Lacking central green spaces and continuous tree canopy
A greener and more connected Downtown
Inviting and Flexible Green Spaces
Walk to Neighborhood Greens
• Support the Centers with Civic gathering spaces

• Provide linkages and signature gateways to the major trail systems

• Create green neighborhood parks.

• Create livable communities and appropriate transitions by greening and buffering the edges
Urban Parks and Open Space Hierarchy

A HIERARCHY
Each area master plan should include a system of open spaces based on the roles of each type of open space. The amount and size of open spaces may vary from plan to plan and should be directly proportional to the projected density, and adjusted to the pattern of existing open space and other factors such as community-specific needs.

The following hierarchy should be applied to any new urbanizing area:

FOR THE SECTOR PLAN AREA:
- Active recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- A central “civic green” urban park (Chapter 3), ranging in size from ¾ to 2 acres, depending on projected densities, located in close proximity to a public transit hub, next to activating uses, with a mixture of hard and soft surfaces including a central lawn area for events.
- An interconnected system of sidewalks and trails to connect parks and open spaces.
- Wooded areas that will provide a sense of contact with nature.

FOR EACH URBAN NEIGHBORHOOD: A neighborhood green, urban buffer park, or community use recreational park.

FOR EACH BLOCK: An urban square, plaza, or green area.

FOR EACH BUILDING: An outdoor recreation space.

FOR EACH RESIDENCE: A private outdoor space.
A place with grass and trees and benches

A place to run, walk or bike

A place for big events like concerts or movies

A place to gather with friends
What we heard from the Community

A place where I can meditate and/or connect with nature

A place to bounce, kick, or throw a ball

A place to skateboard

A place where I can run my dog

A play place for all ages: children, adults, and seniors
Existing and Proposed
Implementation
Challenges for Urban Parkland Acquisition

- High cost of Land Acquisition
- Timing Challenges for Dedication

Traditional Park Acquisition Tools

- Dedication via Development Review Process
  - Smaller parks
  - Additions to existing parks
  - Small portions of entire lots or development footprints
- Direct Acquisition via CIP funds
  - Non-Local and Local Acquisition
  - Legacy Open Space
  - ALARF
Parks Implementation Strategy

Alternative Tools to Overcome Challenges

• Increase the Likelihood of Receiving Parks in Dedication through Development
  • Use the density transfer program
  • Identify Parks as priority sending areas, and
  • Use other innovative zoning tools

• Make Expensive Acquisitions Feasible
  • Negotiate installment contracts to stretch current funds
  • Request supplemental appropriations from Board and Council for significant urban acquisitions
  • Seek additional funding sources
Legacy Open Space Designations

- **Legacy Open Space Functional Master Plan Categories**
  - Urban Open Space
  - Greenway Connectivity

- **LOS Criteria**
  - Increase access to open space and recreation in urban communities
  - Promote interconnectivity of the urban green infrastructure
  - Provide community open space for casual use and large community gatherings

- **BDP Sites that “Rise Above the Rest”**
  - Capital Crescent Central Civic Green
  - Eastern Capital Crescent Urban Greenway
Legacy Open Space Designations

• Capital Crescent Civic Green
  • Provide key community open space for recreation and casual use by the large population center in this community
  • Support trail usage and special events to serve the entire County

• Eastern Capital Crescent Urban Greenway
  • Increase access between one of the most important trail corridors in the County and the center of Bethesda
  • Provide key additional recreational open space to a community with high population density

• Legacy Open Space designation supports implementation through the use of Legacy Open Space tools and funding

• Designation in LOS Functional Master Plan via BDP Master Plan

• Proposed additions to Plan text in staff memo
Civic Gathering Spaces
The Capital Crescent Civic Green

• **Vision:** the Civic Green for the Bethesda Row District and the western gateway of the Capital Crescent Trail

• **Purpose:** community events, meeting spot, casual informal gathering on the lawn. Amenities such as food kiosks and a water play area should be included.

• **Size:** 0.5 acres
Support Centers with Civic Greens
Support Centers with Civic Greens

Veteran’s Park Civic Green

- **Vision:** a green extension of the existing successful public open space at Veteran’s Park

- **Purpose:** formal community programs, informal relaxing, including amenities such as shade structures, water walls, etc.

- **Size:** 0.4 acres
Support Centers with Civic Greens
The Farm Women’s Market Civic Green

- **Vision**: a green open space in the historic heart of Bethesda, next to the longstanding community institution

- **Purpose**: destination and gathering spot for market customers to eat and relax. Amenities such as portable tents, seating and tables should be included.

- **Size**: 0.6 acres (includes historic building)
Support Centers with Civic Greens
Linkages and Gateways
Provide Gateways to Major Trail Systems

The Eastern Capital Crescent Trail Urban Greenway Park

- **Vision:** an active gateway park along the Capital Crescent Trail
- **Purpose:** recreational facilities accessed by the trail, a green gateway to the central Business District. Amenities such as adult fitness, skateboard walls and a dog park should be included.
- **Size:** 1.3 acres
Arlington South Urban Gateway Plaza

• **Vision:** a linear park linking the Arlington South District to the Capital Crescent Trail.

• **Purpose:** Connection from the Trail to a mid-block cross to the Bradley Shopping Center. Amenities such as comfortable seating and innovative storm water management should be included.

• **Size:** a minimum width of 12 feet between the existing buildings adjacent to the Capital Crescent Trail and 20 feet in the area that leads to Arlington Boulevard.
Provide Gateways to Major Trail Systems

The Gateway into Norwood Local Park

• **Vision:** a welcoming, green and obviously public entrance into Norwood Local Park

• **Purpose:** improve connections to the Bethesda’s largest park for cyclists and pedestrians. Amenities such as a welcoming gateway and landscaping should be included.

• **Size:** Wide enough pavement for cyclists and pedestrians between Chevy Chase Drive and park property line
Provide Gateways to Major Trail Systems

The North Bethesda Urban Greenway Park

• **Vision:** a green and active linear park connecting the National Institute of Health and the Woodmont Triangle

• **Purpose:** enhanced trail for cyclists and walkers. Amenities such as play elements and stream improvements should be included.

• **Size:** 0.9 acres

(along the major bicycle and pedestrian route between Bethesda and White Flint)
Neighborhood Greens
Create Green Neighborhood Parks

Bethesda – Chevy Chase East Neighborhood Green Urban Park

• **Vision:** neighborhood green urban park that serves new development in the area

• **Purpose:** walk-to amenities for the residents immediately surrounding this park, such as community open space, seating, trees, art-based play area

• **Size:** 0.3 acres
  (between Bethesda – Chevy-Chase High School and the Pearl Street / East-West Highway intersection)
Create Green Neighborhood Parks

Wellington Drive Neighborhood Green Urban Park

- **Vision**: a neighborhood park and green buffer
- **Purpose**: walk-to amenities for the residents immediately surrounding this park, such as community open space, trees, and nature-based play area
- **Size**: 0.5 acres
Create Green Neighborhood Parks

South Bethesda Public Plaza

• **Vision:** a small public open space at the corner of Bradley Boulevard and Strathmore Street

• **Purpose:** shaded open space for higher density development. Amenities such as playful gateway art should be included.

• **Size:** 0.15 acre
Old Georgetown Road Neighborhood Green Urban Park

- **Vision:** a heavily landscaped, shady, green living room at a signature location
- **Purpose:** green respite, lunch spot, visitor destination
- **Size:** 0.3 acres. (currently a bank and adjacent single family home building to the southwest at Woodmont and Old Georgetown)
Green Edges and Buffers
Eastern Greenway Districts

Public Realm

- Proposed Bike Priority Street + Canopy Corridor
- Proposed Public Connection
- Proposed New Street
- Proposed Shared Street
- Enhanced Intersection
- Proposed Gateway and Enhanced Intersection
- Proposed/Enhanced Open Space
- Potential Open Space (Location TBD)
- Illustrative Potential Development

North

- Provide public greenway on west side of Tilbury St between Maple Ave and Cheltenham Dr
- On blocks with existing single-family homes, the greenway only occurs if the entire block is redeveloped in the future
- Provide bike, sidewalk and SWM improvements within the public ROW

South

- Encourage provision of a Tier 3 Neighborhood Green or a larger destination park adjacent to the Farm Women’s Cooperative Market
- Provide public greenway on west side of 46th St and West Ave between Willow Ln and Bradley Ln
Eastern Greenway Districts

Tier 1 Green Street:
- Tier 1 Green Street
- Up to 15’ Maximum Height

Tier 2 Greenway:
- Tier 2 Greenway
- Up to 15’ Maximum Height
- 90-15’ Setback from Curb for Greenway

Tier 3 Neighborhood Green:
- Tier 3 Neighborhood Green
- Up to 70’ Maximum Height
- >70’ Setback from Curb for Neighborhood Green
Greening and Buffering the Edges

The Eastern Greenway Neighborhood Green Urban Parks

North End:

• **Vision**: pockets of parkland along the Eastern Greenway for additional recreational amenities and green buffers

• **Purpose**: accommodate needed walk-to facilities. Amenities such as natural play areas and community open space should be included.

• **Size**: 0.5 acres each
The Eastern Greenway Neighborhood Green Urban Parks

South End

- **Vision**: destinations, green spaces, and buffers to the Town of Chevy Chase

- **Purpose**: neighborhood recreation, green buffer, increased tree canopy. Amenities such as climbing walls, should be included.

- **Size**: 3 additional acres of green space (in addition to the green space at the Farm Women’s Cooperative Market)
Western Edge Neighborhood Parks

- **Vision**: additions to the larger green spaces along the western edge of the Plan area

- **Purpose**: neighborhood recreation, green buffers. Trending amenities such as musical playgrounds, disc golf and rope courses should be accommodated.

- **Size**: Caroline Freeland Urban Park - 0.15 acres
  Bethesda Elementary School - 1.0 acres
Proposed Addition to Caroline Freeland Urban Park

- Johnson Brian G
- Freedman Randy K &
- Neel Stephen R & M.E.
- Montgomery County
- Hampden Ln
- Maryland National Capitol
- Loungani Prakash N &

0.2 acres

Caroline Freeland UP
Battery Lane Urban Park Expansion

• **Vision:** expanded Battery Lane Urban Park that provides a buffer, recreational amenities, and playable art for visitors and residents

• **Purpose:** allow for needed walk-to facilities, such as community open space, dog parks, skate parks or community gardens

• **Size:** existing 2.0 acres, additional 1.75 acres
Battery Lane District

Public Realm

- Proposed Bike Priority Street + Canopy Corridor
- Proposed Public Connection
- Proposed New Street
- Proposed Shared Street
- Enhanced Intersection
- Proposed Gateway and Enhanced Intersection
- Proposed/Enhanced Open Space
- Potential Open Space (Location TBD)
- Illustrative Potential Development

- Connect Norfolk Avenue to Battery Lane with new park street
- Expand and Enhance Battery Lane Urban Park to connect from Norfolk Ave to NIH Public Use Space. Consider continuing daylighting of stream
- Create public midblock connections to continue pedestrian grid from Woodmont Triangle
Public Space Network

Primary Links:

• Metro Center to Woodmont Triangle and Bethesda Row

• Norfolk Avenue linking Veteran’s Park Civic Green through Battery Lane Park

• Capital Crescent Central Civic Green to the Farm Women’s Cooperative Market
Battery Lane District
Shared Street Concept

Norfolk Avenue Shared Street

- Preserved Building Scale + Character
- Increased Tree Canopy
- Seating
- Shared Space for All Users
- More Public Activity Space
- Previous Paving
- Stormwater Planters

- Community Identity
- Opportunity
- Habitat + Health
- Access + Mobility
- Water
- Energy + Resources
Bethesda Metro Plaza
Bethesda Metro Plaza

- Activate and increase visibility of public use spaces
- Allow for new building to define the center
- Encourage a new civic gathering space
- Improve the pedestrian environment with better access