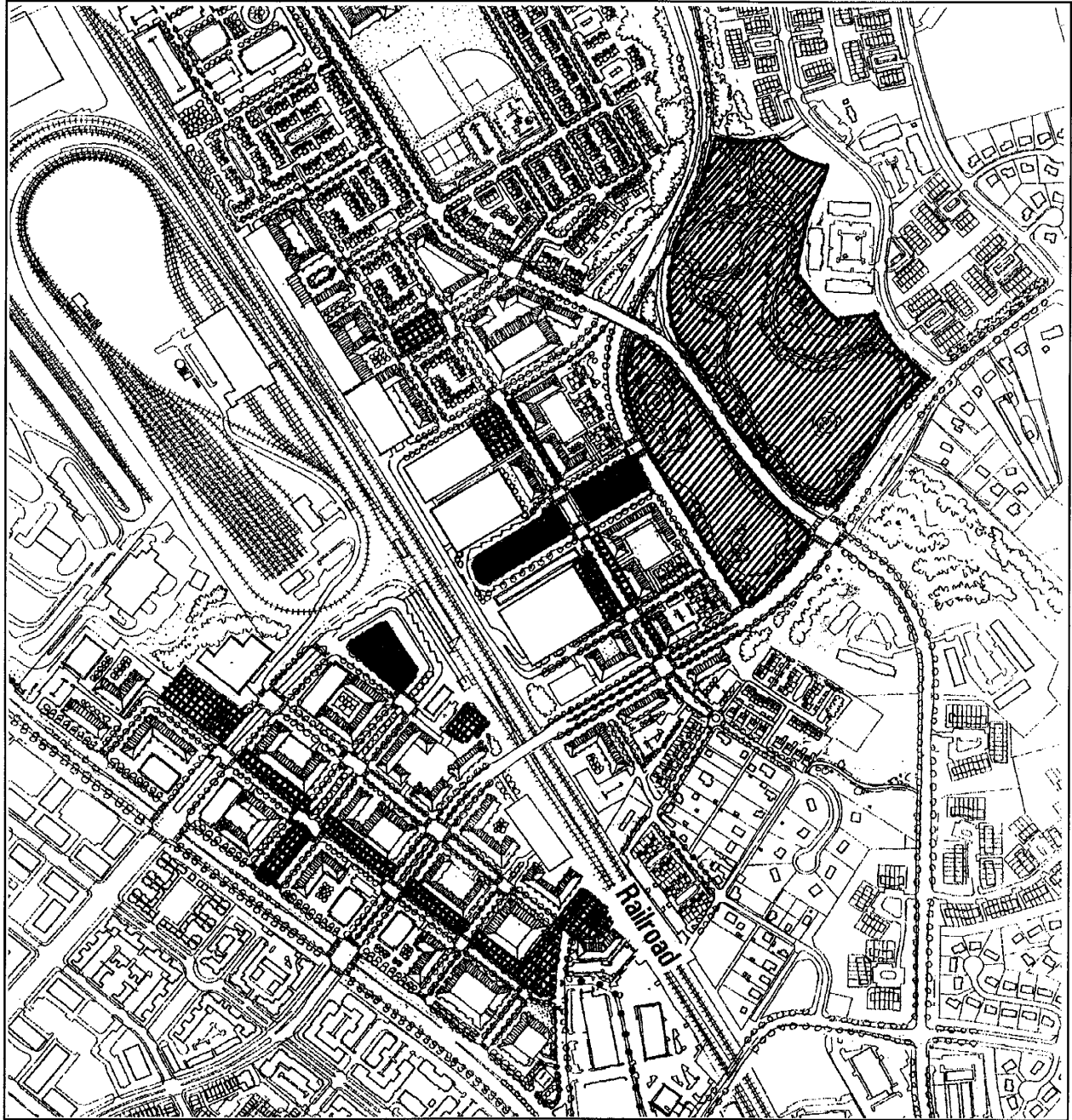





Enjoying Community Events



Enjoying Nature

# Urban Park Network



-  Urban Park
-  Passive Nature Park
-  Public Use Park



NOT TO SCALE

## **County Service Park**

The County Service Park provides a variety of services that meet needs beyond the planning area. Facilities include the M-NCPPC park maintenance, DPWT's Ride-On bus depot and general maintenance facilities, the Department of Liquor Control's distribution center, and the MCPS bus depot and maintenance facilities, along with its food and nutrition services.

Relocating these facilities is a significant challenge. They are centrally located with direct access to I-370 but within walking distance of the Metro station. Relocation will also require public sector commitment and private sector assistance in the form of partnerships, land exchange, and other innovative approaches. Relocating these facilities should not result in diminished or compromised County services. Relocation costs should be minimized using a variety of techniques such as private sector proposals to relocate services and exchange properties. This Plan recommends:

- Relocating sites for facilities in the County Service Park to permit more appropriate mixed-use residential development adjacent to the Metro station.
- Establishing a one year application period after Sector Plan approval, in which the County can receive development proposals to relocate County Service Park facilities. If after one year, no acceptable proposals are received, County investment in those facilities may continue.

## **Library Services**

The Department of Library Services supports a library in the planning area due to the increase in service population. This Plan recommends relocating the library currently planned for Laytonia to this more populated center increasing convenience and access to more residents. The corner site at Crabbs Branch Way and Shady Grove Road adjacent to the proposed local park offers an opportunity to provide a civic structure on a highly visible site, improving the overall character of the Shady Grove Road Corridor. This Plan recommends:

- Supporting a new library at the corner of Crabbs Branch Way and Shady Grove Road. Consider relocating the 40,000-square foot library now proposed for the Laytonia Recreational Park to the redeveloped school bus depot site where it would provide a community focal point and be accessible to more users via Metro.
- Designing a multi-level building with structured parking, to more efficiently use limited land and increase available parkland. A two-story library with a larger first floor, between 20,000 and 30,000 square feet, and a smaller second floor would provide design flexibility for the Library Department.
- Providing shared parking with adjacent residential development to maximize efficiency and achieve more open space.
- Integrating multi-family housing with library development to achieve shared parking and an efficient development pattern that maximizes open space.

## **Community Center**

A County community recreation center within the Metro Neighborhood area should be considered to serve the community with year-round recreation and programs. The potential population in the planning area and its surrounding communities may be sufficient to justify a public facility. Locating a public community center should create a highly visible civic building that contributes to the Shady Grove Road Corridor's overall character. This Plan recommends:

- Coordinating with the Department of Recreation to identify need as the Plan builds out. Consider WMATA's property on the east side of Metro or Jeremiah Park as potential locations. Utilize shared parking with other uses within structured parking facilities.
- Designing a multi-level building with structured parking to more efficiently use limited land.

- If a public facility is not feasible, a privately developed facility managed by the Urban Service District should be provided on WMATA's property east of the Metro. The private community center shall include facilities such as a multi-purpose court, restrooms, showers, a kitchen, meeting rooms, a computer center, an arts room, and a gym. Construction and management funding for the private center shall be achieved through development's required participation in the Urban Services District.

### **Fire and Rescue**

The Montgomery County Fire and Rescue Service (MCFRS) has determined that a future service station is desired in the Shady Grove and Gaithersburg and Vicinity planning areas. There are no fire stations between Station 3 in Rockville and Station 8 in Montgomery Village. The MCFRS envisions a facility that would house fire, rescue, and Emergency Medical Service (EMS) units, the County Bomb Squad, and other specialized units.

The Casey 3 property provides an opportunity to locate a future MCFRS station. A station at this location would provide easy access to MD 355, I-270, Shady Grove Road and the ICC if constructed, as well as the service areas of Rockville and Gaithersburg. The site's environmental constraints are extensive and result in a small buildable area on its eastern portion. This Plan recommends:

- As an alternative to technology or research and development uses on this site, a public fire and rescue station, approximately six to seven acres, would be appropriate to serve the immediate and surrounding areas.

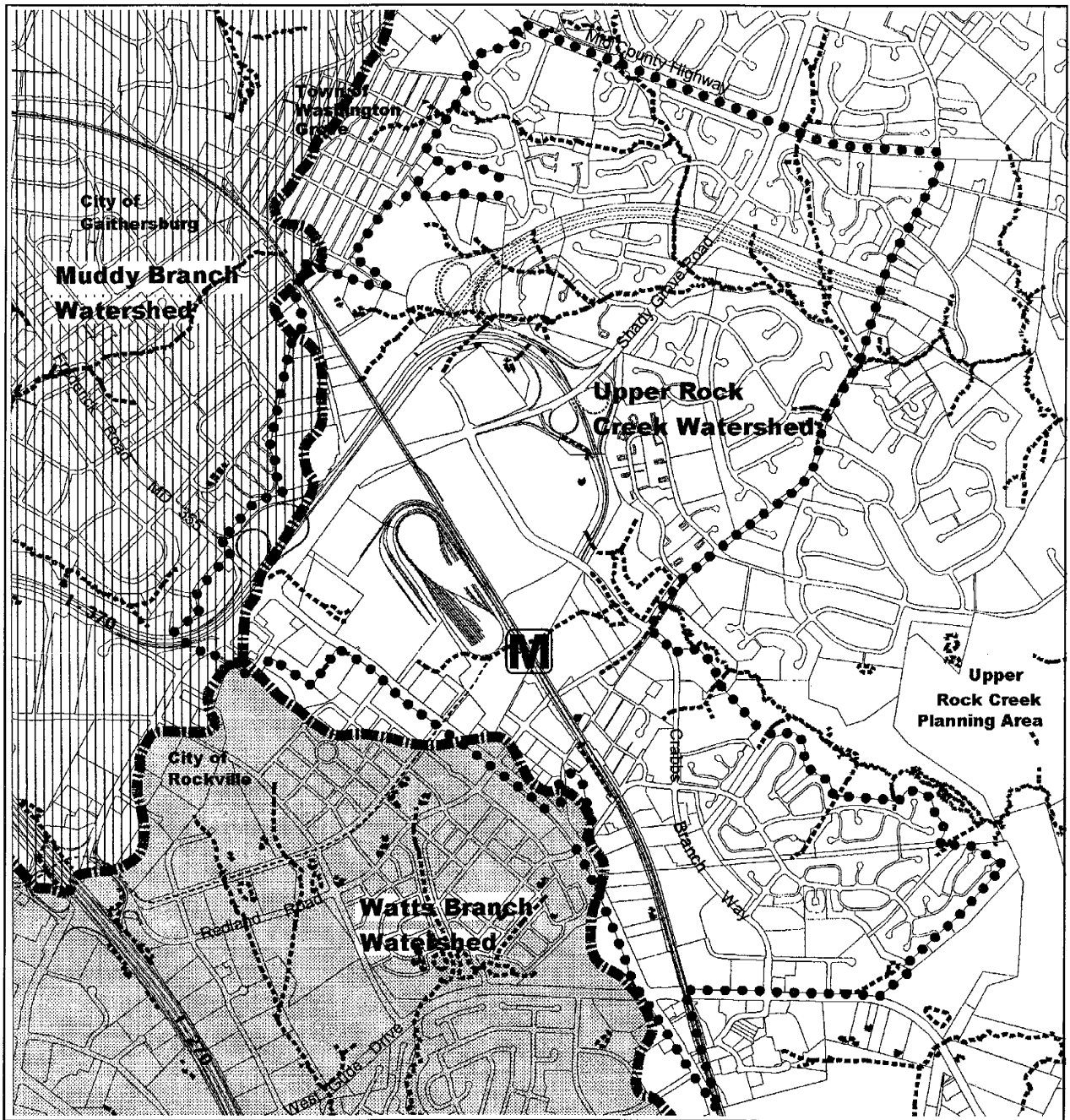
### **Senior Services and Day Care**







As the planning area changes there will be an increased need for social services, especially child daycare. Services such as elderly day care, teen programs, child daycare, and recreation should be provided in convenient locations.

Currently, the planning area is served by three private child daycare facilities. One is located at the west side of the Metro station, one in The Grove shopping center, and one in the Oakmont Industrial Park. The need for such child daycare is also evidenced by the demand that the other daycare facilities experience in their waiting lists. This Plan recommends:

- Redeveloping the existing day care located on WMATA property into the new Metro West neighborhood.
- Providing a new day care facility located on WMATA property within the Metro East neighborhood.

# Watersheds



-  Upper Rock Creek Watershed
-  Muddy Branch Watershed
-  Watts Branch Watershed
-  Watershed Boundaries
-  Shady Grove Sector Plan Boundary
-  Streams and Ponds

