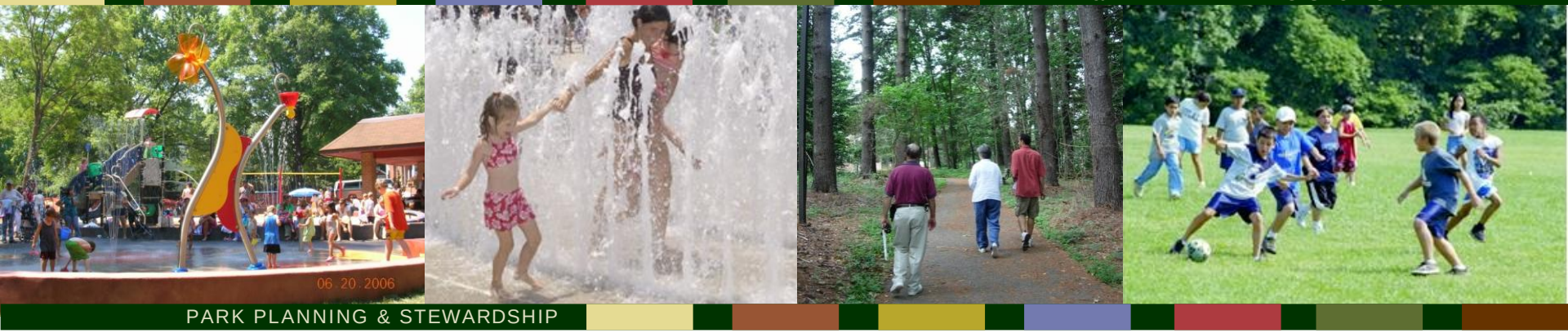
Park Planning & Stewardship Division

Park and Open Spaces for the White Flint 2 Sector Plan

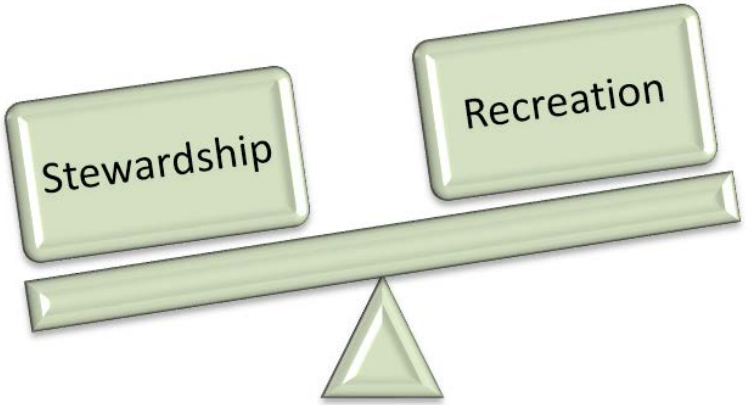


Rachel Newhouse
Montgomery County Department of Parks
Community Meeting
December 9, 2015

M-NCPPC Montgomery Parks Mission:

"Protect and interpret our valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities."

"*Manage the county park system so it best meets the needs of current and future generations"*



"Offer a range of leisure activities that strengthen the body, sharpen the mind, and renew the spirit"

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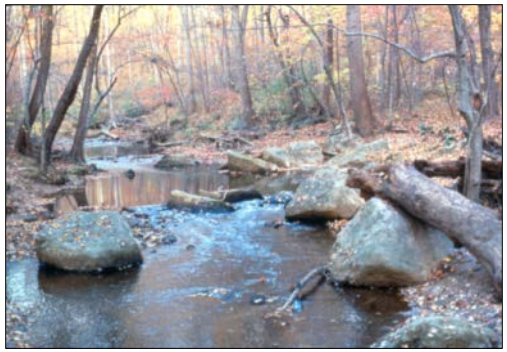

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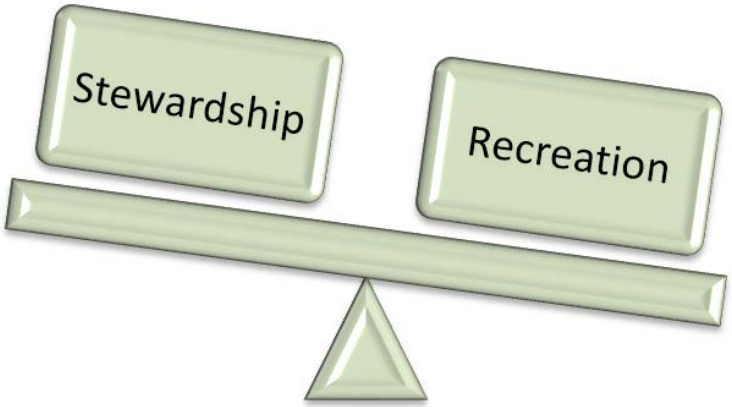


"Offer a range of leisure activities that strengthen the body, sharpen the mind, and renew the spirit"

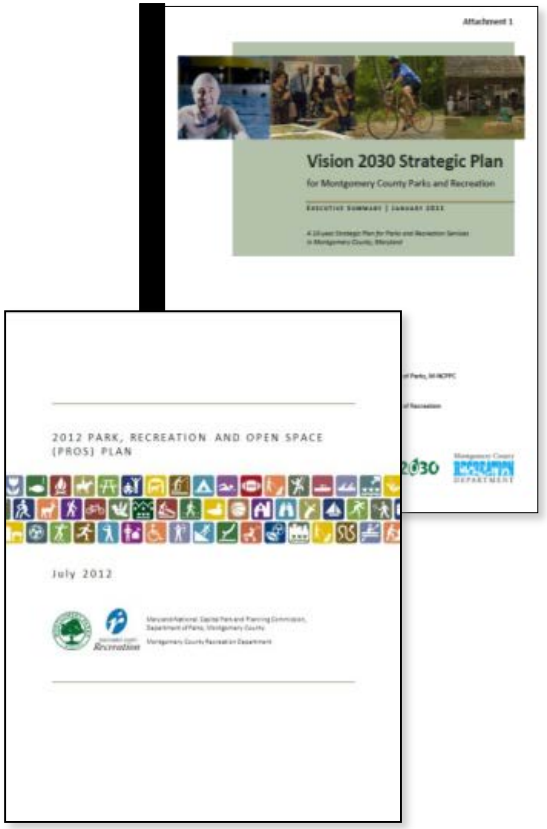
Methodology

Vision 2030 Strategic Plan

- Shows where in the County we need more park and recreation facilities and services
- Sets priorities for programs, park operations, marketing, management, and park planning and development

Park Recreation and Open Space (PROS) Plan

- Estimates how many and what type of recreation facilities are needed for the next 10 years
- Recommends how to deliver the facilities to meet the needs
- Provides basis for recommendations in each master plan area
- Recommends land acquisition priorities
- Recommends priorities for preserving natural and historic/cultural resources, and agricultural lands



Together, these two documents

- Will help us to set clear priorities for acquisition and development
- Guide input to park and area master plans, and the CIP

How does the PROS Plan guide our other plans?

Service Delivery Strategies for Countywide Plans

- Countywide Park Trails Plan
- Site Selection Studies for Needed Facilities

Park Recommendations in Community Master/Sector Plans

- Urban Park Plans, Guidelines, and Standards
- Master Plans for Individual Parks and Trail Corridors
- Regulatory Review – Developer provided Parks and Public Use Space
- Repurposing and Renovation Studies
- Programs of Requirement to guide Facility Plans
- CIP Prioritization
- Recreation Facility Development Plan, 2010-2030

Needs Estimated by Geographic Areas

Countywide Needs

- Recreation / Aquatic Centers
- Trails
- Natural Areas
- Dog Parks
- Picnic Shelters / Group Picnic Areas
- Cultural Resources
- Ice Rinks
- Skate Parks
- Volleyball Courts
- Cricket Fields
- Civic Greens
- Community Open Space
- Urban Wooded Areas

Athletic Field Area Needs

- Adult Rectangular Fields
- Youth Rectangular Fields
- Baseball Fields
- Adult Softball Diamonds
- Youth Softball Diamonds

Planning Area Needs

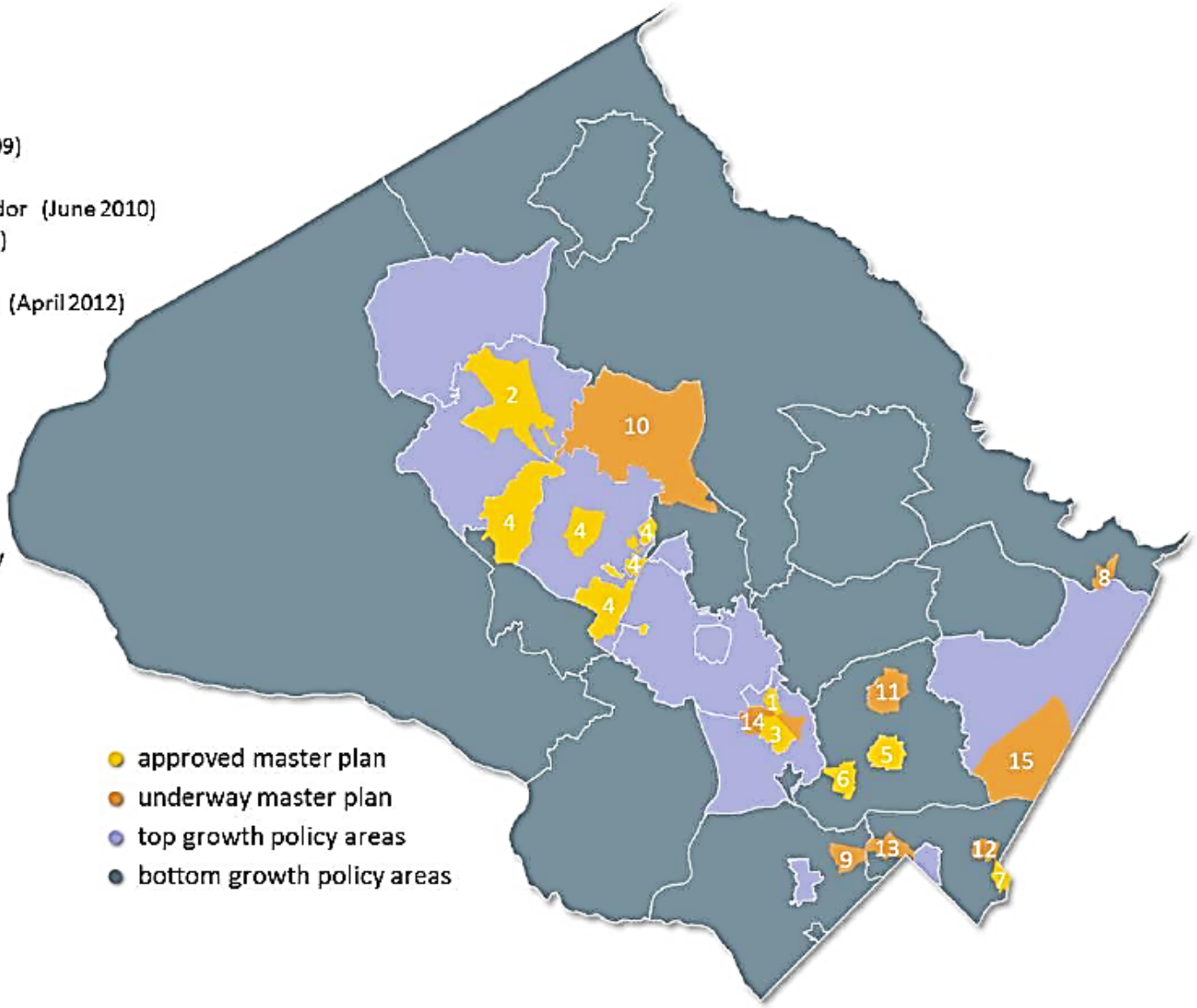
- Playgrounds
- Basketball Courts
- Tennis Courts

Long Range Park Planning Considerations

- What are the existing conditions?
- What do residents like to do outdoors?
- What do residents want to do outdoors now that they can't (not enough land, need more facilities, etc.)?
- Where is the civic center of a community? Is there more than one?
- What opportunities will be available as part of future land redevelopment?
- What should be the ultimate overall pattern of parkland and open space?

Urbanization of Montgomery County - Sector Plans

1. Twinbrook (January 2009)
2. Germantown (October 2009)
3. White Flint (April 2010)
4. Great Seneca Science Corridor (June 2010)
5. Wheaton (November 2011)
6. Kensington (March 2012)
7. Takoma Langley Crossroads (April 2012)
8. Burtonsville Crossroads
9. Chevy Chase Lake
10. Gaithersburg East
11. Glenmont
12. Long Branch
13. Lyttonsville
14. White Flint 2
15. White Oak Science Gateway



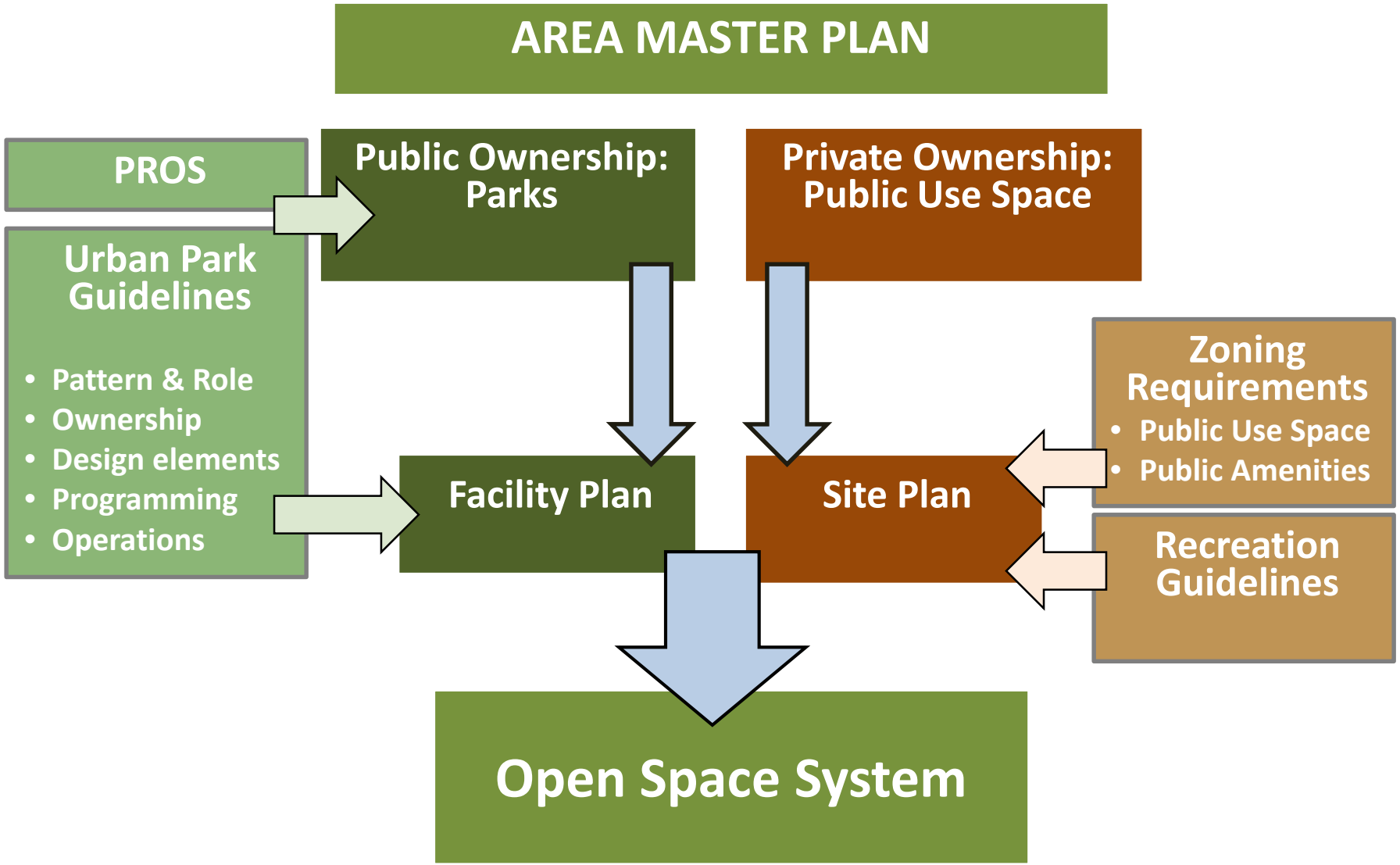
Urban Park Pattern and Role (Hierarchy)

Each area master plan should include a system & hierarchy of open spaces based on the roles of each type of open space

- **For Sector Plan Areas:**
  - **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 (see Chapter 3), ranging in size from ½ to 2 acres, depending on projected densities, located in close proximately 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:** outdoor recreation space
- **For each Residence:** private outdoor space

Public and Private Sector Roles in Open Space Systems



White Flint Open Space Hierarchy

PUBLICLY OWNED

For Everyone

Wall Park
swimming sports, recreation, and fitness activities

White Flint Neighborhood Park Expansion
rectangular field space for multiple sports

For the Sector Plan Area

A central civic green
gathering, ceremonies, and celebrations

PRIVATELY OWNED

For Each Neighborhood

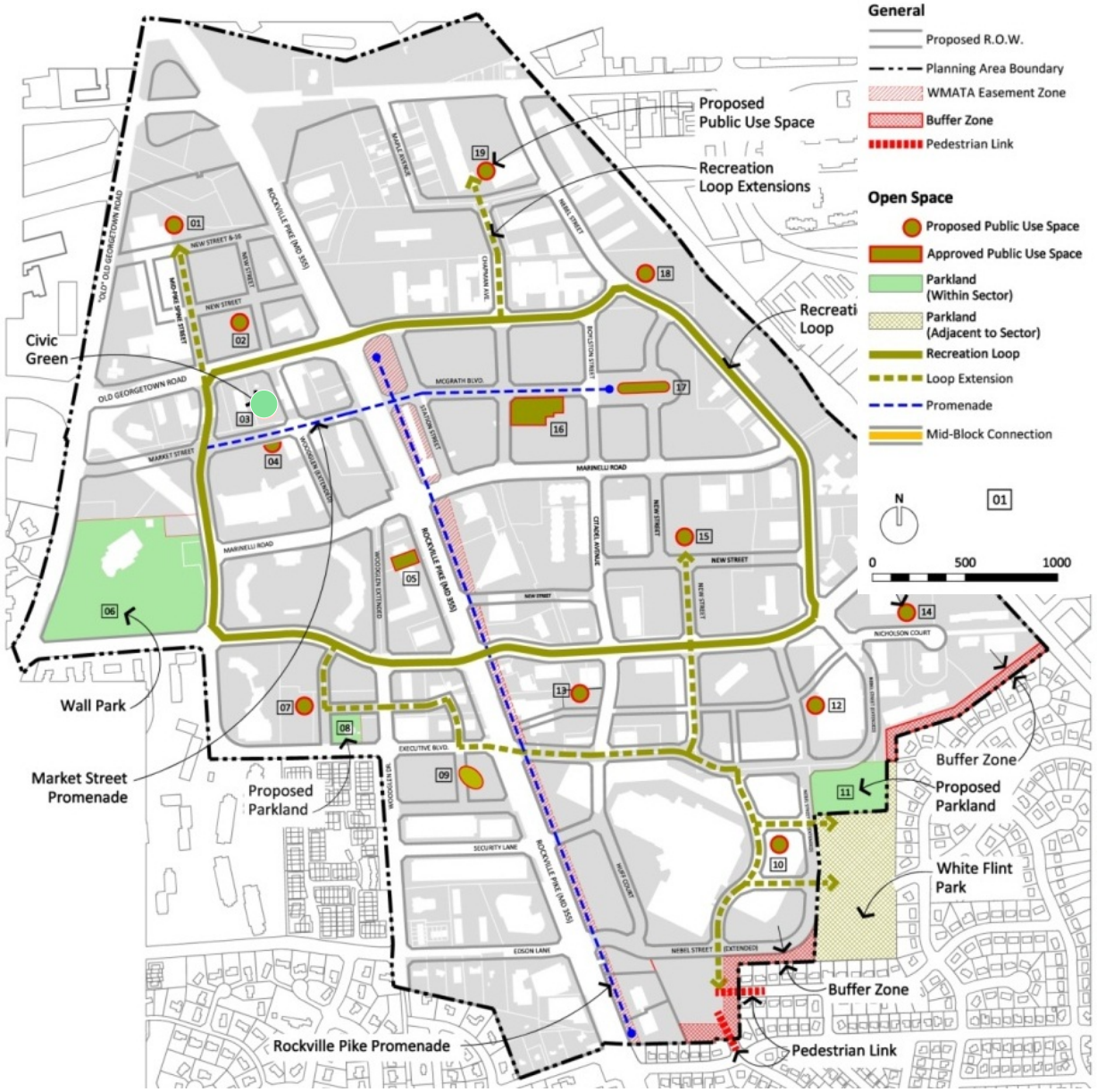
A neighborhood green
meeting place and landmark

For Each Block

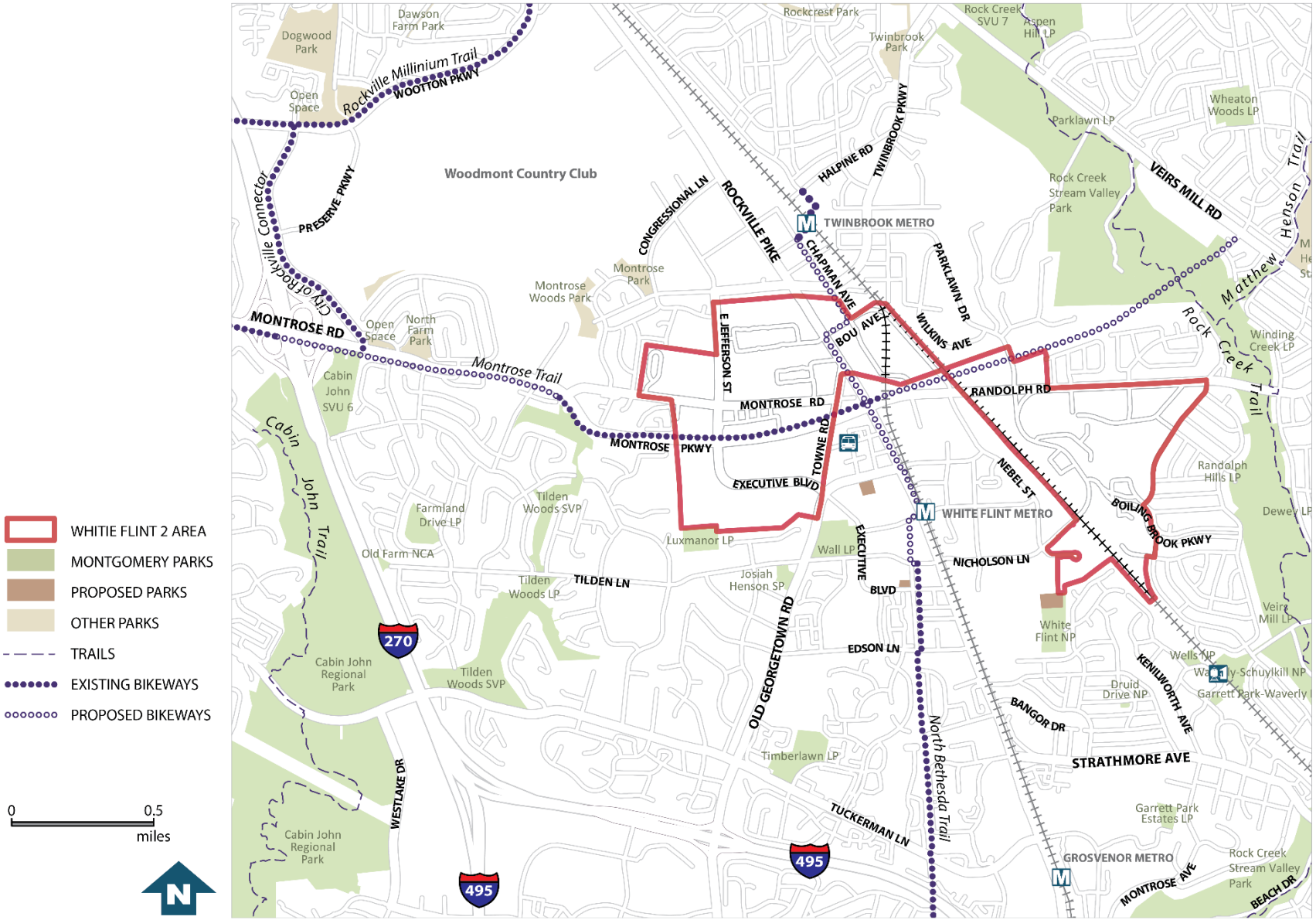
An urban plaza
at each cluster of offices, residences, and shops provide plazas, pocket parks, green streets

For Each Building

Private recreation space
public use space, community garden, green roof



Preliminary park planning issues in White Flint 2



New Open Spaces in the White Flint Area

Village Green at LCOR

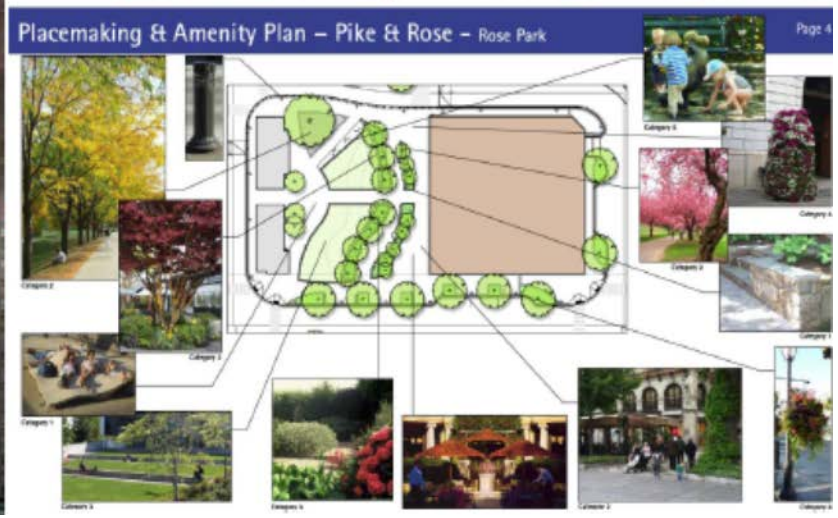
New Open Spaces in the White Flint Area

Pike and Rose

New Open Spaces in the White Flint Area

NoBe

New Open Spaces in the White Flint Area

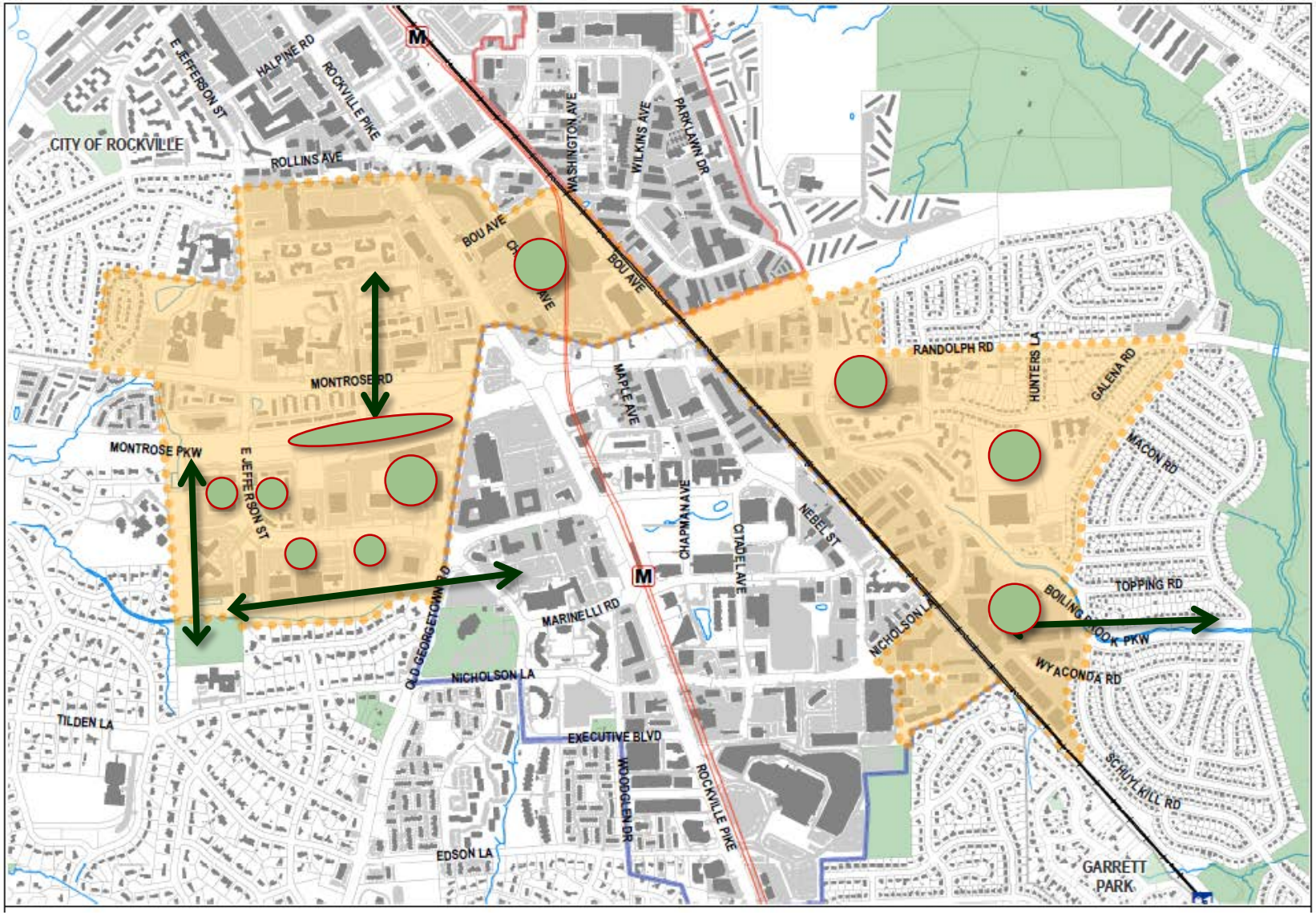


Public Use Space - Rose Park

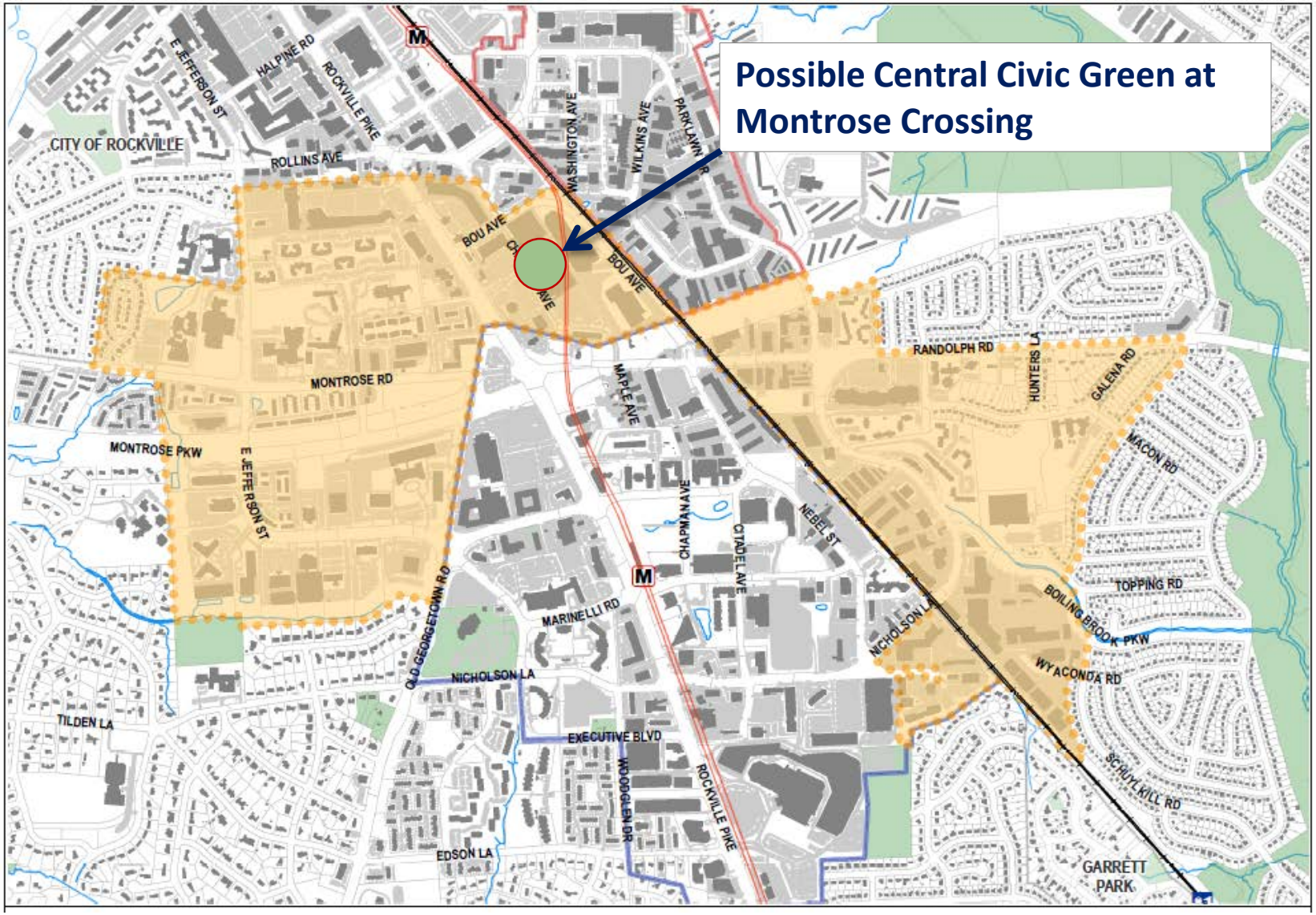
What we have heard about parks and open spaces you want…

- Increase amenities, including retail and restaurants.
- Central node along Executive Boulevard to enliven.
- Green space next to Rocking Horse Road Center could be a park.
- Redevelop Randolph Hills Shopping Center
- MCPS property transition to parkland, which is adjacent to Rocking Horse Road.
- Need more amenities for corporate employees
- Connections to Luxmanor Park – PROS and CONS
- Parkland is desirable on Executive Blvd.
- Montrose Crossing needs a community center/ park space
- Montrose school is an urban desert. Community park? Center?
- Randolph Hills Shopping Center needs more green space.
- R.H. Shopping Center is good for indoor recreational uses.
- Area needs more community facilities, most notably parks.
- Plan for parks and green space. “Grass and trees, not bricks and benches.”
- 55+ active adult communities (suggestion for new development)
- Open Space: More open spaces that include softer areas and trees.

Park and Green Space Opportunities



Park and Green Space Opportunities



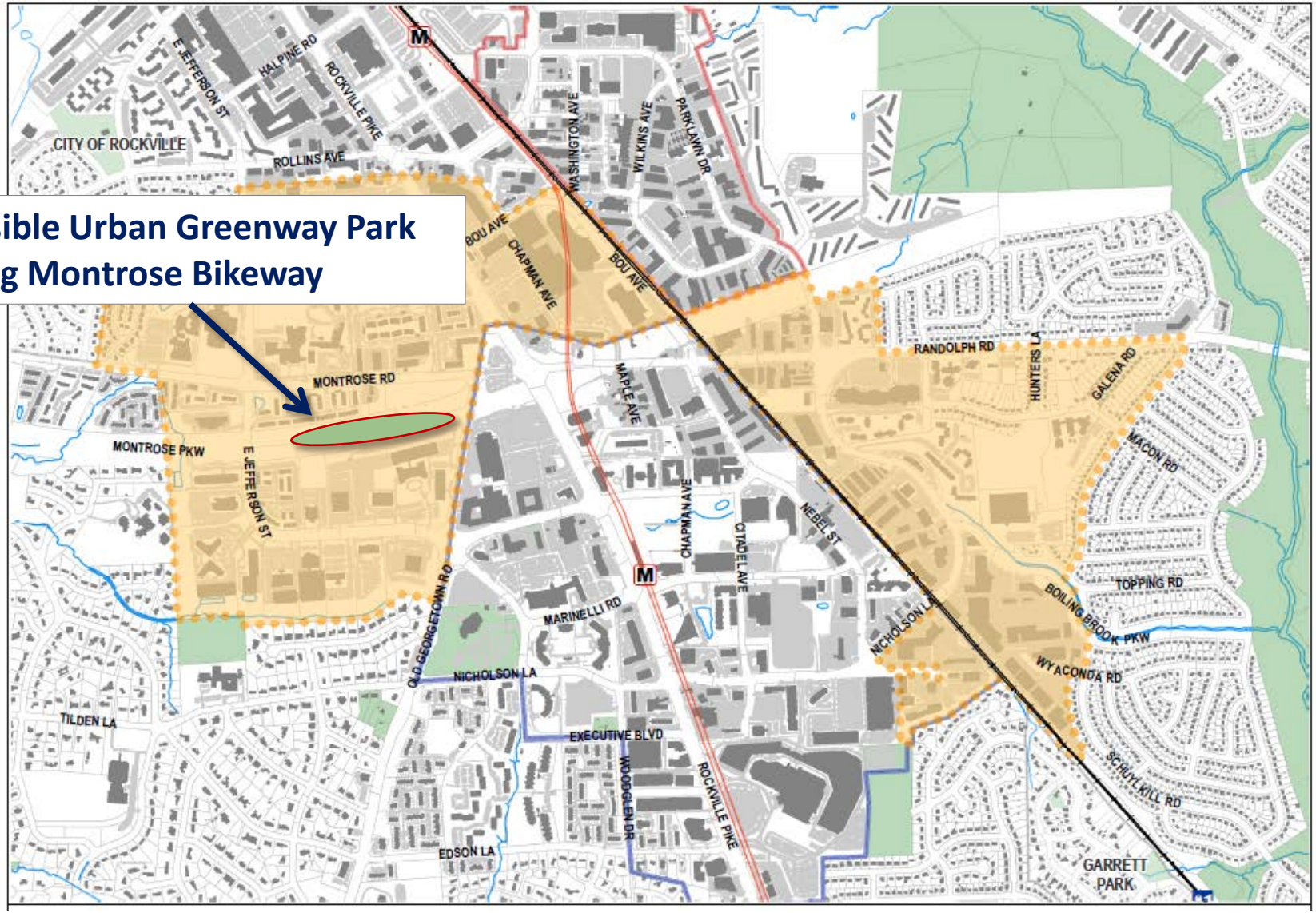
Urban Park Classification

Category: Countywide Urban Park

- Civic Green
  - Located in the center of high density development, providing a green outdoor “living room” for residents, employees and visitors
  - Serves people from other parts of the county and capital region
  - Formally planned, flexible, programmable open spaces for informal gathering, quiet contemplation, or large special event gatherings
  - May support open air markets, concerts, festivals, and special events
  - Not often used for programmed recreational purposes
  - A central lawn is often the main focus with adjacent spaces providing complementary uses
  - May include gardens, water features and shade structures.
  - Minimum size: ½ acre
  - Examples in Adopted Plans: White Flint, Wheaton, Great Seneca Science Corridor, Takoma Langley

MC Parks - Civic Green, Germantown

Park and Green Space Opportunities

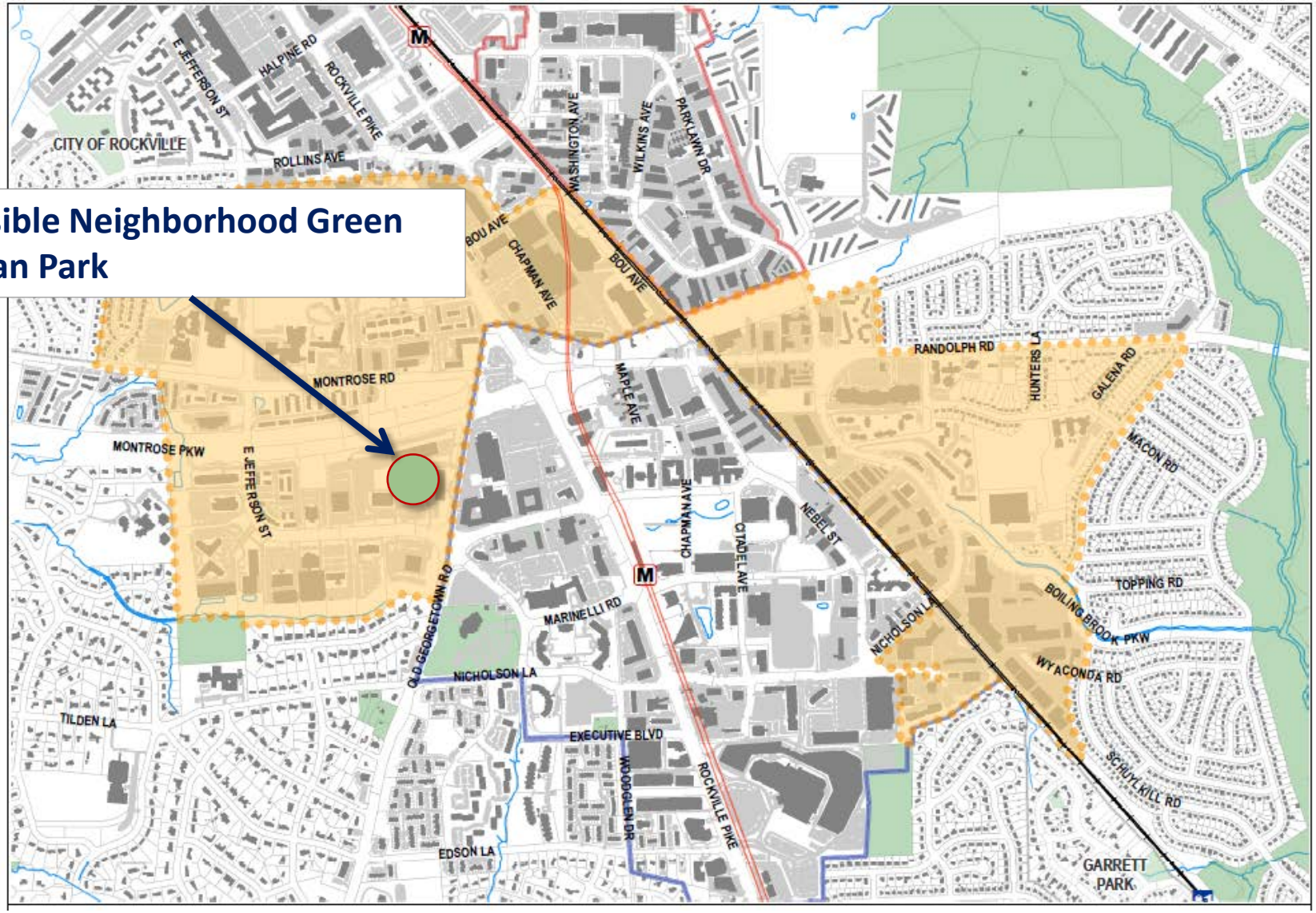


Urban Park Classification

Category: Countywide Urban Park

- Urban Greenway
  - Linear parks that provide trails or wide landscaped walkways and bikeways and may include other recreational and natural amenities
  - May occur along road rights of way or “paper” streets
  - Include space for vegetative ground cover and trees
  - Link other green spaces, trails and natural systems
  - Examples: Existing - Glenmont

Park and Green Space Opportunities



Urban Park Classification

Battery Lane Urban Park, Bethesda

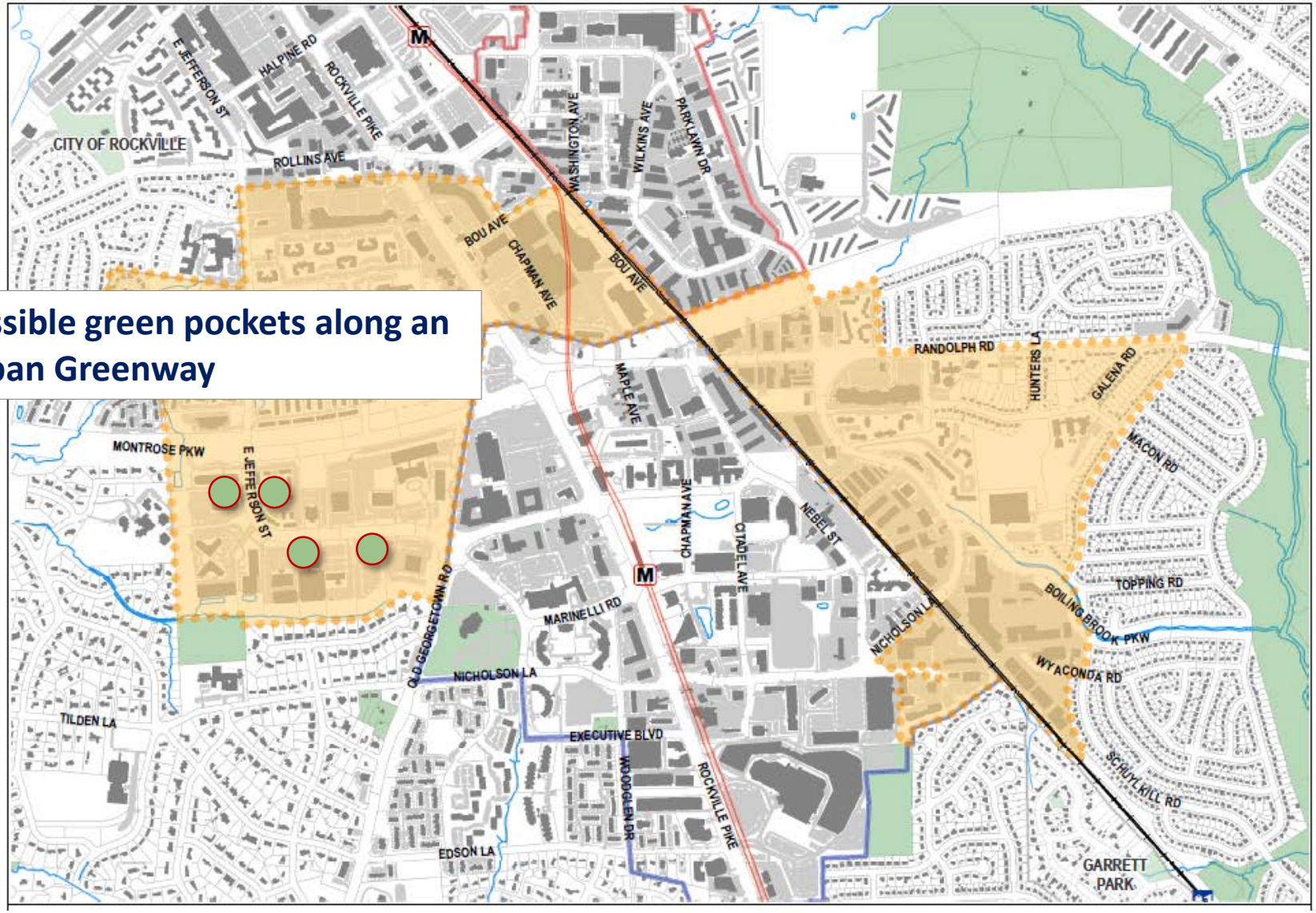
Category: Community Use Urban Park

- Neighborhood Green
  - Serves residents and workers from the surrounding neighborhood or district, but may be designed for more activity than an urban buffer park
  - Formally planned, flexible open spaces for informal gathering, lunchtime relaxation, or small special event gatherings
  - Typically contain lawn area, shaded seating and may include a play area, a skate spot, a community garden, or similar neighborhood facilities
  - Minimum size is ¼ acre
  - Examples: Existing – Royce Hanson, Wheaton Veterans. Adopted – White Flint, Takoma Langley, Great Seneca, etc.

Bethesda CBD

Royce Hanson Urban Park

Park and Green Space Opportunities



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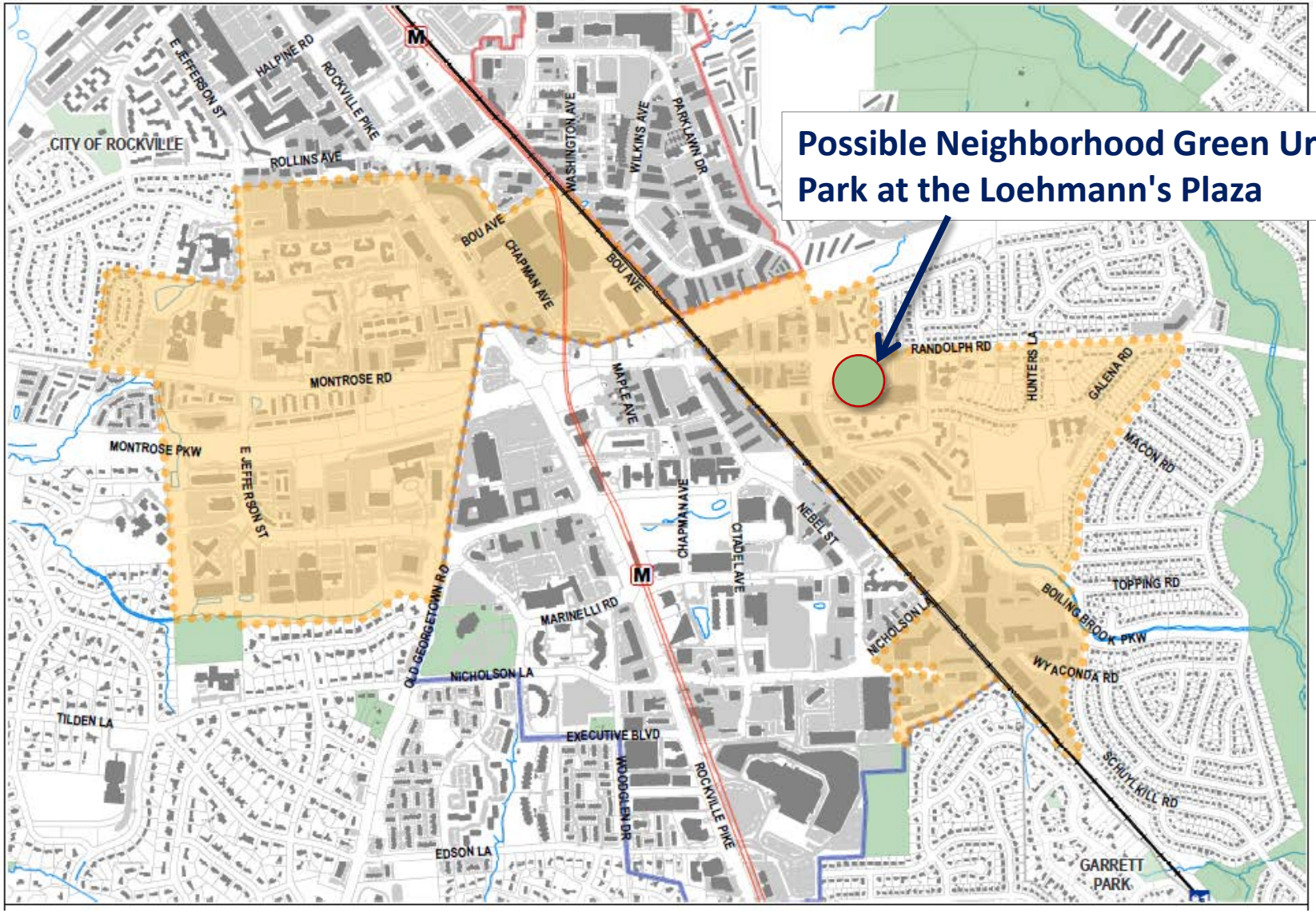
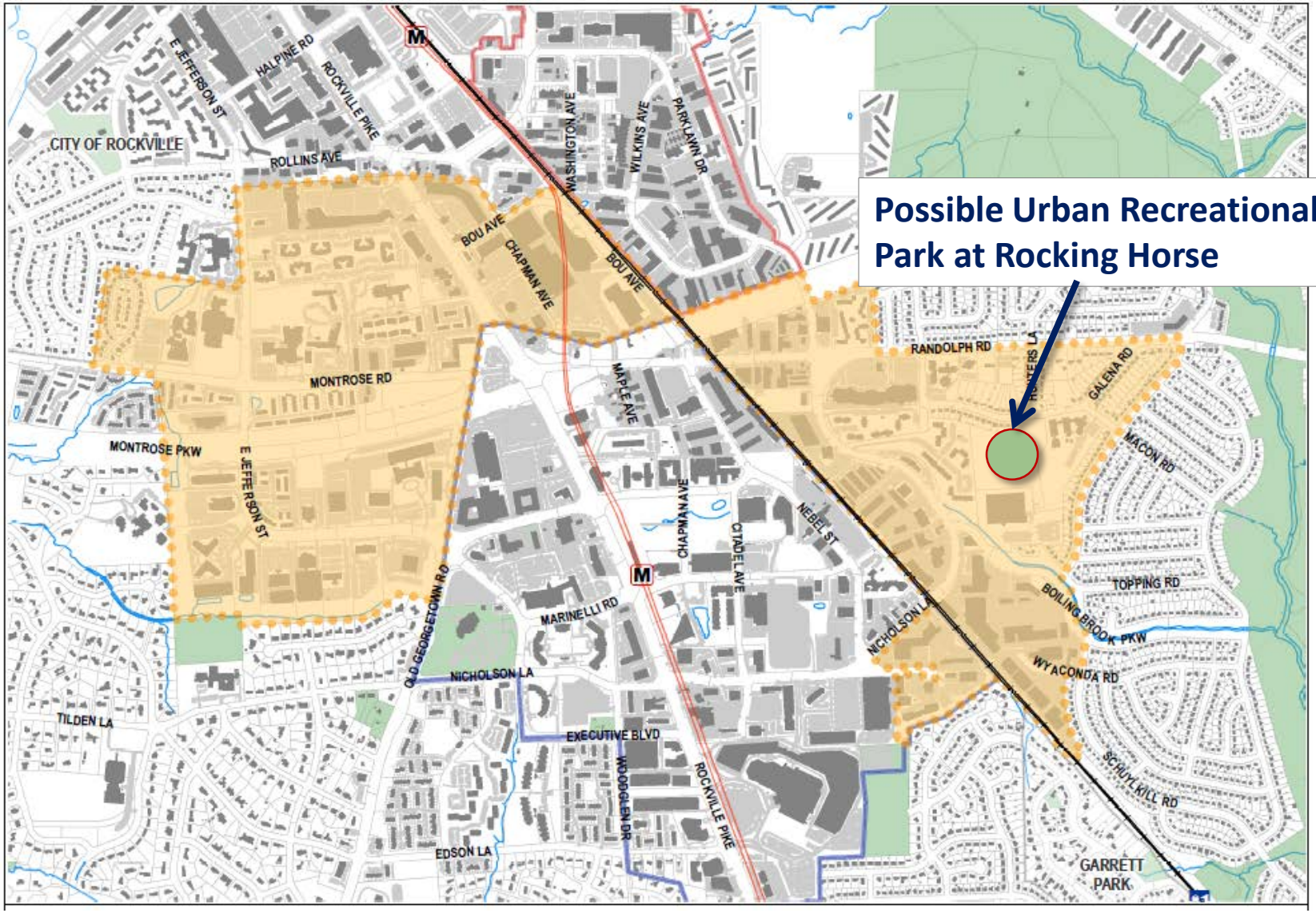


Park and Green Space Opportunities

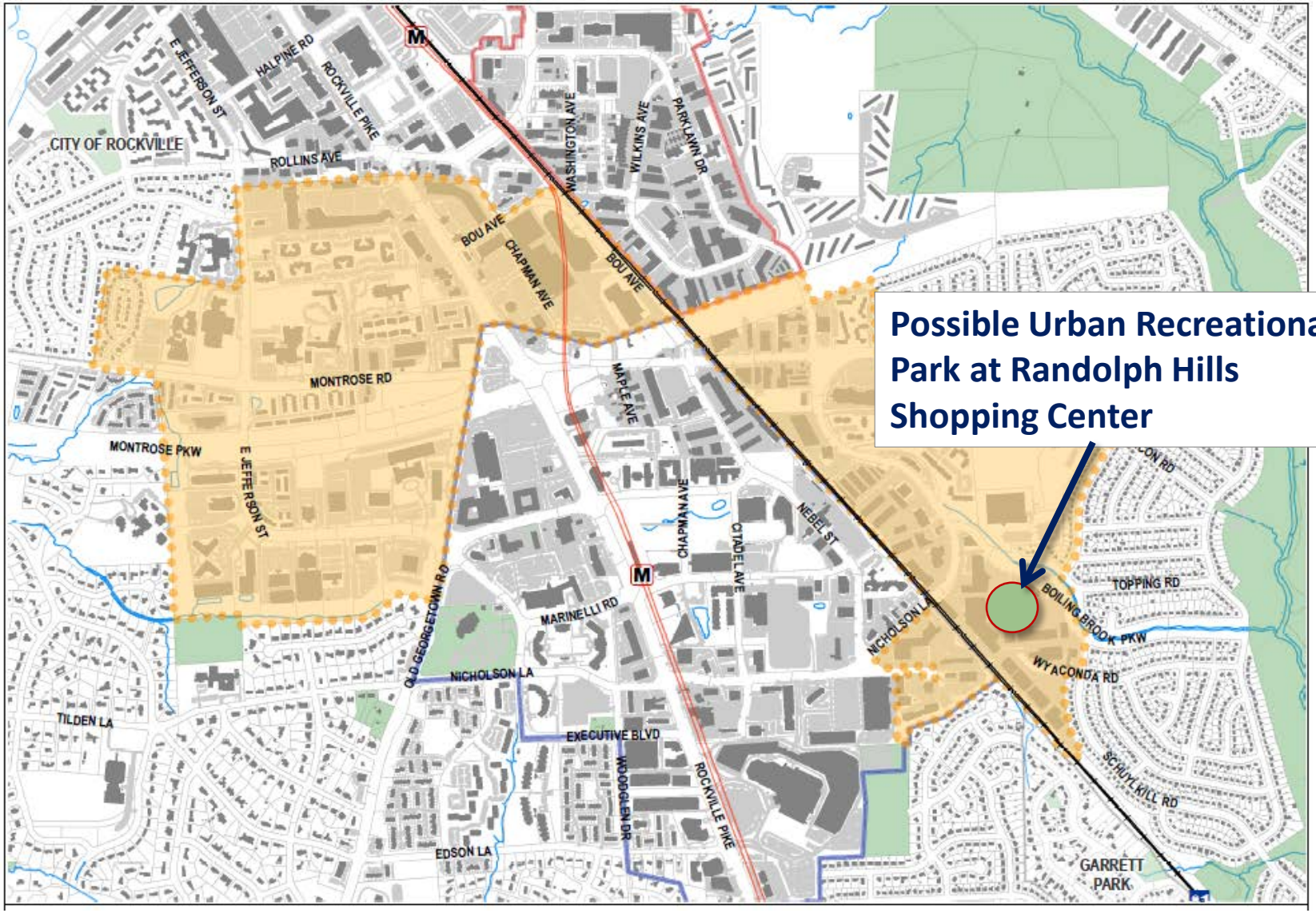


Urban Park Classification

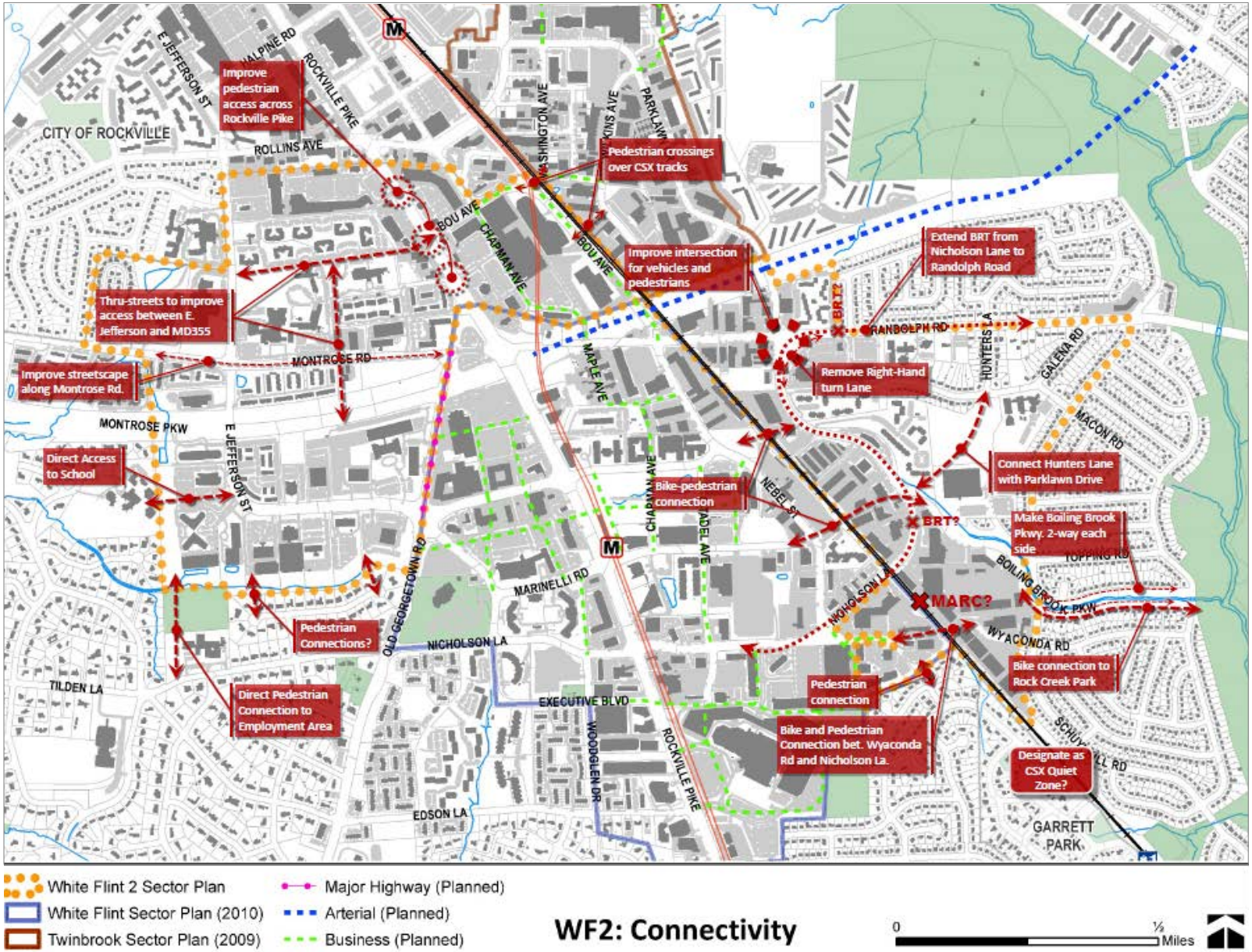
Category: Countywide Urban Park

- Urban Recreational Park
  - Oriented to the recreational needs of a densely populated neighborhood and business district
  - Space for many activities and may include athletic fields, playing courts, picnicking, dog parks, sitting areas and flexible grassy open space
  - Programming can include farmer's markets, outdoor exercise classes, and community yard sales
  - Safe drop-off area and nearby accessible parking
  - Master/Sector Plan Examples: Adopted - White Flint, Proposed – White Oak Science Gateway

Park and Green Space Opportunities



What we have heard about connections you want...



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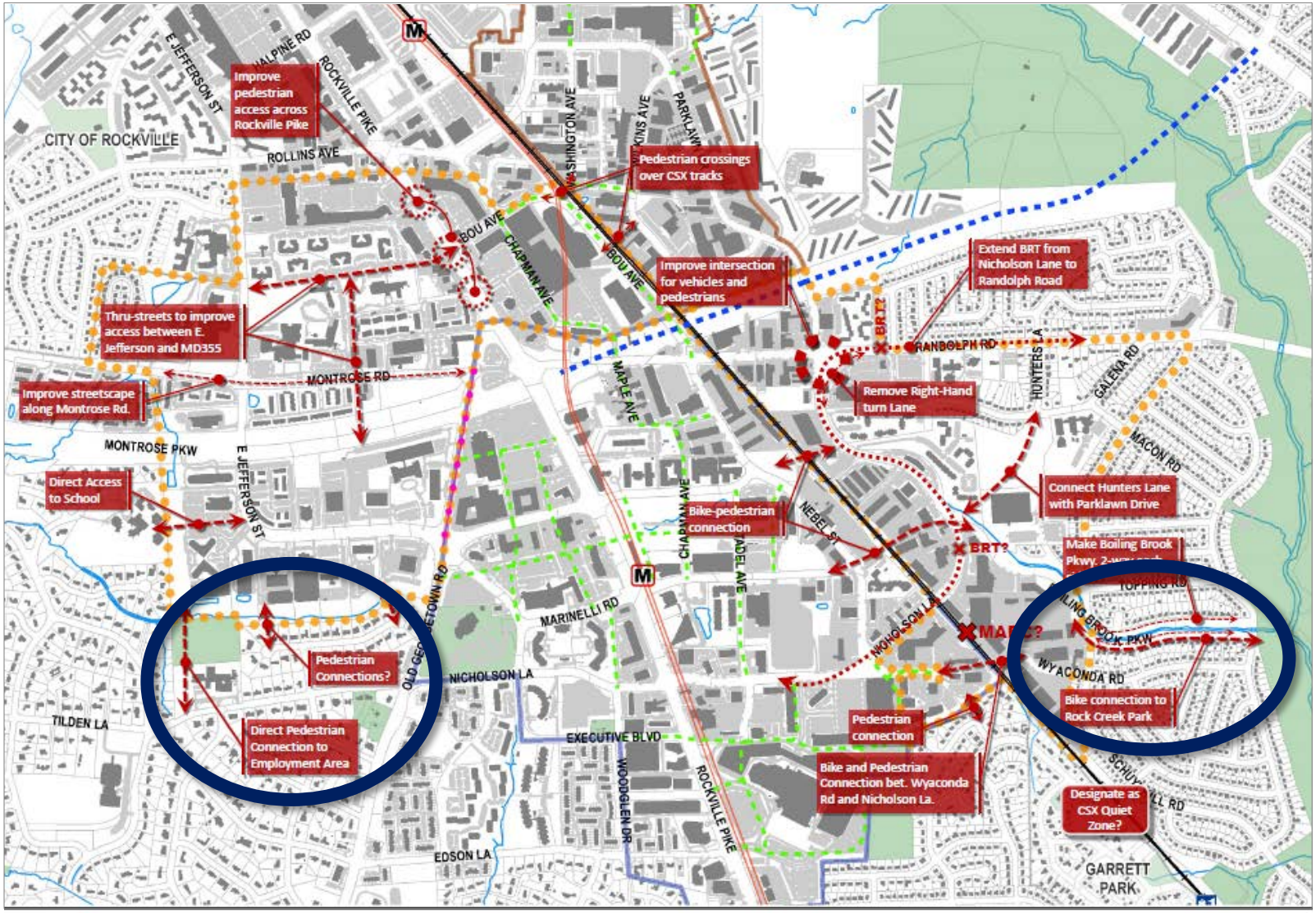
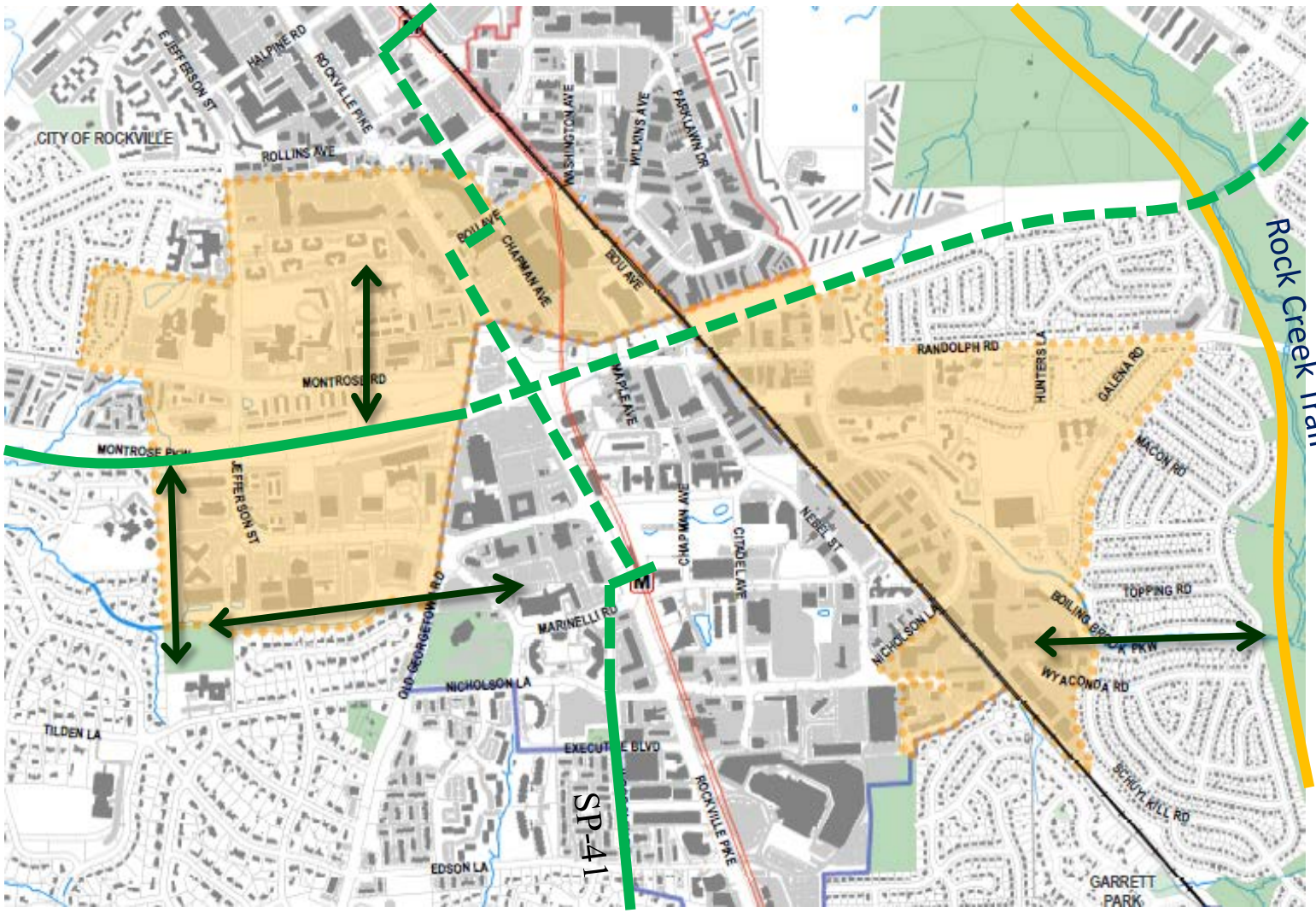


Trail Linkage Opportunities



Parks and Open Space Opportunities

Open flexible lawns for different types of play….

Parks and Open Space Opportunities

Shaded gathering areas for lunch time seating and picnicking

Parks and Open Space Opportunities

Shaded areas for play near retail centers

Parks and Open Space Opportunities

Recreational amenities along linear open spaces for active aging adults….

Parks and Open Space Opportunities

Unique play amenities…..

Wall Park Today

- 11.9 acres
- 261 parking spaces
- Existing Swim Center is 44,000 + square feet
- Existing forest along Old Georgetown Road to remain

Interim Park

Future Mixed-use Residential/Retail Development

Future White Flint Community Recreation and Aquatics Center

Existing Kennedy Shriver Aquatics Center

Future Open Space
Surface parking to be removed and relocated to the new garage behind the swim center

Future Concept

- New streets and realignments with better block configuration
- New shared garage allows for +/- 990 total spaces. 400 spaces allocated to Wall Park and KSAC
- New community Open Spaces
- Location of new recreation center and expansion to KSAC
- New shared access via internal lanes increases links and walkability

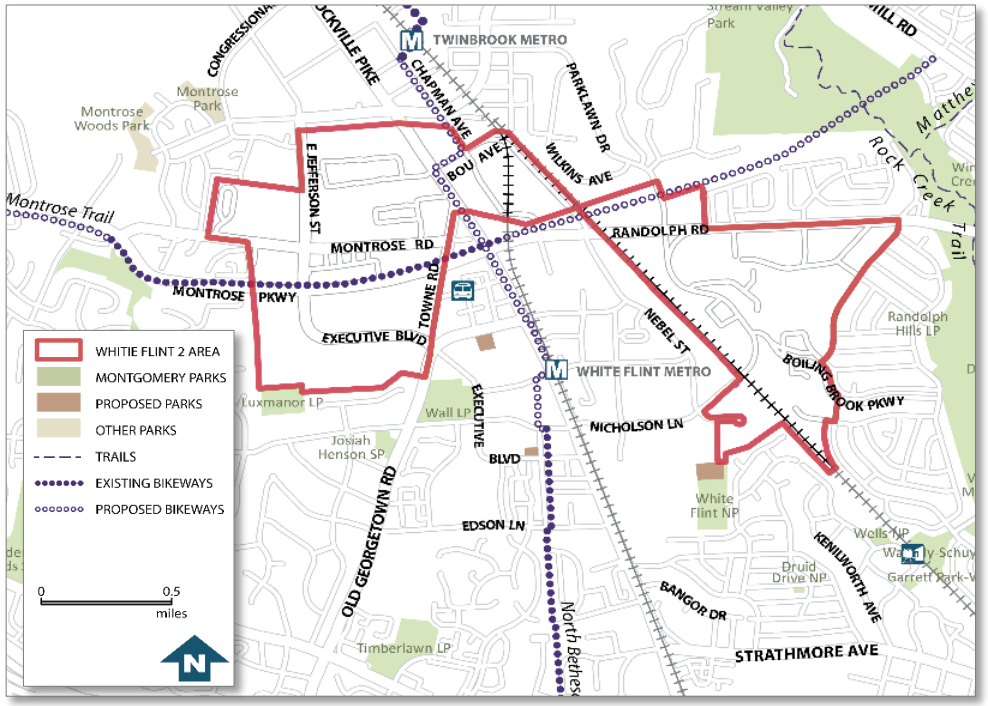
Visions for future Wall Park

Visions for future Wall Park

Activity for Tonight

Think about the types of green spaces and parks you would like to see in White Flint 2

- Vote for your top 4 features
- Add some suggestions to the list



What do you want to see **outdoors** in White Flint 2?

	A place with **grass** and **trees**
	A place for my **dog** to run
	A place to **meditate** and connect with **nature**
	A place to **skateboard**
	A place to **run** or **bike**
	A place to bounce, kick or throw a **ball**
	A place for friends to **gather**
	A place for big **events** like concerts or movies
	Other ideas - please list

Thank you

Rachel Newhouse, Park Planner and Landscape Architect
Rachel.Newhouse@montgomeryparks.org | 301.650.4368

ParkPlanning.org