



**MEMORANDUM**

June 10, 2010

**TO:** Montgomery County Planning Board

**VIA:** Mary Bradford, Director of Parks  
 Mike Riley, Deputy Director of Parks for Administration *MR*  
 Dr. John Hench, Ph. D, Chief, Park Planning and Stewardship Division (PPSD) *J. Hench*

**FROM:** Brooke Farquhar, Supervisor, Park and Trail Planning, PPSD *Brooke Farquhar*  
 Mark S. Wallis, Planner Coordinator, Park and Trail Planning, PPSD *(MSW)*

**RE:** Montgomery County Recreation Department (MCRD) Plum- Gar Neighborhood Recreation Center (NRC) Expansion - Located at 19561 Scenery Drive, Germantown , MD at the Plum-Gar Local Park - Mandatory Referral Case Number - 2010714-DGS-1

All County development projects are submitted to the Planning Board as Mandatory Referrals under Section 7-112 of the Regional District Act for review and comments. Comments are advisory in that the statute allows the applicant to overrule the Planning Board’s decision and proceed. However, as the Montgomery County Recreation Department’s Plum-Gar Neighborhood Recreation Center is located on park property, the applicant must comply with conditions before obtaining a Park Construction Permit.

**Staff Recommendation: Approval to send the following conditions back to the Montgomery County Department of General Services (DGS)**

1. A Department of Parks, Park Construction Permit is required for this project because the building is located on parkland. The construction permit must be obtained before any demolition, grading, clearing, or construction on parkland will be allowed.
2. A Memorandum of Understanding (MOU) between The Department of Parks and the County must be developed for maintenance responsibilities and security prior to the opening of the Center. The MOU will be similar in scope, detail, and agency responsibilities to similarly functioned, and recently opened MCRD buildings on parkland.
3. The project shall adhere to all conditions of the Forest Conservation Plan
  - a. Re-planting may be required for the Park Construction Permit and required on an inch for inch caliper replacement basis for those trees 4 inches DBH or greater. Replacement trees must have a minimum caliper size of two inches. Planting may be on-site, off site, or both. Planting replacement work must adhere to M-NCPPC Department of Parks standards.
4. Tree selection, planting requirements and after care protocol to be reviewed and approved by Park staff in the Horticultural Services and Park Planning & Stewardship Divisions.

5. The final design must include a maintenance vehicular access to safely accommodate a 23 foot truck pulling a 16 foot trailer to the ballfield. Reinforced turf must be provided along the drive path for maintenance vehicles.
6. Final storm water management plans must be approved by the Department of Permitting Services (DPS). DGS and the Department of Parks (DOP) will work together to mutually revise plans to meet DPS requirements.
7. The existing ballfield at the Plum-Gar Local Park will be closed to permitted use, but will remain open for informal community use. The closure period for permitted use will be January 1, 2011 until April 1, 2012. Should construction delays occur DGS will provide 4 months notice and a new mutually agreeable re-opening date will be decided. DGS will provide the Department of Parks access to the site to maintain the fields during construction.
8. The Department of Parks will allow the existing parking lot to be closed and temporarily used for construction staging and storage for the project
9. The Department of General Services shall repair the existing parking lot per the Department of Park's construction standards and specifications after construction staging is no longer required. The repair work shall be included as part of the base bid of the project and be completed prior to occupancy of the Center.
10. The Existing Basketball Courts to be re-striped as part of the base bid.
11. Striping for individual parking spaces, west along Scenery Drive, safely towards Golden Meadow Drive are to be drawn on the plans and reviewed by the Department of Transportation for approval.
12. Preserve existing access from the community to the South along Wheatfield Drive to and through the park.

## General Background

The Montgomery County Recreation Department (MCRD) operates both a Community Recreation Center (CRC) and a Neighborhood Recreation Center (NRC). The difference between the two types of centers is building size and subsequent program offerings. The CRC ranges from 20,000 square feet to 33,000 square feet. The NRC is generally less than 10,000 square feet. The Plum-Gar building is of the NRC building type. MCRD has been strategically planning to upgrade a number of NRC buildings.

**Attachment A** at the back of the staff report is a 2009-2014 Capital Improvements Program (CIP) Project Description Form (PDF) for the Plum – Gar project. Also included for background is an excerpt of from the March 4, 2008 County Council work session. The Plum Gar building is one of four NRCs to be upgraded and expanded over the next few years. **Figure 1** shows the geographic distribution of existing and proposed MCRD facilities throughout the County and the project location for the Plum-Gar building.

## Site Description

The Plum-Gar NRC is located on the Plum-Gar Local Park at 19561 Scenery Drive, Germantown Maryland (**Figure 2**). The park is 8.48 acres in size and was deeded to the Park and Planning Commission on October 21, 1975. The park consists of the Neighborhood Recreation Center (NRC) operated by the Montgomery County Recreation Department (MCRD), three basketball courts, one diamond field, one playground, and parking.

## Project Description

The current building was built around 1984 and consists of a 6,762 square foot building with an approximately 701 square foot detached trailer added later (**Figure 3**). The existing interior layout consists of a gymnasium (4,900 s/f), gymnasium storage (240 S/f), Administrative Office (90 s/f), Classroom/Exercise Room (270 s/f), Custodial Room (40 s/f), Mechanical Room (120 s/f), Restrooms (120 s/f) and a kitchen (100 s/f) (**Figure 4**). The existing building's size and limited program areas decrease the overall functionality of the building.

The expansion will provide a building of 19, 5834 square feet (**Figure 5**). The expansion will be accomplished by a combination of removing the trailer and partial demolition of the existing building. The proposed design will demolish the exiting one-story portion and preserve three walls of the gymnasium. The forth wall to the south will be demolished to allow expansion of the gymnasium. The existing trailer will be removed to allow building expansion to the east.

The new building will have the following spaces (**Figure 6**):

- Social Hall – 2,149 s/f
- Kitchen – 243 s/f
- Gymnasium – 6,052 s/f
- Weight Room – 1079 s/f
- Computer Lab – 293 s/f
- Arts and Crafts Room - 844 s/f
- Conference Room – 331
- Office – 310 s/f
- Game Room – 906 s/f
- Storage – 1033
- Restrooms – 646
- Lobby – 750
- Circulation walls etc – 4947
- Total Building Size – 19,583 s/f

The existing building is not historic. The anticipated schedule anticipates construction commencing January 2011 and lasting for 12 months. The building as designed is proposed for a Leadership in Energy & Environmental Design (LEED) silver rating.

The park will remain open and maintained for informal community use during construction. The ballfield will be closed for official permitted league use due to the temporary closing of the parking lot (discussed more under the "Parking" section).

The exterior building perspectives are **Figure 7**. Highlights include ½ of the roof will be a "vegetated green roof" designed to storm-water run-off. The reminder of the roof over the gym will be a built-up roof system as the existing preserved gym's roof structure cannot support the additional load a vegetative roof requires. Large clerestory windows will naturally light interior circulation spaces.

## **Parking**

The project proposes 6 additional parking spaces for a total of 48 spaces (**Figure 8**) which staff believes are adequate. Peak demand times for the indoor facilities do not generally overlap with the ballfield and many users can walk or take the bus to the center. Ballfield peak demand time is Spring/Fall Monday through Friday after school for practices and Saturday mornings for games. Building peak demand time is summer when school is out, winter for indoor basketball, Saturday afternoons and evenings for social events. It is recommended that DGS restripe parking spaces, west along Scenery Drive, to safely and efficiently utilize potential overflow parking should the need arise. The nearest bus stop is a quarter mile west of the site on Frederick Road (**Figure 9**). This will allow more people who are mass transportation dependent to access the recreation center.

The Department of Parks is granting permission to use the parking lot as a staging area during construction. The parking lot will be closed during construction and repaired as necessary thereafter.

## **Transportation Analysis**

Due to the small number of trips generated from this expansion, no traffic study is needed. See memo **Attachment B** from the Transportation Planning Division.

## **Conformance with the Germantown Master Plan**

The **Attachment C** memo from the Department of Planning - Vision Division outlines conformance with the existing master plan, development standards of the current zoning, neighborhood compatibility, and design sustainability.

## **Hours of Operation**

The proposed hours of operations are:

- Monday & Wednesday 9:00 am - 8:00 pm
- Tuesday & Thursday – 9:00 am – 10:00 pm
- Friday – 9:00 am – 6:00 pm
- Saturday 9:00 am to 3:00 pm
- Sunday - Closed

## **Community Outreach**

The Department of General Services held two community meetings on April 20, 2009 and December 9, 2009. Staff sent notices to local citizen associations and adjoining property owners, noting the date of the Planning Board Hearing date.

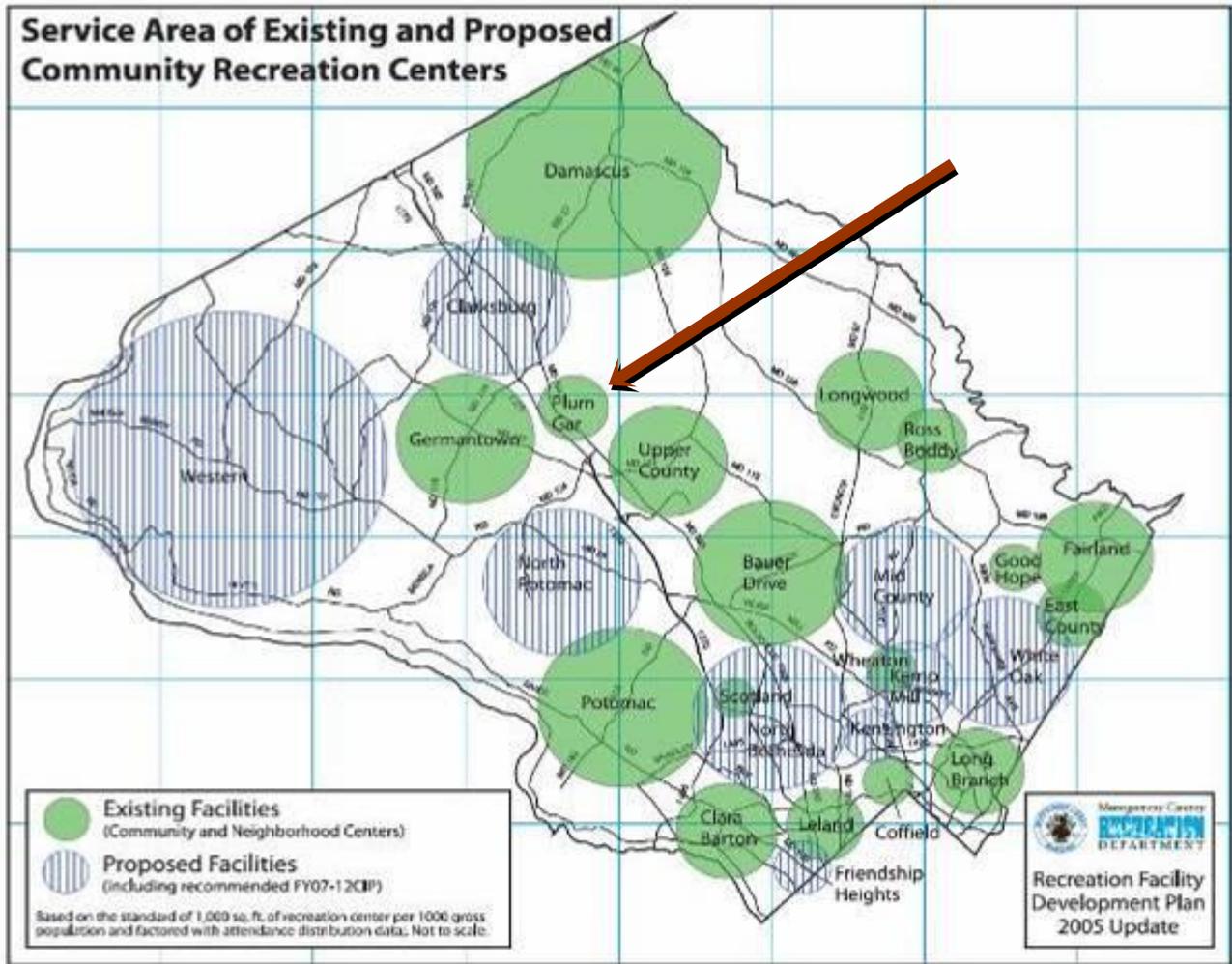
## **Conclusion**

Staff recommends approval of the Mandatory Referral subject to the conditions included in this memorandum.

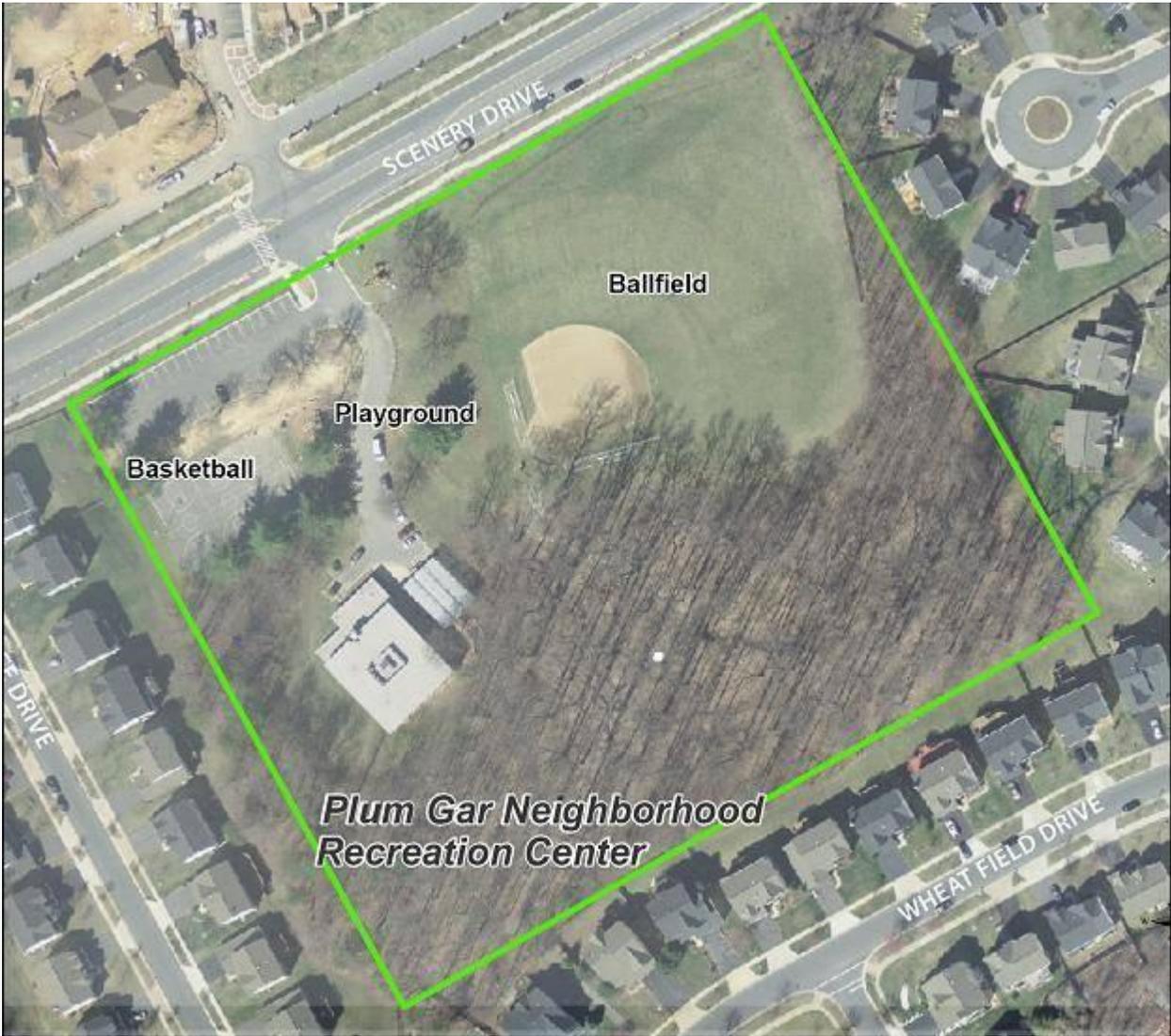
*Montgomery County Parks - Park Planning and Stewardship Division*

cc: Mary Bradford, Director of Parks  
Mike Riley, Deputy Director Administration Montgomery Parks  
Gene Giddens, Acting Deputy Director for Operations  
Mike Horigan, Chief, Northern Region Operations  
Jim Humerick, Regional Operations, Northern Region  
Al Astorga, Chief, Central Maintenance Division  
David Vismara, Chief, Horticultural Services  
Kate Stookey, Chief, Park Information and Customer Service  
Mitra Pedoeem, Chief, Park Development Division  
Michael Ma, Supervisor Construction Section, Park Development Division  
Darien Manley, Chief, Park Police  
Any Frank, Park Development Division  
Brian Lewandowski, Park Development Division  
Wendy Hanley, Park Manager, Little Bennett Region  
Art Nelligan, Park Manager, Little Bennett Region  
Eugene Rose, Chief Arborist, Horticultural Services  
Holly Thomas, Horticultural Services

Figure 1 Project Location Map and Relationship with other MCRD Facilities



**Figure 2: Aerial View of Plum-Gar Local Park.**



**Figure 3: Current NRC building and site layout**



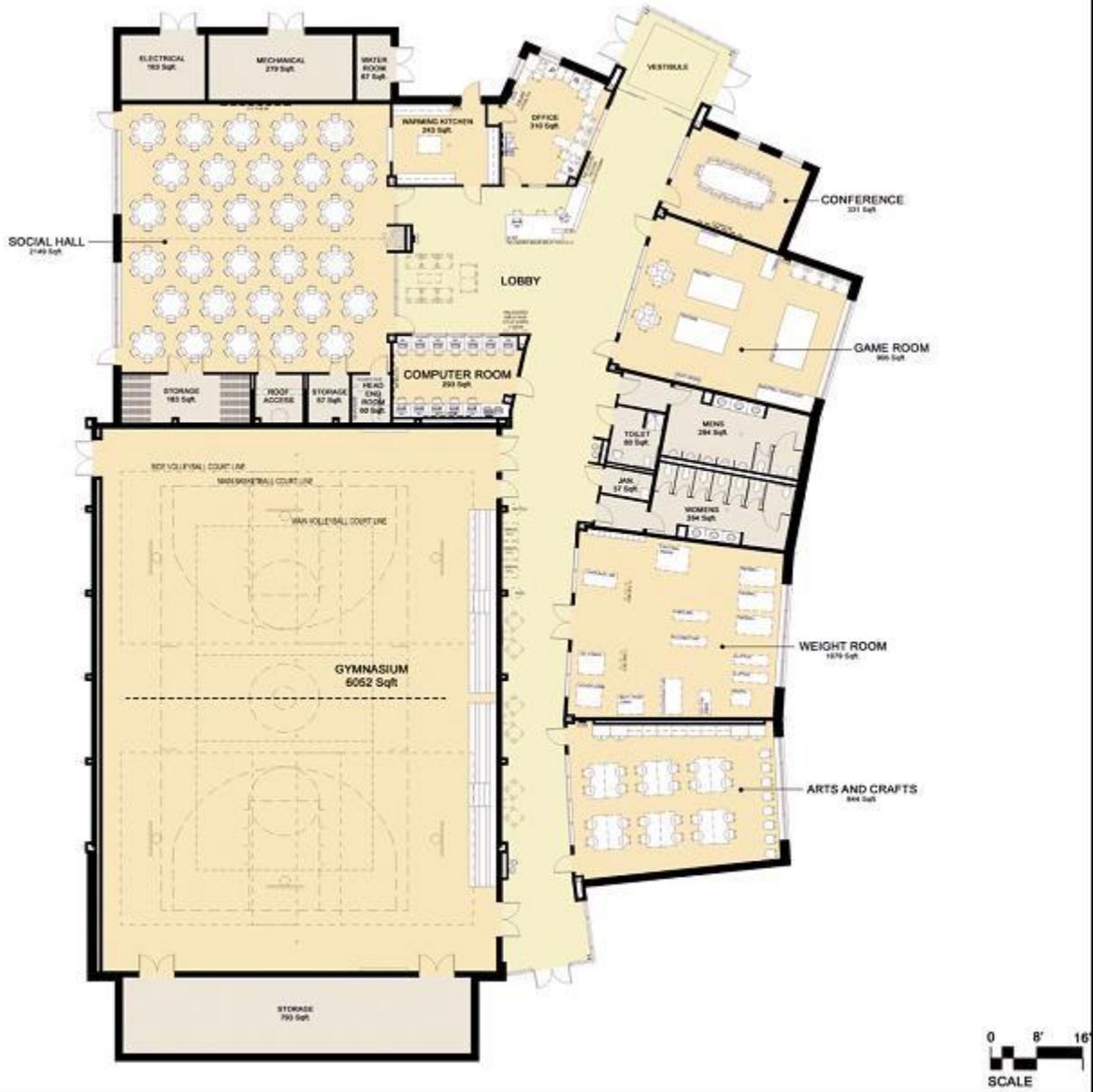
Figure 4 – Existing Building Layout



Figure 5: Proposed Expanded Plum-Gar Neighborhood Recreation Center



Figure 6: Interior layout expanded Plum-Gar Neighborhood Recreation Center



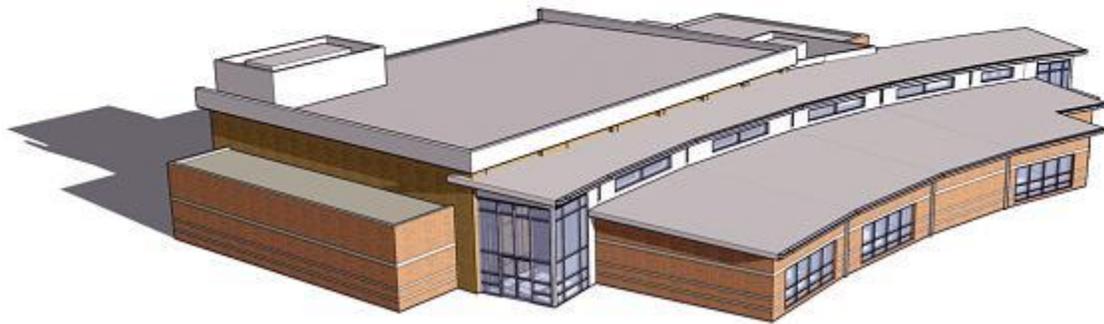
**Figure 7: Exterior Perspectives**



**Entry Birds Eye Perspective**



**Rear Perspective**



**Rear Birds Eye Perspective**

Figure 8: Parking and Circulation

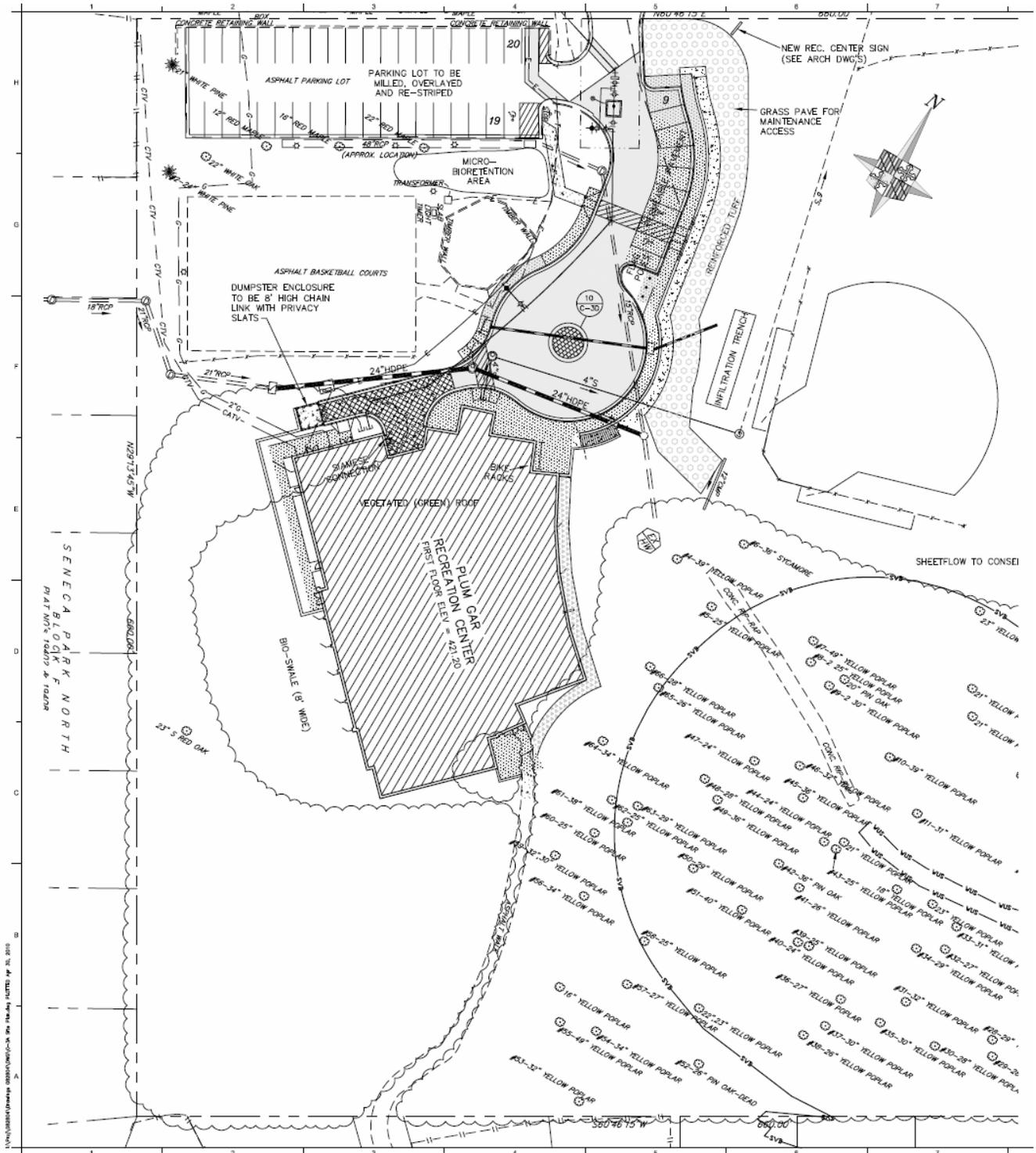


Figure 9: General Vicinity and Nearest Bus Stop along Scenery Drive to Frederick Road (1/4 mile walk to site)



**Attachment A**

**Recreation Department CIP Project Description Form (PDF)**

**Plum Gar Neighborhood Recreation Center -- No. 720905**

Category	Culture and Recreation	Date Last Modified	June 04, 2008
Subcategory	Recreation	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None
Planning Area	Germantown	Status	Planning Stage

**EXPENDITURE SCHEDULE (\$000)**

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	975	0	0	975	475	500	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>975</b>	<b>0</b>	<b>0</b>	<b>975</b>	<b>475</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000)**

G.O. Bonds	725	0	0	725	250	475	0	0	0	0	0
State Aid	250	0	0	250	225	25	0	0	0	0	0
<b>Total</b>	<b>975</b>	<b>0</b>	<b>0</b>	<b>975</b>	<b>475</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project will encompass renovation, space reconfiguration, and an expansion replacing three modular units, to include the construction of an addition including an expanded lobby and administrative area, social hall, kitchen, weight/exercise room, additional toilets, and site improvements including parking. A key component of the site and building infrastructure renovation is to upgrade the facility to conform to the Montgomery County Manual for Planning, Design, and Construction of Sustainable Buildings, including meeting green building/sustainability goals; Montgomery County Energy Design Guidelines; and the Americans with Disabilities Act (ADA). The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for eventual certification.

**JUSTIFICATION**

Renovation and new construction requirements are based on a facilities assessment of the site and building infrastructure and on programmatic requirements of the facility and the Montgomery County Recreation Department (MCRD). Two community charrettes were conducted during the Facility Planning process.

In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPWT) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. A Program of Requirements was completed in September 2006.

**OTHER**

This project provides for only the design phase. Final construction costs will be determined during the design development stage.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA	
Date First Appropriation	FY09 (\$000)
First Cost Estimate	
Current Scope	FY09 975
Last FY's Cost Estimate	0
Appropriation Request	FY09 975
Appropriation Request Est.	FY10 0
Supplemental Appropriation Request	0
Transfer	0
Cumulative Appropriation	0
Expenditures / Encumbrances	0
Unencumbered Balance	0
Partial Closeout Thru	FY06 0
New Partial Closeout	FY07 0
Total Partial Closeout	0

**COORDINATION**

Department of General Services  
 Department of Technology Services  
 Department of Recreation  
 WSSC  
 PEPSCO  
 Department of Permitting Services



**Excerpt from County Council work session March 4, 2008 Item #19**

FY 09-14 Capital Improvements Program (CIP): Department of Recreation

**NEIGHBORHOOD RECREATION CENTER AND RECREATION FACILITY MODERNIZATION**

The approved FY07-12 Facility Planning project for County Government included eight recreation facility rehabilitation projects including:

- Five Neighborhood Centers: Good Hope, Ross Body, Plum Gar, Scotland, and Clara Barton
- Two Community Recreation Centers: Upper County and Bauer
- One Senior Center: Schweinhaut

A consultant completed a rehabilitation evaluation for each facility with substantial community input. The Council also approved the Executive's FY08 operating budget for \$320,000 to enhance the five Neighborhood Centers by providing minor facility improvement and replacing equipment and furniture.

In the FY09-14 CIP, the Executive has proposed one of the eight studied rehabilitation projects, Plum Gar NRC, as a stand alone project. The Executive also proposed the umbrella Recreation Facility Modernization project that includes the seven facilities that were studied but not proposed as stand alone projects in the FY09-14 CIP.

Councilmembers Berliner, Ervin, Leventhal, and Trachtenberg requested that the Committee include three stand alone projects to renovate Scotland NRC, Ross Boddy NRC, and Good Hope NRC and program design costs for these project starting in FY09 for Scotland and FY10 for Ross Boddy and Good Hope.

***Schedule***

The following chart provides a timeline for projects being considered as part of the FY09-14 CIP and shows when each project is expected to be in design and/or construction phase. Timing is based on the expenditure schedule in each project's PDF or an estimate provided by the Department or Council staff. Bolded entries reflect when projects will be completed, i.e., when they are expected to have an operating budget impact.

	FY09	FY10	FY11	FY12	FY13	FY14
Good Hope NRC		Design	Design	Constr	<b>Constr</b>	
MAC Diving Tower	Constr	<b>Constr</b>				
Mid-County CRC	Constr	<b>Constr</b>				
North Bethesda CRC		Design	Design	Constr	<b>Constr</b>	
*North Potomac CRC	Design	Design	Constr	<b>Constr</b>		
Plum Gar NRC	Design	Design	Constr	<b>Constr</b>		
Ross Boddy NRC		Design	Design	Constr	<b>Constr</b>	
Scotland NRC	Design	Design	Constr	<b>Constr</b>		
Wheaton CRC- Rafferty	Design	Constr	<b>Constr</b>			
White Oak CRC	Design	Constr	Constr	<b>Constr</b>		

*\*The Committee recommends that this project be delayed if necessary for CIP reconciliation and fiscal constraint.*

**Construction schedule**

Among recreation projects alone, construction is heaviest in FY11 and FY12. In FY11, there are 5 projects in the construction phase, including 2 neighborhood recreation centers and 3 community recreation centers, assuming that the North Potomac CRC project is not delayed. In FY12, there are 7 projects in the construction phase with 4 neighborhood recreation centers and 3 community recreation centers.

**Operating Budget Schedule**

FY12 is the final year of construction for 4 centers -- 2 neighborhood recreation centers and 2 community recreation centers. (One community recreation center, if the North Potomac CRC project is delayed.) FY13 is the final year of construction for 3 centers – 2 neighborhood recreation centers and 1 community recreation center. While renovation of each neighborhood center is anticipated to have some operating budget impact, see chart below, the amount for each center is markedly less than the impact to open a new community recreation center. Thus, the scenario of opening 1 community recreation and 2 neighborhood centers would have significantly less impact on the operating budget than opening 2 community centers.

**Cost and Service Comparison**

The following chart shows the cost, operating budget impact, service area population and total square footage of each neighborhood recreation center project recommended by the Committee along with comparison information for the White Oak Community Recreation Center which is proposed for construction at the same time as Plum Gar and Scotland.

Project	Project Cost (000s)	Operating Budget Impact	Service Area Population	Total Square Footage	Sq. ft. per Population Served
Plum Gar NRC	8.958 million	\$118,000	20-40,000	14,779 +/-	.49
Scotland NRC	8.719 million	\$118,000	100 homes	8,040 +/-	20.1
Ross Boddy NRC	14.728 million	\$118,000	20,000	26,039 +/-	1.3
Good Hope NRC	6.386 million	\$122,000	10,000	10,005 +/-	1.0
White Oak CRC	24.33 million	\$782,000	65,000	33,000	.50

A simple analysis of the Neighborhood Recreation Centers, dividing the service area population by total square footage per rehabilitated center, suggests that Plum Gar NRC is the most cost effective neighborhood recreation project and comparable to the White Oak Community Recreation Center by comparison. Good Hope, Ross Boddy, and Scotland show the progression of more costly projects using this methodology. It does not, however, quantify or weigh the relative needs of the specific communities served against project costs.

**VIII. PLUM GAR NRC (PDF at ©14-15)**

	Total	Total 6 years	Est FY08	FY09	FY10	FY11	FY12	FY13	FY14
<b>Recommend</b>	<b>1,550</b>	<b>1,550</b>	<b>0</b>	<b>0</b>	<b>475</b>	<b>500</b>	<b>370</b>	<b>205</b>	<b>0</b>

*Recommended funding source: \$1.55 million in GO Bonds.*

*No FY09 appropriation requested. Estimated FY10 appropriation: \$935,000*

**Committee Recommendation**

	<b>1,550</b>	<b>1,550</b>	<b>0</b>	<b>475</b>	<b>500</b>	<b>370</b>	<b>205</b>	<b>0</b>	<b>0</b>
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This project would provide for renovation, space reconfiguration, and an expansion replacing three modular units; include the construction of an addition; and upgrade the facility to conform to green building standards, energy design guidelines, and the ADA. The original Facility Planning Phase consultant's recommendation was for up to 23,961 gross square feet. The current PDF shows design beginning in FY10. The ball-park cost estimate for the project is \$8-11 million. The FY08 Recreation Operating Budget allocation for the Plum Gar is \$168,000 for salaries and basic operating supplies.

The Neighborhood Recreation Centers have significantly less capacity due to their size and facilities and generally serve the immediate neighboring communities with a typical maximum population of about 10-15,000. Plum Gar is unique in that the facility represents the only center in the eastern portion of Germantown and functions as a full service Community Recreation Center for that population.

The source of funds listed in the PDF is GO Bonds; however, there is a State bond bill before the General Assembly for \$250,000 to support planning, design, renovation, and construction.

The Council has received substantial testimony and correspondence from community members in support of the rehabilitation projects, especially Plum Gar NRC. Proponents emphasize the isolated nature of the communities served by the Neighborhood Recreation Centers and the need for safe, accessible and well-equipped recreation opportunities for young people and seniors who live there.

The pedestrian safety impact analysis on ©15 recommends that a bus route be provided to the Community Center.

**The Committee recommends approval of the project with changes to expedite the Executive's recommended schedule by one year to have planning and design start in FY09 and reflect the total cost range of the project of \$8-11 million in the text of the PDF.**

**Attachment B**



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 2, 2010

**MEMORANDUM**

TO: Mark S. Wallis  
Park Planning and Stewardship Division

FROM: Ki H. Kim, Planner/Coordinator *KHK*  
Transportation Planning Division

SUBJECT: Plum Gar Recreation Center  
Mandatory Referral Number: MR 2010714-DGS-1

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Transportation Planning staff has reviewed the proposed renovation/expansion of the Plum Gar Recreation Center and found that the proposal under the subject mandatory referral application would not have an adverse effect on the nearby road system.

The site is located off Scenery Drive which was built as an arterial roadway with 100-foot-wide right-of-way. The existing vehicular access point from Scenery Drive and pedestrian circulation system on the nearby road system would not be affected by the proposal. Staff also reviewed the internal vehicular/pedestrian circulation system shown on the site plan and found them adequate.

Based on the trip generation rates contained in the Institute of Transportation Engineer's Trip Generation Manual, the site would generate additional 16 peak-hour trips with granting the subject mandatory referral application. These additional trips would not require the Local Area Transportation Review.

KK:tc

## Attachment C



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 4, 2010

### MEMORANDUM

**TO:** Mark Wallis, Coordinator  
Park Planning and Stewardship

**VIA:** Sue Edwards, Team Leader, North Central Transit Corridor  
Vision Division

**FROM:** Leslie Saville, Senior Planner (301-495-2194)  
Vision Division  
Karen Kumm Morris, Master Planner  
Urban Design Division

**SUBJECT:** Plum Gar Recreation Center Renovation  
Mandatory Referral MR 2010714  
Germantown Employment Area Sector Plan and Draft Design Guidelines

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### RECOMMENDATION

Staff finds that the Plum Gar Recreation Center Renovation is consistent with the Germantown Employment Area Sector Plan (2009) and Draft Urban Design Guidelines (2010). To assure good pedestrian access and compatibility with the adjacent properties, staff recommends:

- Add sidewalk connections on both sides of the driveway at Scenery Drive to achieve a continuous path to the front entrance.
- Provide cutoff shields on all lighting fixtures to reduce glare near adjacent residences.
- Provide landscape screening of the existing parking adjacent to the residences along the west property line.
- Consider deleting 3 or 4 new parking spaces near the entrance to reduce turning moves conflicts with the driveways.

### DESCRIPTION

Plum Gar Recreation Center is located on Scenery Drive, east of Frederick Road, in Germantown. It is an 8.49 acre property in the R-90 zone in an established residential

Vision Division, 301-495-4555, Fax: 301-495-1304  
8787 Georgia Avenue Street, Silver Spring, Maryland 20910  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

area. To the north of the property is a multi-family community, Seneca Ridge, owned by the County Housing Authority and completely renovated in 2008, and to the east, south and west are single family homes.

## **MASTER PLAN COMPLIANCE**

The Plum Gar Recreation Center is located in the Fox Chapel District of the Germantown Employment Area Sector Plan (2009). This renovation was anticipated in the recreation needs for the Sector Plan area. The facility was reviewed by staff and the Department of Recreation during the preparation of the Plan. The Department of Recreation determined that Plum Gar Recreation Center would need to be expanded and that an additional recreation center would be needed for the entire planning area.

### **Site Layout and Circulation**

The new facility is located in basically the same location as the existing building and a new driveway and additional parking is extended to the front entrance. This proposal minimizes disturbance of the existing trees and play fields.

Circulation is improved by the proposed new drive turn around. The proposed parking will be needed, but the location of approximately 3 to 4 spaces directly opposite the parking area and entrance drives will create turning moving conflicts. Consider removing these spaces to create a safer entrance. Pedestrian access from Scenery Drive is not well accommodated, requiring pedestrians to walk in the drive aisles crossing turning traffic. Given that many pedestrians will be children, continuous sidewalk connections are needed. See attached illustration.

### **Landscape and Lighting**

Existing trees and sloping topography along the west property line help provide a compatible transition to the residences. The plan proposed to increase tree plantings along this western side of the building to further improve compatibility and increase tree canopy. Where the parking lot is not screened to at least four feet by a retaining wall or plantings, a hedge should be added.

The parking areas and basket ball courts will be lighted with shoebox fixtures on 20 foot poles. Cut off shields are needed to assure compatibility with nearby residences.

### **Compatibility**

Along the western edge, the proposed building setbacks 80 feet from the nearest single family lots similar to the existing structure. The proposed site plan achieves compatibility with the surrounding residents if recommendations for lighting and additional plantings for the parking area addressed.

## **CONCLUSION**

Staff supports the proposed expansion of Plum Gar Recreation Center and recommends additional shrubbery to screen the existing parking, cutoff shields on the lighting fixtures and additional sidewalk connections for safer pedestrian access.

**Add sidewalk connections to Improve pedestrian access.  
Increase shrubbery to screen parking.**

