



Chevy Chase Lake Sector Plan

Appendix



Montgomery County Planning Department

M-NCPPC

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Chevy Chase Lake Sector Plan

Appendix 6 Parks

CHEVY CHASE LAKE SECTOR PLAN
Preliminary Recommendations from Department of Parks
Approved by Senior Park Management, March 2011

1. Locate a new urban park to function as an urban plaza or civic green adjacent to the future Purple Line station at Connecticut Avenue. The park will be conveyed to and controlled by M-NCPPC Department of Parks, and designed and constructed by the developer/landowner according to Department of Parks standards. It must be at least .75 acres and designed so that activation of this central public space is ensured and that the surrounding uses contribute and complement the desired functions, so that it can accomplish the following:
 - accommodate major outdoor activities, public events, gatherings, and celebrations
 - allow for local street closures to provide more event space
 - draw people from the surroundings to participate in local events
 - accommodate bicycle and pedestrian connections to the transit station.
2. Locate a new neighborhood park at the eastern-most part of the Housing Opportunities Commission (HOC) properties, to be conveyed to and controlled by M-NCPPC Department of Parks, and designed, and constructed by the landowner per Department of Parks standards. Future park should be between ½ to one acre and be sized to include a playground, a seating/picnic area, and access to the trail system.
3. Remove the half-basketball court at Jones Mill Road NP to reduce imperviousness in the Rock Creek stream buffer, and reclassify the park as a Neighborhood Conservation Park.
4. Include the following cultural/historic resources on parkland as eligible for public amenities funding associated with future CR-zoned development:
 - Rehabilitate Meadowbrook Stables and/or recreation center
 - Enhance Rock Creek Trail, replace paved trail with boardwalk where needed to reduce imperviousness in Rock Creek Stream Valley Park Units #1 and #2.
 - Restore athletic fields at nearby parks
5. Support a new bikeway/hard-surface shared use path connector along Coquelin Run ROW between Jones Bridge Road and Capital Crescent Trail
6. Support a new natural surface trail connector along Coquelin Run ROW between Chevy Chase Lake Drive and Capital Crescent Trail
7. Support the natural surface trail system in Coquelin Run open space that is proposed by the Chevy Chase Land Company.



June 23, 2012

MEMORANDUM

TO: Elza Hisel-McCoy, Area 1

FROM: Chuck Kines, Rachel Newhouse, and Brooke Farquhar

RE: Background on Existing Parks and Trails, and Goals for Parks, Trails and Open Space, in the Chevy Chase Lake Sector Plan

Public parkland and trails – as well as both public and private open space – play important roles in the well-being of a community. In urbanizing areas, parks provide important health, social, aesthetic, economic, and environmental benefits. They enhance the quality of community life by providing visual relief from the built environment, a sense of place, an opportunity to connect with nature, and space to gather, play and celebrate life’s milestones. In addition, parkland contributes to the natural environment by providing wildlife habitat, improving air quality, and protecting water quality.

Plans in urbanizing areas such as Chevy Chase Lake propose integrated systems of parks and open spaces to reflect the particular needs of a community. They also help implement land use planning goals and objectives established in the 2005 Land Preservation, Parks and Recreation Plan (LPPRP), which guides the County-wide pattern of parkland and recreation needs. The park and trail related recommendations in this document will update the 2005 LPPRP.

As areas urbanize, the roles and functions of public and private open spaces should change to reflect the changing needs of the community. The challenge for any plan is to protect existing park resources while concurrently planning for future needs. The range of recommendations should balance environmental stewardship with facility-based recreation needs. For example, many park facilities in this sector plan study area are located within the floodplain for Rock Creek. Future improvements to these facilities will be reviewed and analyzed with more scrutiny and analysis as a result.

Existing Parks

The only existing park in the The Chevy Chase Lake Sector Plan area is Jones Mill Road Neighborhood Park, which has a half basketball court. However, the community is served by numerous parks and recreational resources within and outside of the sector plan’s study area. The sector plan is bounded to the east by the Rock Creek Stream Valley Park Unit #2, and the study area includes parts of Rock Creek Stream Valley Park Units #1 and #3.

Other parks within the study area and its immediate vicinity include North Chevy Chase Local Park, Meadowbrook Local Park, Lynbrook Local Park, East-West Highway Neighborhood

Conservation Area, Chase Avenue Urban Park, Cheltenham Drive Urban Park, Elm Street Urban Park, Leland Neighborhood Park, Ray's Meadow Local Park and Elmhirst Neighborhood Conservation Area, Kensington Parkway Stream Valley Park and Rock Creek Hills Local Park. The Jane E. Lawton Recreation Center is nearby as well.

The study area and immediate vicinity features approximately 821.26 acres of parkland in total (See table below). These parks collectively provide the residents in the sector plan area with several playgrounds and other amenities, such as basketball courts and tennis courts. The facilities are fairly well distributed geographically with recreational opportunities – particularly playgrounds – within a 5-10 minute drive for most residents.

Table 1. Existing Parks and Facilities in Study Area and its immediate vicinity (within ¼ mi of study area boundary)

Name of Park	Acres	Amenities
Jones Mill Road Neighborhood Park	2.13	Half basketball court
North Chevy Chase Local Park	30.86	2 diamond fields, one with soccer overlay, playground, basketball court, 2 tennis courts
Meadowbrook Local Park	44.76	2 rectangular fields, 6 diamond fields, playground, 2 basketball courts, 4 tennis courts, recreation building
Rock Creek Stream Valley Park Unit #1	80.09	Regional trail, horse riding stables, maintenance yard
Rock Creek Stream Valley Park Unit #2	276.52	Regional trail, playground, picnic areas
Rock Creek Stream Valley Park Unit #3	326.63	Regional trail, playgrounds, picnic areas
Rays Meadow Local Park	11.09	Playground, 2 rectangular fields, 1 diamond field
Lynnbrook Local Park	6.02	Diamond field w. rectangular overlay, playground, 2 tennis courts
East-West Highway Neighborhood Conservation Area	1.77	No facilities
Chase Avenue Urban Park	0.36	2 playgrounds
Cheltenham Drive Urban Park	0.35	playground
Elm Street Urban Park	2.11	Trail connector to Capital Crescent Trail, playground, half basketball court, picnic areas
Leland Neighborhood Park	3.69	Recreation building, playground, basketball court, 2 tennis courts
Elmhirst Parkway Neighborhood Conservation Area	6.95	Trail connector to Rock Creek Trail in SVU #3
Kensington Parkway Stream Valley Park	14.84	Playground, 2 tennis courts, Kensington Cabin
Rock Creek Hills Local Park	13.09	Playground, in-line skating rink, 2 rectangular fields, basketball court, 2 tennis courts

Existing Trails

The Rock Creek Trail parallels the Rock Creek within Rock Creek Stream Valley Park Units 1, 2 and 3. This 8' asphalt park trail provides both a linear, active recreational experience as well as a vital off-road transportation alternative with connections to numerous parks and community resources, including Meadowside Local Park and Candy Cane City as well as Ray's Meadow Local Park. The adjoining communities enjoy good access to this trail due to numerous community connector paths. An important goal of this plan will be to enhance connections to the Rock Creek Trail as a means to augment active, linear recreational opportunities and to facilitate access to community destinations by bicycle and on-foot.

Park and Trail Planning Policy

The LPPRP gives guidance on the countywide pattern of parkland and recreation needs. It projects recreational needs by broad planning areas, rather than for small sub-areas such as Chevy Chase Lake. Urban areas present distinct challenges and opportunities to provide park and recreation resources and the Plan will strive to incorporate and create those resources with reinvestment. Those open spaces that rise to the level of serving as a focal point of community life for the planning area are likely to be recommended to be public parks. The "neighborhood green" areas, those open spaces serving small sub-segments of the sector plan, are appropriate to be provided and managed by the private sector

Local and neighborhood recreation facility needs are projected by the LPPRP based on residential population. Its assumptions are suburban - that housing will be built on large tracts of land and that desired facilities are playing fields and courts. While locating new parkland for rectangular fields is desirable in the Chevy Chase Lake Sector Plan area and the immediate vicinity, it will be difficult to find available and suitable land.

The LPPRP indicated that the Bethesda-Chevy Chase Team Area, which includes Chevy Chase Lake, needs additional baseball fields and rectangular fields (soccer). Approximately 25 additional fields are estimated to be needed by 2020, primarily rectangular fields. In down county areas such as Chevy Chase Lake, it is difficult to find sufficient land on which to locate these fields. Playing field users, who normally drive to fields, may have to use fields in other areas and make more efficient use of existing fields through artificial turf, innovative scheduling, and lighting to increase hours of use.

Public Input on Park and Trail Issues:

At the open house that was held early in the public outreach conducted for this Sector Plan, there was a request from the community to have a playground that was within walking distance from the existing neighborhoods on the east side of Connecticut Avenue. Currently the only playground that is within walking distance is located at the elementary school on Jones Bridge Road. This playground is only available to the public during non-school hours.

Park, Trail and Open Space Goals:

1. Designate a central gathering or civic space(s) close to the commercial center and/or Purple Line station.

2. Create a walkable system of parks and open spaces, with improved bicycle and pedestrian connectivity to regional and community trail system.
3. Improve public safety on parkland – including the Rock Creek Trail -- through design improvements and enhanced maintenance and operations.
4. Protect and minimize impacts to sensitive natural areas. Add to existing parkland where possible, to relocate impervious facilities away from sensitive natural areas.
5. Explore opportunities to expand the existing park and open space system.
6. Rehabilitate cultural resources (historic and/or archaeological features) in or in the vicinity of the Sector Area, such as Meadowbrook Stables, Kensington Cabin, and Meadowbrook Recreation Center.
7. Create interpretive park trail signage highlighting the natural and cultural resources and their history within the park system, particularly along Rock Creek, one of the first segments of the county park system.
8. Identify locations for playgrounds within or in the vicinity of the sector plan area.



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