

Appendix

Glenmont Sector Plan

January 2013

Appendix D:

Park Facilities Evaluation

For more information, call the Park Planning and Stewardship Division at
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Montgomery County Planning Department

M-NCPPC

MontgomeryPlanning.org

Parks, Open Spaces, Trails & Recreation Facilities

Appendix for Glenmont Sector Plan

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Public parkland and pathways—as well as both public and private open spaces—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 revitalizing neighborhoods like Glenmont 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 *2012 Park Recreation and Open Space (PROS)*, which guides the Countywide pattern of parkland and recreation needs.

Existing Parks and Trails

The sector plan features three existing public parks: Glenfield Local Park, Saddlebrook Local Park and Glenmont Greenway Special Park. See Figures 1 (map) and 2 (table). Glenfield Local Park is 11.3 acres and includes a diamond/rectangular field overlay, a playground and two tennis courts, a picnic shelter and a Petanque court. Saddlebrook Local Park is nearly 15 acres and includes a rectangular field, playground and basketball court. Glenmont Greenway Special Park is approximately three acres and includes an 8’ asphalt trail and sitting areas. The land is owned by WMATA, but operated and maintained by M-NCPPC as parkland. In addition to these three parks, there are eleven parks within a few miles of the sector plan, totaling over 1,100 acres.

While the sector plan area and vicinity is generally well served for parks, there are distinct needs identified for future residents and workers in the sector plan area, specifically a central civic green to serve as a gathering space and location for community festivals and special events. Additionally, the growing population will have increased needs for urban open space and recreational facilities. This future need forms the basis of park, trails and open space recommendations.

Policy Guidance

2012 Parks, Recreation, and Open Space (PROS) Plan

The *2012 PROS Plan (PROS)* approved by the Planning Board in July 2012 established new guidelines for urban parks. Recognizing that the pattern of open space systems in areas of increasing density should

support vibrant mixed-use centers, *PROS* recommends open spaces that will be comfortable, attractive, easily accessible, and provide a range of experiences, up to and including festival and outdoor event spaces.

The system of parks and open spaces for each master plan or sector plan area should be provided through a combination of public and private efforts. Those open spaces that rise to the level of serving as a focal point of community life for the plan area are typically recommended to be publicly owned and managed parks, while those open spaces serving smaller districts, neighborhoods, or nodes are often recommended as public use spaces owned or managed by the private sector. Recommended attributes of the parks and open system include active recreation, social interaction, access to green space, relaxation and stress relief, public accessibility, educational value, walkability, connectivity, flexibility, and activating uses (*PROS* Chapter 2).

PROS established six new categories of urban parks in a revised Park Classification System, including: Civic Green Urban Park, Countywide Urban Recreational Park, Urban Greenway, Neighborhood Green, Urban Buffer Park, and Community Use Recreational Park (*PROS* Chapter 2). A few of these park types are recommended in this Plan.

In order to achieve a system of parks, trails, and open spaces, *PROS* recommends the following hierarchy for all new master plans and sector plans:

- For the Master Plan Area:
 - recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, relaxing on the lawn, festivals or events, etc.
 - a central Civic Green Urban Park, ranging in size from 1/2 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 Urban Recreational Park
- For each Block: an urban square, plaza or green area
- For each Building: outdoor recreation space
- For each Residence: private outdoor space

The Glenmont planning area does not have an existing urban park within its boundaries. Since the plan anticipates higher density mixed use development in the existing commercial core, a centrally located urban open space will be needed to serve as a gathering space and green relief from the

built environment. Whether owned and managed by the private sector or by M-NCPPC Department of Parks, this central space should fit the following description in of a Civic Green Urban Park (*PROS*, Chapter 2):

Formally planned, flexible, programmable open spaces that serve as places for informal gathering, quiet contemplation, or large special event gatherings. Depending on size, they may support activities including open air markets, concerts, festivals, and special events but are not often used for programmed recreational purposes.

Research shows that parks in urban areas contribute to physical, mental, social, spiritual, and environmental health.

Urban Parks		
Component of Human Health	Contribution of Parks (Performance Standard)	Example of Amenity
Physical	Provide a variety of settings and infrastructure for various levels of formal and informal sport and recreation, for all skill levels and abilities e.g. picnicking, walking, dog training, running, cycling, ball games, boating, photography, bird watching, camping	Trails, Fields, Courts, Playgrounds, Picnick Areas, Camps, Dog Parks, Boating Lakes
Social	Provide settings for people to enhance their networks and personal relationships from couples to families, to social clubs and organizations of all sizes, from casual picnicking to event days and festivals	Large Open Spaces, Plazas, Lawns, Moveable Tables and Chairs
Mental	Make nature available for restoration from mental fatigue; solitude and quiet; artistic inspiration and expression; educational development; (e.g. natural and cultural history)	Quiet tree lined spaces, water, waterfalls, ponds, Culturally pristine spaces, historic settings interpretive areas and signage
Spiritual	Preserve the natural environment for contemplation, reflection, and inspiration; invoke a sense of place; facilitate feeling a connection to something beyond human concerns	Naturally beautiful spaces or designed beautiful spaces and art
Environmental	Mitigate consequences of an urban landscape. Reduce air and water pollutants, cool local climate, conserve energy. Foster human involvement in the natural environment (Friends Groups, etc.)	Trees, landscaping, stormwater management areas, green walls, green roofs

Components of Human Health and Contributions of Parks from “Healthy Parks, Healthy People”, a review of relevant literature by the School of Health and Social Development Faculty of Health, Medicine, Nursing and Behavioural Sciences, Deakin University, Melbourne, Australia.

PROS estimates needs for several types of park and recreation facilities. Park and recreation facility needs are projected based on residential population, in each of three service areas: 1) Planning Area; 2) Athletic Field Area; and, 3) Countywide. See Service Area Map below. Athletic Field Area needs are carried forward from the 2005 *PROS Plan* (also called the *Land Preservation, Park and Recreation Plan - LPPRP*) until the completion of a future Athletic Field Study. For the Georgia Avenue Athletic Field Area, which includes this Sector Plan area, an unmet need for two youth-size diamond fields, eight full size multi-purpose rectangular fields and two youth-size multi-purpose rectangular fields was estimated in 2005.

Vision 2030

The *Vision 2030 Strategic Plan for Parks and Recreation in Montgomery County, MD (Vision 2030)* completed in June 2011 finds that overall there is a moderate level of service per population for parks and recreation in the eastern area of the County where Glenmont is located, when compared with other areas of the County. Plan recommendations that may apply to Glenmont includes strategically adding where feasible: dog parks, skate parks, community gardens, playgrounds, lighted volleyball courts, trails, natural areas, athletic fields and space for community events and festivals.



1997 Glenmont Sector Plan

The Glenmont Sector Plan area is currently a residential area with a large low density commercial core. In the future, Glenmont is envisioned as a dense urbanized mixed-use area served by the metro station. As such, the needs for urban open space and recreation will greatly increase. The Glenmont Sector Plan Area has a limited amount of parkland. Within the Sector Plan boundaries, there are two local parks, Glenfield and Saddlebrook, both on Layhill Road, and Glenmont Greenway Urban Park, on Georgia Avenue. (See Figure 1, Existing Parks and Trails).

- Glenfield Local Park is adjacent to the Metro storage yard and has a field, playground and tennis courts. The 1997 Sector Plan suggested that the adjacent landlocked wooded 6.38 acres owned by the County be added to the park for forest preservation in an urban area. This recommendation has not been implemented and still remains valid. Improved access to this park is needed as suggested by the 1997 plan.
- Saddlebrook Local Park is located behind Park Police Headquarters, and thus not visible from Layhill Road. It includes a soccer field, playground, and basketball court. The 1997 Plan recommended renovation of the building and increased community use of the multi-purpose room. The Plan also suggested renovation of the outdoor recreation facilities and improved access from the surrounding community. These recommendations have not been implemented and are still valid.
- Glenmont Greenway Urban Park was implemented since the 1997 plan and should be considered for enhancements. The land is owned by WMATA, but operated as parkland by M-NCPPC, Montgomery County Department of Parks. It features a curvilinear hiker-biker trail along its length and also has a few benches.
- Glenmont Local Park is within a mile of the Sector Plan Area and includes a park activity building, playground, softball field, and the MCRD pool. This park will likely help serve the increasing population of the Plan Area.

Figure 1: Map of Existing Parks and Trails in the Glenmont Sector Area

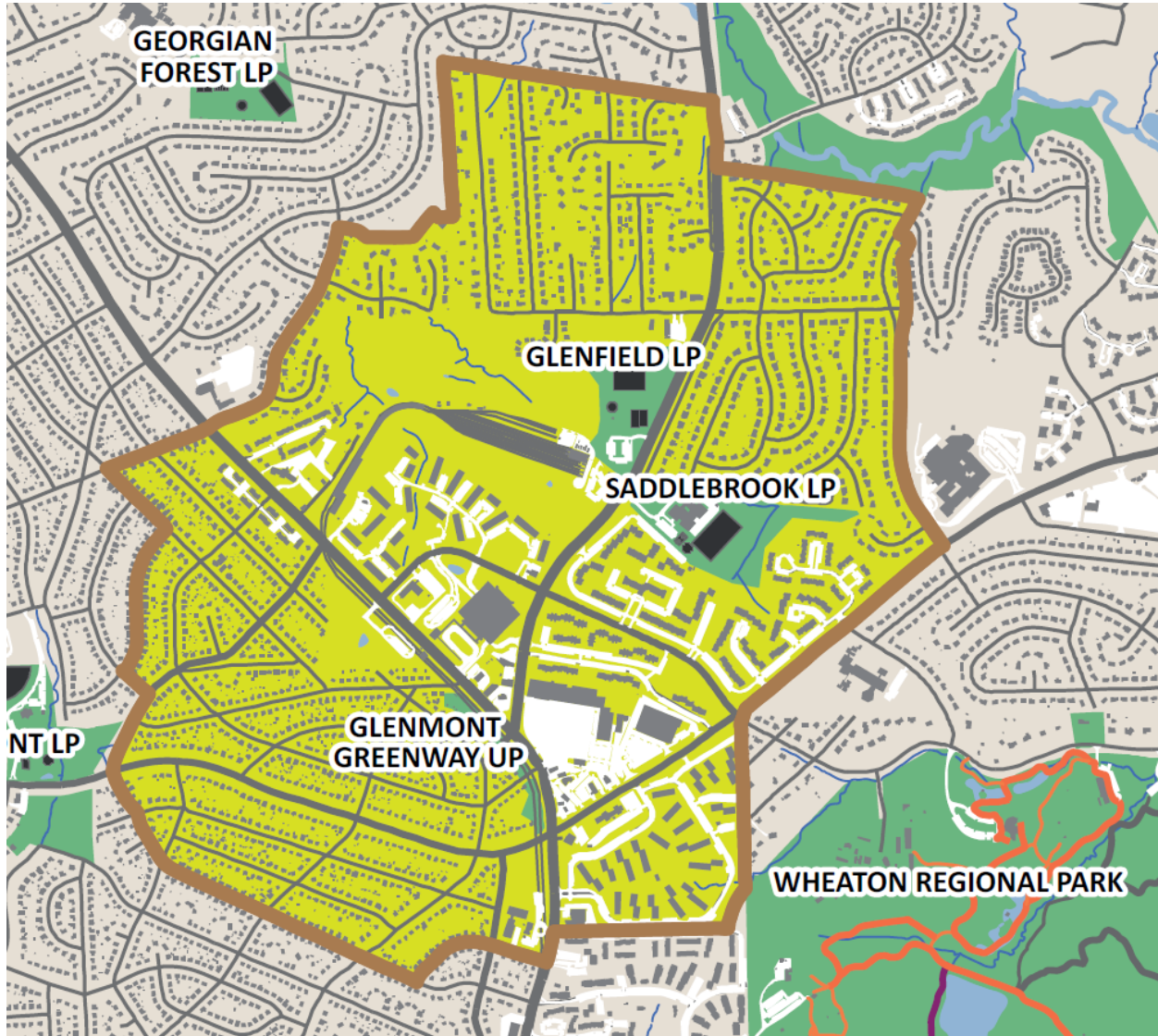


Figure 2- Existing Parks

Existing Parks in the Sector Plan Area

Name of Park	Acres	Facilities	Comments
Glenfield Local Park	11.3	1 baseball field, football/soccer overlay, playground, 2 tennis courts, picnic shelter, Petanque court	Expand if possible.
Saddlebrook Local Park	14.9	Football/soccer field, playground, basketball court	Park Police headquarters, meeting room. May be recalled by MCPS for future elementary school
Glenmont Greenway Urban Park	3.0	Sitting areas	Land is owned by WMATA, but operated as a park by M-NCPPC. Expand if possible

Existing Parks Within 1 Mile of Sector Plan Area

Wheaton Regional Park	536.1	4 softball fields, 2 baseball fields, 2 lighted basketball courts, 12 lighted tennis courts (6 indoor); 8 picnic shelters, 2 lighted handball, nature center, botanical garden, dog park, miniature train, carousel; hard and natural surface trails	
Colt Terrace Neighborhood Park	5	Playground	Park Adjacent to Sligo SVP
Middlevale Neighborhood Park	15.8	Wooded, no facilities	Next to Mid-County
Arcola Local Park	4	1 Softball Field with Football/Soccer Overlay	Park adjacent to Sligo Creek SVP

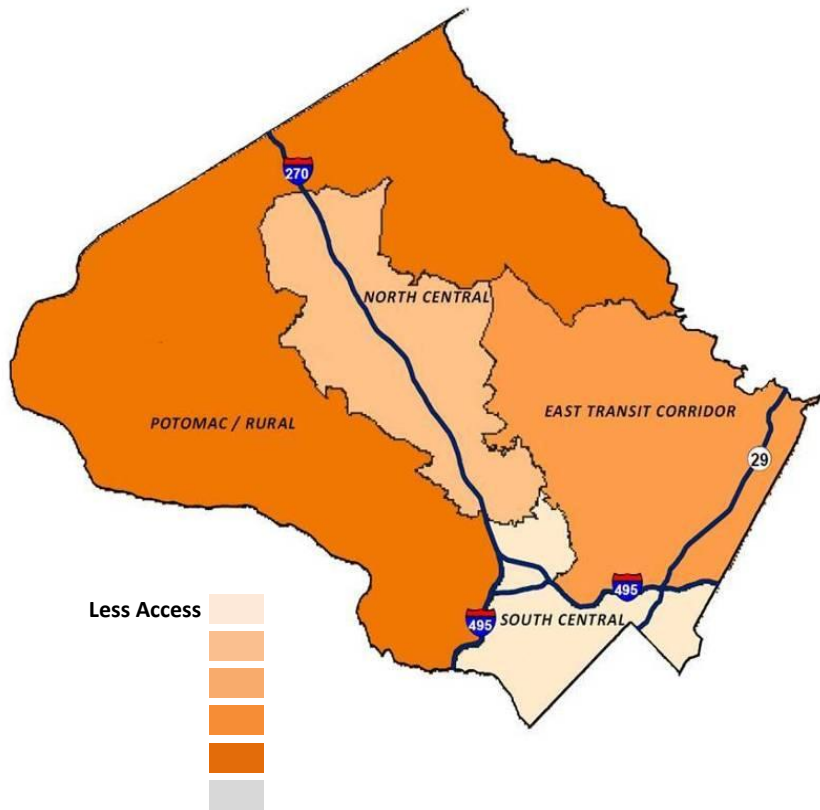
Georgian Forest Local Park	8.2	S/B field, football/soccer Overlay, playground, 2 lighted basketball courts, 2 lighted tennis courts, 1 picnic shelter	
Glenmont Local Park	21.2	Softball field, playground, 1 basketball court, 2 tennis courts, 1 open shelter, 1 recreational building	
Layhill Village Local Park	14.5	2 softball fields, 1 football/soccer overlay, playground, 4 basketball courts, 2 tennis courts, 1 shelter	Adjacent Recreation Center
Strathmore Local Park	13	1 softball/football/soccer overlays, 2 tennis courts, playground, shelter,	Possible expansion
Wheaton Claridge Local Park	21	Playground, basketball court, shelter, small recreation building	
Northwest Branch SVP- Unit 5	408	Natural Surface Trails	
Sligo Creek SVP- Unit 5	90	Hard Surface Trail	

Level of Service per Population by Sub-area

Due to the size and diversity of the County, the Vision 2030 process projected park and recreation needs in four geographic sub-areas of the County: Potomac/Rural, East Transit Corridor, South Central, and North Central.

The Level of Service (LOS) analysis of the parks and recreation inventory shows that when population density is considered, the current overall LOS per capita is lower in the I-270 corridor (indicated by the lighter shades in the South Central and North Central sub-areas on this map).

The increased growth projected in the next twenty years along the I-270 corridor will create increased demand for parks and recreation facilities and services.



Park Planning Issues and Objectives

The following park planning issues and objectives were identified for the Glenmont Sector Plan area:

1. Issue: Lack of outdoor gathering space in areas planned for high density.
 - a. Objective: Designate central gathering or civic space(s) close to the highest density commercial centers and within each mixed use district.
2. Issue: Need for large rectangular athletic fields in the team area.
 - a. Objective: Designate additional space for adult field sports, soccer in particular, in or near the Plan Area.
3. Issue: Lack of nearby, walk-to parkland for both informal and organized recreation such as walking, hiking, nature appreciation, volleyball, picnicking, gardening, dog walking, and skateboarding.
 - a. Objective: Acquire land to support several activities in local park setting.
 - b. Objective: Acquire conservation land suitable for natural area appreciation.
 - c. Improve facilities in existing nearby parks.
4. Issue: Lack of park trails, bikeways, and sidewalks to connect people to destinations such as existing and proposed conservation open space, schools, parks, and trails, within and beyond the Plan area, (such as the Wheaton Regional Park).
 - a. Objective: Create a walkable system of parks and open spaces, with improved bicycle and pedestrian connectivity to the regional and community trail system, with safe and convenient crossings at identified intersections.
 - b. Objective: Design safe, attractive, and convenient pedestrian and bicycle routes that transition appropriately from the commercial areas to the rural trail network.
5. Issue: Health problems on the rise everywhere that can be ameliorated by access to parks.
 - a. Objective: Provide park amenities that enhance each component of human health (see chart below).

SUMMARY OF RECOMMENDATIONS

The recommendations for parks, open spaces and trails aim to provide space for unmet needs per the guidance from *PROS* and *Vision 2030* while organizing spaces into an interconnected system of parks and open spaces within and between each of the plan's development nodes. This master plan proposes densities that exceed the demographic projections of the most recent Census; therefore, numbers and sizes of recommended facilities may need to be adjusted after the approval of the Staff Draft by the

Planning Board. Area-wide recommendations are listed, followed by recommendations for specific districts, areas, or parks.

AREA WIDE RECOMMENDATIONS

Parkland Acquisition Opportunities

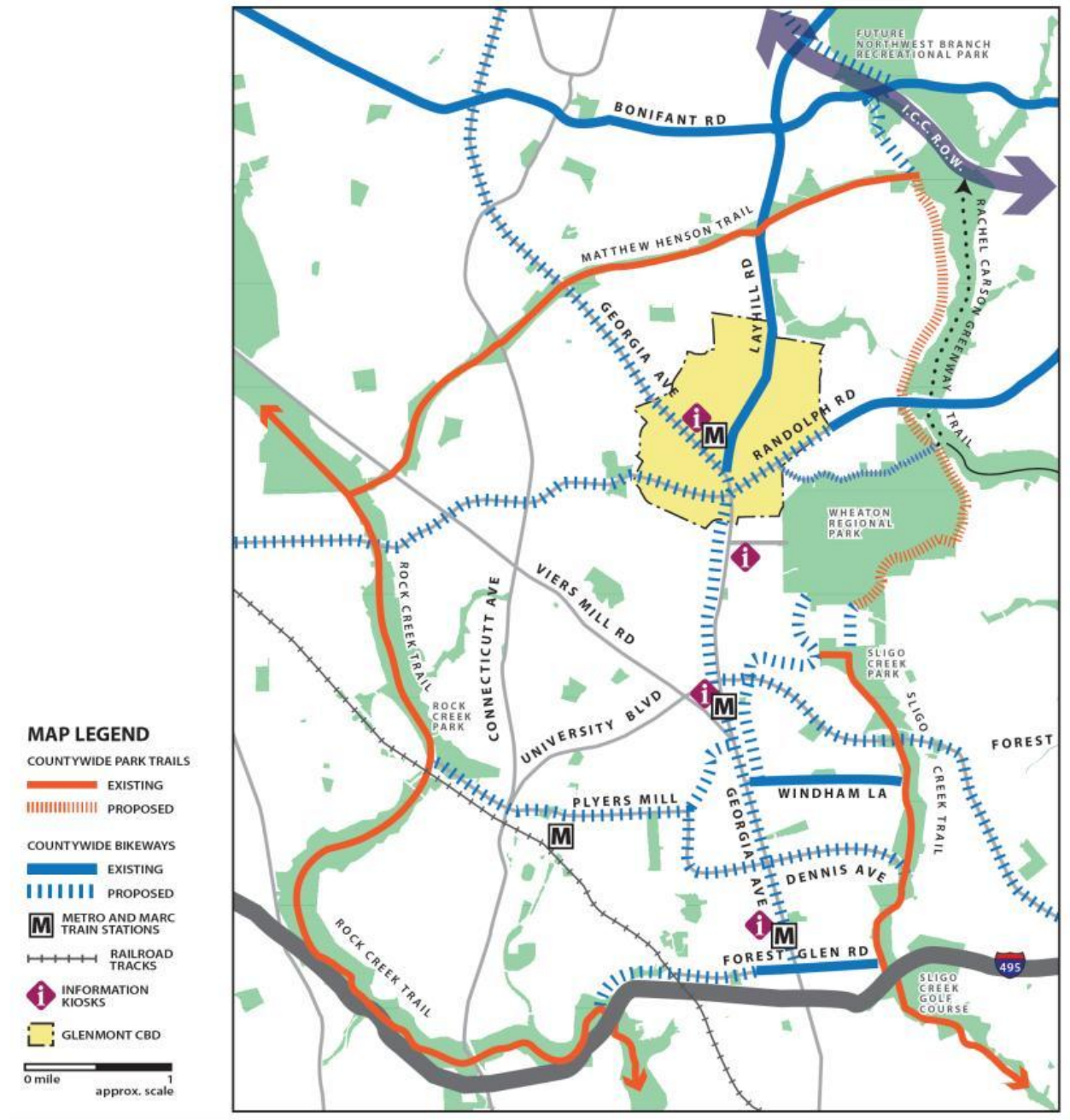
Consider purchasing properties, where feasible and appropriate, that are adjacent to existing parks or meet identified active or passive recreational needs as documented in *PROS*, to reduce active recreation shortages and expand urban green space. Specific opportunities and recommendations for new parkland are discussed below.

Connectivity to Parks and Park Trails

Current and new residents and workers should be able to easily access nearby major regional hiker-biker trails, including the Sligo Creek Trail and the Matthew Henson Trail, as well as the trail system and recreational facilities in Wheaton Regional Park. This plan identifies routes within the sector plan area that serve as vital links to the regional park as well as to major trail corridors. Additionally, this plan identifies locations for additional natural surface trails within current or future parks to provide opportunities for people to experience nature.

Of particular importance is enhancing access between the plan area and Wheaton Regional Park. Shorefield Road is one of the major access points to the regional park. Extending the Glenmont Greenway to Shorefield Road could be accomplished in the short term by enhancing the sidewalk and streetscaping within the public right of way along the west side of Georgia Avenue between Shorefield Road and Mason Street. In the long term, acquiring new parkland south of Mason Street along the west side of Georgia Avenue is recommended. Related, this plan also recommends enhancing wayfinding to the regional park at the intersection of Georgia Avenue and Shorefield Road with new signs and/or artwork.

Figure 2. Regional Bikeway and Trail Network



Recreational Amenities for New Residents

Future private developments are required to meet the recreational needs of their residents, per the Recreation Guidelines. New large projects such as Privacy World, should whenever possible provide recreational facilities on-site, such as weight rooms, tennis courts, playgrounds, pools, picnic areas, dog parks, walking trails that connect to public parks and open play space. An existing Planning Board-approved Development Plan for the Privacy World property includes a privately owned and operated open space. While the amount and configuration of open space on the Development Plan conforms with the requirements of the zone, it should, at a minimum, include a pathway system to connect to the Metro, an outdoor public use recreation area that includes lawn for community gatherings, dog parks and open space for residents to gather, picnicking, and informal play, playgrounds, tennis, and other facilities to provide healthy activities for all ages.

Athletic Fields

According to *PROS*, two youth-size diamond fields, eight full size multi-purpose rectangular fields and two youth-size multi-purpose rectangular fields are needed in this area. This plan recommends an additional field at the Fire Station site (see below) as well as looking for available unconstrained land (land without forest, stream and buffers, etc.) near the plan area to acquire for athletic field development. This is particularly important should MCPS recall Saddlebrook Local Park, which currently has an adult rectangular field, for an elementary school.

AREA-SPECIFIC RECOMMENDATIONS

Glenmont Shopping Center

A centrally located public open space is envisioned for this site. The space will be the focal point for programmed activities, ranging from farmers markets to seasonal festivals. The space should have at least two retail frontages and easily accessible from the commercial development on the site. It should preferably be located along the internal new street recommended for this property and have outdoor seating, trees and landscaping to provide shade and complement the hardscape.

Although it is highly desirable that there should be one centrally located public open space that will act as the town square, it is possible that if the property is developed in phases there could be more than one public open space. Every effort should be made to create one large public space on this property even if there are additional open spaces due to phased development of the property.

This central open space can be public (owned by the M-NCPPC Department of Parks as a Civic Green Urban Park) or private, and the responsibility for owning, managing, and operating and programming the space should be determined during the development review process.

When the shopping center redevelops, whether public or private in ownership and management, require the developer(s) to create a central open space that meets the description of a [Civic Green Urban Park](#) (per 2012 PROS Plan) to serve as open space and public gathering space for the new residents and workers, as well as a place for open air markets, concerts, special events and festivals. This new urban park should be at least ½ acre in size and logically located to maximize visibility from major streets.

Glenmont Forest

Potential exists for mixed-use redevelopment of the Glenmont Forest, as identified in the land use chapter. Despite this property adjoining Wheaton Regional Park, residents do not have direct access to the park and its myriad of facilities and amenities.

Recommendation: When Glenmont Forest redevelops, require the developer(s) to construct a pathway or sidewalk directly linking the community with the regional park's hard surface trail system.

Kensington Fire Station #18

Locations for new athletic fields will be very difficult to find in this urbanizing sector plan area. Provide a new local park on the northern portion of the old Glenmont elementary school block at the southwest corner of Georgia Avenue and Randolph Road (adjacent to the new location for the Kensington Fire Station #18). Every effort should be made to provide an athletic field, as well as limited on-site and street parking and maintenance access from Grandview Avenue.

Saddlebrook Local Park

The Saddlebrook Local Park (and Police Headquarters) is not perceived by the community to be a public park due to poor visibility from Layhill Road and lack of convenient access from adjacent community. Despite the public perception, the park is quite heavily used. The facility and park amenities should be more inviting to the public through signage in particular. If the s Park Police site is acquired by MCPS for school purposes, the current adult rectangular field must be preserved for community use.

- Provide additional well-marked, signed sidewalks and/or pathways and improved views if possible into the park.
- Enhance existing access points that clearly identify the facility as a public park.

Forested Parcels adjacent to Glenfield Local Park

A wooded area that contains nearly half of all forest within the Sector Plan (approximately 30 acres) is located adjacent to Glenfield Local Park and the Glenmont Metro Station Maintenance Yard within the Sector Plan boundary. This large urban forest consists of six parcels, including two County-owned parcels and others owned by Montgomery County Public Schools, WMATA, an HOA, and a private landowner. This area contains mature upland forest within the developed down-county directly adjacent to existing parkland. The forest also contains headwater streams and people's choice trails connecting to Glenfield Local Park and the neighborhood north of Briggs Road. The majority of the

WMATA acreage is already preserved as forest through a Category I Forest Conservation Easement, but no public access is currently provided to this forest. This forested area is the largest, contiguous tract of land with forest and natural resources within the Glenmont Sector Plan area that should be preserved to provide opportunities for natural resource-based recreation, such as natural surface trails and nature interpretation. On May 21, 2012, the Legacy Open Space (LOS) Advisory Committee unanimously endorsed this forest for designation as a LOS Natural Resources Candidate Site in support of the need to provide natural recreation spaces for the County's urban residents.

Within the Glenmont Sector Plan area, there is no other forested area of similar size and quality potentially available for parkland acquisition. The Legacy Open Space nomination area represents ½ the existing forest within the Glenmont Sector Plan boundary. The 568 acre Sector Plan area maintains 10.5 percent forest cover at 60 acres. In addition to the large percentage of forest the Glenmont Forest LOS nomination area represents within the sector plan boundary, this forest is directly adjacent to a Glenfield Local Park and stands to provide for logical park expansion, and increased natural resource based recreation opportunities, and resource protection.

- Designate these six properties as a Legacy Open Space (LOS) Natural Resource Candidate Site to preserve and provide public access to as much of this important urban forest as possible. To achieve these conservation and resource-based recreation goals, this plan further recommends the forest be acquired and added to Glenfield Local Park.



Neighborhood West of Georgia Avenue

This area does not have parkland or good access to parkland. Georgia Avenue and Randolph Road are barriers to safe and efficient access to parks or play areas on the other side. New parks and play areas in this neighborhood are a high priority. Look for suitable sites for purchase for a small neighborhood park to provide playground and picnic space north of Randolph Road, and west of Georgia Avenue.

1997 Glenmont Transit Impact Area Sector Plan Excerpts Relating to Parks, Trails, and Urban Open Space

Planning Policies

A. Vision

This Plan envisions Glenmont as a greener place, well served by public infrastructure. Local parks and new community facilities would enhance the status of the community and generate new economic vitality. A greenway along the west side of Georgia Avenue would soften the impacts of through traffic and provide a pleasant access to the Metro station.

B. Planning Goals

1. Enhance community identity by strengthening the neighborhoods within the Sector Plan area and providing additional gathering places such as community facilities, public open spaces, and pedestrian friendly streets.
2. Provide attractive, safe, and convenient linkages to major destinations, including the Metro station and the proposed Glenmont Center, to promote walking and biking.
3. Support the continuity of the County's Green Corridors Policy along Georgia Avenue, Layhill Road, and Randolph Road by providing attractive, landscaped roadways.
4. Protect and preserve environmentally sensitive features and environmentally sensitive areas.
5. Protect and improve water quality in the Rock Creek and Northwest Branch watersheds.

Glenmont Center

A. Rationale

The major elements of the proposed Glenmont Center are its spine, Georgia Avenue; the new Metro station; and the Transit Oriented Development recommended for key parcels along the spine. Georgia Avenue Will be enhanced as a green boulevard, including a wide, landscaped median; tree-lined sidewalks; and a linear park along the west side which will provide a transition to the residential uses west of Georgia Avenue.

In the long run, this Plan envisions that the 15 parcels that comprise the existing shopping center, including the outlots, will ultimately be assembled for redevelopment as a mixed use project under the optional method of the RMX-2C Zone.

Redevelopment of the Glenmont Shopping Center site could include retail uses, professional offices, and a significant public open space.

1. Glenmont Metrocentre (30.4 acres) – Plan shows Central Open Space
2. Layhill Triangle (approximately 3 acres)
This area currently contains several neighborhood-oriented commercial uses and an elevated Washington Suburban Sanitary Commission (WSSC) water storage facility.

At some future point, WSSC will need to provide a new water storage facility with three times the capacity of the existing Glenmont water tower.

3. Georgia Avenue West (28.4 acres) Proposes a Central Open Space
Another significant portion of the property consists of wetlands and tree save areas. This environmentally sensitive land should remain undeveloped and be enhanced as a natural green area serving the community.

Development Guidelines

Objective 1: Provide for a pedestrian and bicycle friendly environment.

Tree lined sidewalks should be provided at all streets. Parallel parking should be provided to separate pedestrians from vehicular traffic.

Community Facilities

Community facilities are a major element in a community's ability to provide its residents with a desirable quality of life. Parks, open space, schools, recreational facilities, and government buildings provide focus and community identity as well as services and programs.

Objective: Provide open spaces (for each neighborhood) that are centrally located, offer gathering opportunities, and designed to form a public focus.

-Any redevelopment of the Glenmont Metrocentre apartments, the commercial area east of Georgia Avenue, and Georgia Avenue West should include a significant community open space, appropriately sized and designed to serve the development's needs. Commercial redevelopment should include an open space that is activated by surrounding retail uses. Redevelopment in Georgia Avenue West could benefit from the natural green area near the western entrance to the Metro station (i.e., the environmentally constrained area). The open spaces in these developments should be centrally located and easily accessible on foot.

-The former Glenmont Elementary School, at the southwest corner of Georgia Avenue, Randolph Road, currently houses the Montgomery County Conservation Corps. This publicly owned site, about six acres after deducting the right-of-way for proposed road improvements, should continue to be used for community-oriented uses. With the retention of the existing play field, it is quite possible that the former Glenmont Elementary School site could accommodate some of the potential uses identified below.

-Glenmont Community Recreation Center

There is currently a lack of meeting places and recreational facilities for the residents of Glenmont, and this problem will worsen as a result of planned growth in the Sector Plan area. The residents of Glenmont are inadequately served by the existing Wheaton Community Center, which is located to the south of Glenmont on Georgia Avenue, is small, and has inadequate parking.

The Recreation Department's Draft Long Range Plan for Recreation Centers calls for a future center in the Aspen Hill/Layhill area, but this may be too far north to serve Glenmont adequately. Recreation Department accommodate a community center building. Glenmont Local Park, the existing park to the west of the Sector Plan area, which already contains a small community building, might be an appropriate site.

If this site proves infeasible, this Plan recommends that the former Glenmont Elementary School site be considered for construction of a community center building. An attractively designed community center at this prominent and highly visible location would provide a focal point for community activities and promote a sense of place.

Any redevelopment of the former Glenmont Elementary School should include sufficient landscaping to ensure compatibility with the adjoining residential neighborhood. Extensive landscaping should also be provided along Georgia Avenue consistent with the guidelines for the enhanced boulevard; this will buffer the facilities from the highway and provide a logical continuation of the boulevard treatment which is planned for the Georgia Avenue frontage north of Randolph Road.

Status of Recommendation- A new "Mid-County Recreation Center" has been opened approximated a mile north of the Sector Planning area which will serve residents. Additionally, the Recreation Department Capital Improvements Program has a facility Planning project for a combined Recreation Center and Wheaton Library.

Glenmont Neighborhoods

A. Community Facilities

Objective 1: Conserve sensitive environmental features as open space amenities to be incorporated into neighborhoods.

- (Layhill South) Consideration should be given to providing a path along the stream between the Saddlebrook Park Police Headquarters and the Glenfield North townhouses (i.e., the stream valley park separating Layhill South and Winexburg/Glenfield). Ideally, the trail would run from the end of Saddlebrook Drive along the stream valley and through the Windexburg Apartments property to Glenallan Avenue.
- **STATUS: Unchanged, recommendation still valid?**

Objective 2: Provide public open spaces and gathering places to foster a sense of community.

- (Wilton Oaks) The former Layhill Junior High School site originally included 17.68 acres on the west side of Layhill Road. In 1975, the Board of Education determined that the proposed school was no longer needed due to declining enrollments and the site was deeded to Montgomery County. The County then deeded 11.3 acres of this property to the Montgomery County Parks for use as Glenfield Park; the remaining 6.38 acres – which became landlocked as a result of the transfer to the Montgomery County Parks – was retained for future inclusion in the Metro Storage Yards. (Ultimately, only a small portion of the remaining 6.38 acres in the former school site was needed for the Metro Storage Yards project.)

Absent the assumption that the 6.38 acres retained by the County would be needed for the Metro Storage Yards and would therefore be unavailable for other development, WMATA would have been required to provide access to the parcel through its site, or an access would have been retained through the portion of the school site deeded to the Montgomery County Parks. Since the remaining portion of the school site is now landlocked, however, the only viable land use is for this property to be added to Glenfield Park. The addition of this wooded area to Glenfield Park provides a rare opportunity to preserve forest in what is otherwise an urban area. The existing R-90 zoning for this property should be retained so that it can be developed as single-family dwellings if access can be provided – that is, if the landlocked status created when the property was reserved for WMATA can be solved. Unless access can be provided, however, the site should be added to Glenfield Park.

STATUS- Unchanged- recommendation still valid

- (Layhill South and Winexburg/Glenfield) The Park Police are headquartered in an aging former elementary school (Saddlebrook Elementary School) which is County-owned and leased to M-NCPPC. This building also houses the Commission’s archives and exhibit shop. These uses should continue; however, the former school building needs substantial modernization and possibly expansion to continue accommodating these uses effectively.

Several facilities at Saddlebrook should also be made more useful to the Glenmont community. These include the all-purpose room, which is used for adult programs and community meetings, and the outdoor recreational facilities (i.e., the basketball courts and ballfield). Locational signage identifying these public facilities should be provided and access to the adjoining residential communities should be improved. Both the indoor and outdoor public facilities and the public parking areas should be upgraded. Improvements to these facilities can be accomplished without adversely impacting the Commission’s use of the former school building. Public use of the outdoor recreational facilities at Saddlebrook must be better coordinated to maximize community utilization of the facilities.

STATUS- Check

- (Denley) The Glenmont Recreation Center, located immediately west of the Sector Plan area, and the transit station in the Village Center will continue to serve as important focal points for the Denley neighborhood, even though located outside the neighborhood itself. Consideration should be given to adding a community center building to this facility as an alternative to locating a new community center at the site of the former Glenmont Elementary School. (See Chapter III, Section C.)
- (Randolph South) Although considered a part of the Glenmont Center, the proposed community center/child care on the former Glenmont Elementary School site will serve as an important focal point for the neighborhood south of Randolph Road.

Objective 3: Plan and construct interconnected bike and pedestrian systems which link the neighborhoods to major destinations in Glenmont and provide connections to regional bike trails.

- Hiker/biker trails should be provided between the disconnected segments of Jingle Lane and between Acorn Hollow Lane and Glenfield Park, as called for in the Planning Board’s mandatory referral of the plans for the Glenmont Metro Storage Yards.

Objective 4: Establish Georgia Avenue as a pedestrian-friendly green boulevard.

- Georgia Avenue outside the village center should function as a “green corridor” that accommodates the proposed Busway, promotes pedestrian circulation, and provides visual relief from the extensive pavement associated with the roadway.