

MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB
ITEM # 3
11/18/10**

November 9, 2010

Memorandum

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Urban Design and Preservation Division

FROM: Mary Beth O'Quinn *mhoq*
Planner Coordinator (301-495-1322)
Urban Design and Preservation Division

SUBJECT: Mandatory Referral No. 10731-DGS-01:
North Potomac Recreation Center
13850 Travilah Road, Rockville, MD
Potomac Subregion Master Plan

RECOMMENDATION

The Staff recommends approval of the Mandatory Referral for the North Potomac Recreation Center and to transmit the following comments to the Montgomery County Department of General Services:

1. Subdivision:
 - a. File a Preliminary Plan application for Subdivision for the subject parcels; record a record plat showing proper street dedication for the right-of-way of Travilah Road prior to building permit.
 - b. Verify ownership of the Patrick Avenue right-of-way prior to incorporating its area within the site's boundaries as shown on the plans.
 - c. Provide an Emergency Services Access Plan and submit the plans for review by the Montgomery County Emergency Services Department (Fire and Rescue).

3. Landscape and Lighting:
 - a. Specify black chain link fencing around the athletic and play fields.
 - b. Provide a lighting plan indicating fixture type, mounted height, fixture base detail, and performance specifications for cut off shields that directs light toward the school.
 - c. Limit lighting levels to 0.01 footcandles at the property lines; provide a point-by-point photometric lighting plan demonstrating light distribution throughout the site;
 - d. Provide shade trees at 3.5-inch caliper at the time of planting.
 - e. Provide hedges, 36-inches in height to screen the head-in parking facing Travilah Road.

4. Transportation:

To satisfy the Adequate Public Facilities test for transportation requirements:

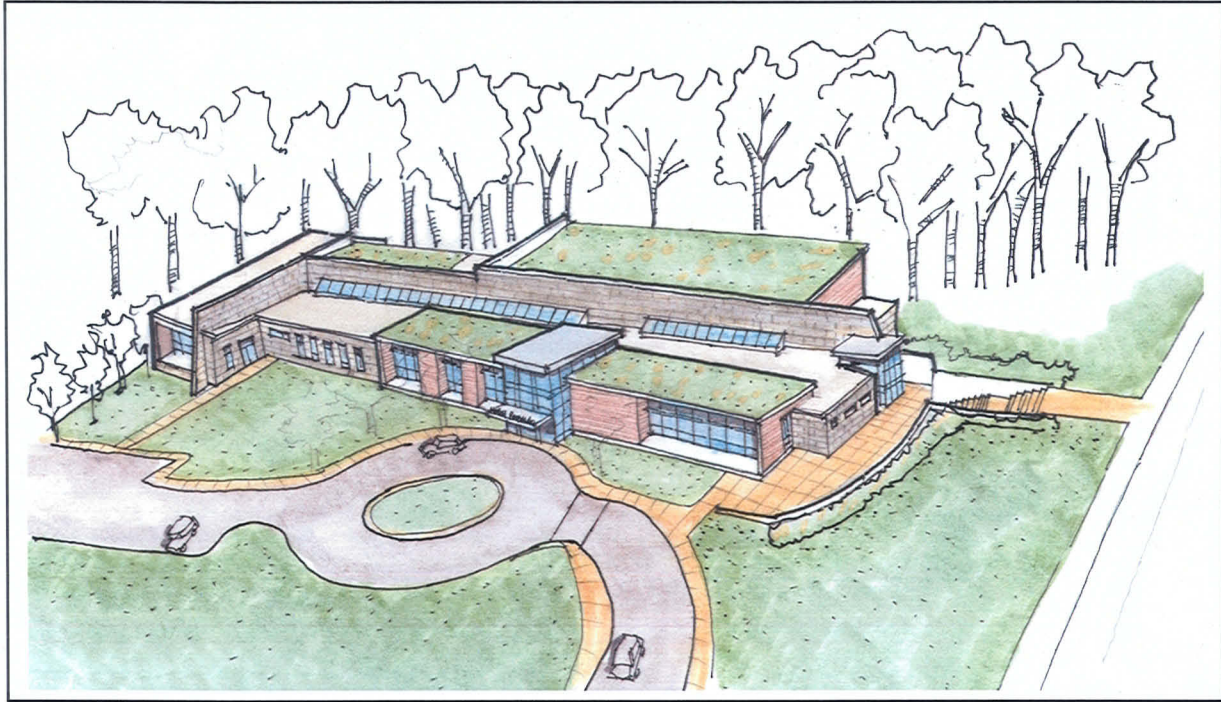
- a. Limit the community recreation center to a maximum of 48,600 square feet.
- b. Revised the previously submitted traffic study to reflect the square footage of 48,600 to satisfy the Local Area Transportation Review (LATR) test and update the Policy Area Transportation Review (PAMR) test.
- c. Satisfy the Policy Area Transportation Review (PAMR) test to mitigate eight new peak-hour trips by paying \$90,400 to the Montgomery County Department of Transportation (MCDOT) prior to release of any building permit. The PAMR payment may be used to extend the existing shared use path, SP-58, on Quince Orchard Road between its southern terminus at Horse Center Road and the Muddy Branch Stream Valley Park trail located within the North Potomac Policy Area. Coordinate with M-NCPPC Parks Department.
- d. Dedicate the necessary right-of-way to provide 70 feet from the opposite right-of-way line along the Travilah Road frontage.
- e. Provide an ingress/egress easement to access the existing houses at 10106 Patrick Avenue, 13826 Travilah Road, 13816 Travilah Road, and 13824 Travilah Road that are now served by Patrick Avenue, if the right-of-way for Patrick Avenue lies within the project limits.
- f. Limit vehicular traffic circulation around the internal traffic circle in front of the community recreation building to one-way traffic flow (counter-clockwise) and indicate on the plans (Refer to submitted Plan Sheet No. C-06).
- g. Show on the plans the recently built 8-foot-side shared use path along Travilah Road.
- h. Work with with the Montgomery County Department of Transportation (DOT) Division of Transit Services to provide a bus stop- with a shelter in front of the proposed site on Travilah Road.
- i. Provide additional handicapped parking space(s) near the multipurpose field tennis court, and multipurpose court with necessary handicapped ramps.
- j. Provide a handicapped ramp at terminus of the sidewalk leading into southwestern overflow parking area.
- k. Relocate the four bike racks from their location shown on the plans and add six more bike racks (for a total of 10 racks) closer to the main entrance to the community recreation building in a weather-protected area. Provide an additional 10 bike racks near the outdoor play fields.

5. Parks:

Coordinate with the Department of Parks prior to building permit to provide trail connections between the Recreation Center site and Big Pines Local Park.

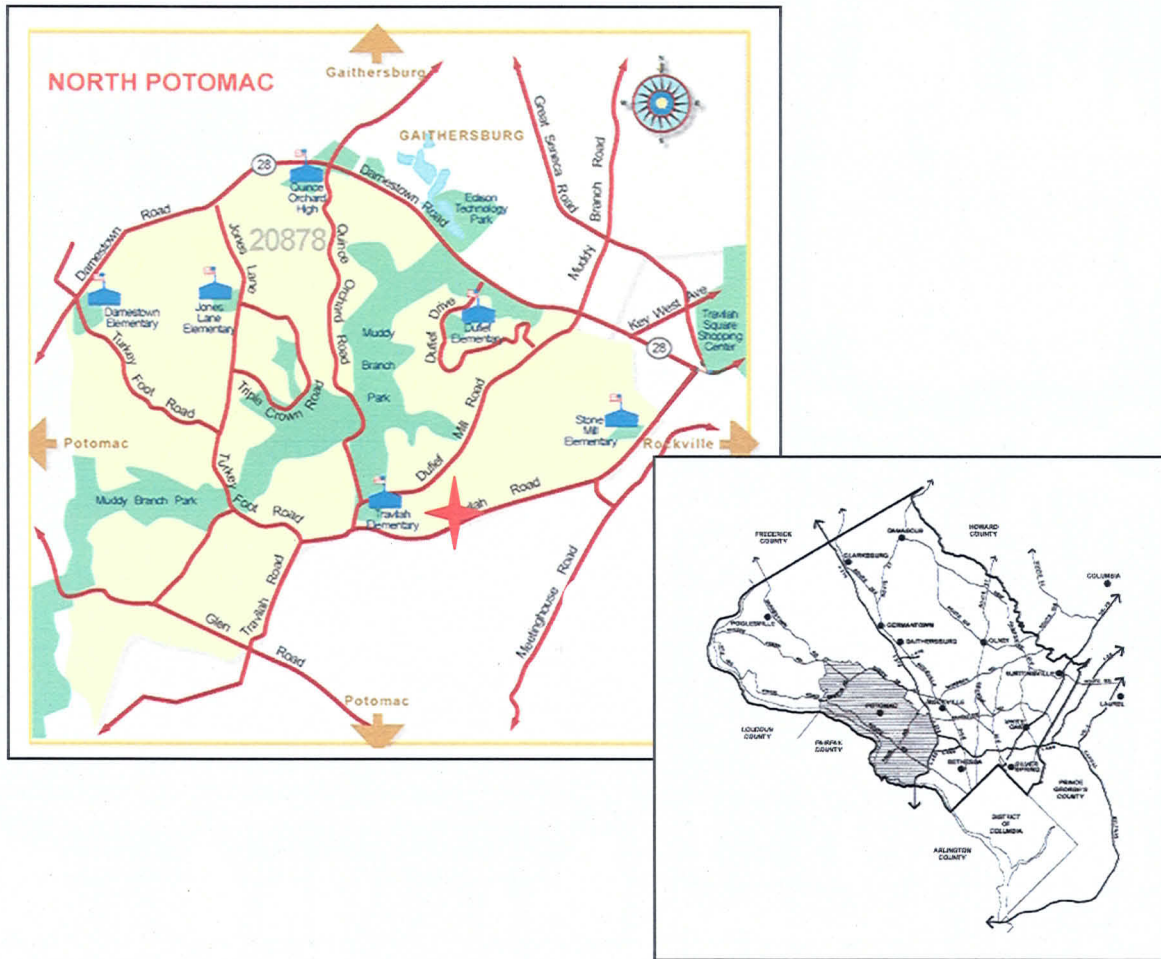
INTRODUCTION

Project Summary



The applicant, the Montgomery County Department of General Services (DGS) proposes to build a new 48,600 square foot recreation center for the North Potomac area. The project, planned for construction in 2012, will provide much needed recreational, athletic, and community facilities for this area of the county. Proposed for the specific site recommended in the Potomac Subregion Master Plan (2002), the complex will offer indoor and outdoor recreation, community meeting space, and classrooms for learning tailored for all age populations. The site selected adjoins the Big Pines Local Park.





North Potomac was created in 1988 from the peripheral fringes of Gaithersburg to the north, Potomac and Travilah to the south, Rockville to the east and Darnestown to the west. Lying approximately three miles to the west of I-270, North Potomac and Travilah occupy the undulating plateau that lies between the Muddy Branch Stream Valley to the north and the Watts Branch Stream Valley to the south. The stream valley parks run in parallel bands on the northeast-south west bias, forming a ridge that provides the setting for lush, generously forested residential areas.

Major roads follow the directions of the contours and stream valleys, Dufiel Mill-Muddy Branch on the north side of the neighborhood and Travilah Road, on the south. These roads provide widely used connections to Gaithersburg, the Science Center and the Shady Grove Metro. To the northeast lies the Shady Grove Science Center and the Public Service Training Academy, across Darnestown Road. To the east, across Travilah Road is the University of Maryland Shady Grove Campus.

North Potomac, well established in its role as a residential community, features a range of housing types of which large lot single family detached home predominate. The amply vegetated lots feature mature trees and a generous tree canopy, with tributary streams and wetlands, typical of The Muddy Branch Stream Valley Park.

The Site

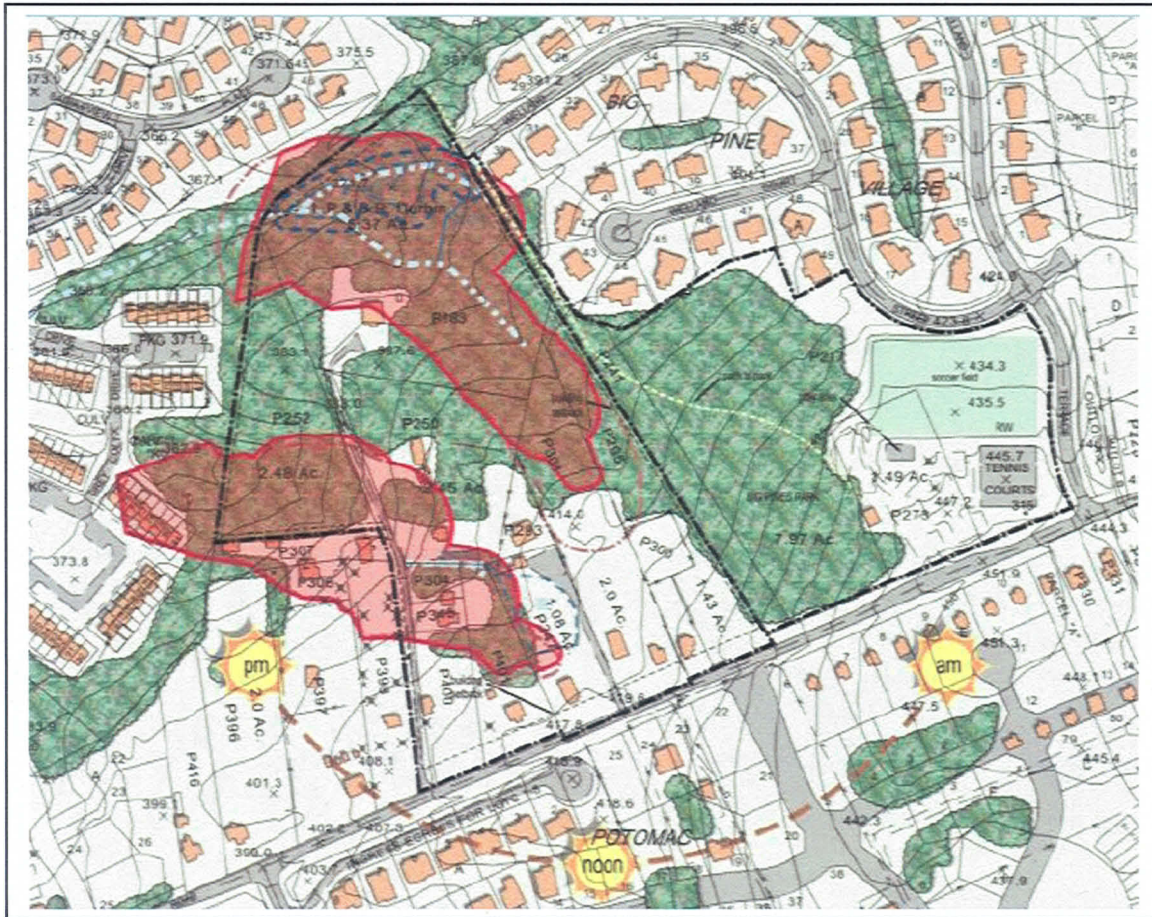


The subject site, 17.14-acres comprising 12 lots (shown above outlined in red), is located at the on the north side of Travilah Road, about 3.5 miles from the intersection of Travilah Road and Darnestown Road. The lot assemblage creates an irregularly shaped lot, featuring about 720 feet of road frontage. The future property, almost rectangular, with a triangular appendage, extends about 1290 feet from Travilah road.

The lot assemblage adjoins the Big Pines Local Park to the east, is bounded by Patrick Avenue on the west, and on the north and further to the west by residential properties. All of the residential properties, including the site's lots are zoned R-200/TDR. The Potomac Ridge

residential neighborhood lies to the west, Natalie Estates lies to the south across Travilah Road. To the south of Natalie Estates is the Rockville Crush Rock Stone Quarry.

The site features multiple forest stands, wetlands and streams, with 10.37 acres forest, several streams, 0.37 acres of wetlands, approximately 8.15 acres of stream buffer, and approximately 1.58 acres of wetland buffer. The property is located within the Watts Branch watershed, which is a Use I designation. The topography drops about 65 feet in grade at a constant rate towards the stream beds at the north end of the property.



Description of the Project

The Department of General Services proposed the North Potomac Recreation Center, a new 48,600 square foot facility that will serve all ages and aspects of the general public, including toddlers, senior citizens, adolescents, and adults. It will be used for athletics, recreation, arts and crafts, social activities, and various other activities. The facility will be owned and operated by the Montgomery County Department of Recreation.

North Potomac Recreation Center			
13850 Travilah Road, Rockville, MD			
Architectural Program: Meeting Space, Gymnasium, Kitchen, Conference Space, Arts Studios, Social Hall, Administration Space, Outdoor Facilities			
Community Space		Programmed Space	
Social Hall	1	Art Studio	2
Community Lounge	2	Pottery Room	1
Community Partner Office	1	Kiln	1
Kitchen	1	Computer Lab	1
Music	1	Gallery North (Circulation)	1
Instrumental Music	1	Gallery South (Circulation)	3
Art	1	Classroom	1
Dual Purpose Room	1	Restrooms	2
Core Facilities		Locker Rooms	2
Administrative Suite	1	Recycling Room	1
Exercise Room	1	Classroom Storage	5
Game Room	1	General Storage	2
Senior Game Room	1	Mechanical	1
Gymnasium - Small	1	Electrical	3
Gymnasium - Large	1		
Athletic Facilities		Hours of Operation	
Outdoor Soccer	1	Monday- Friday 9am-9pm	
Indoor Gymnasium	1	Saturday 9am-6pm	
Basketball	1	Sunday 11am-6pm	

Site Design:

Site design for the recreation center is formed by a “compressed” scheme that uses the ridge “plateau,” between the stream buffers to create a curved, linear scheme. The gentle convex shape is anchored by the building itself that establishes the site’s purpose at the street, and linked in a sequence of outdoor play spaces that, in form, emanate from the building at the front end. It is a placement that is consistent with other surrounding institutional and multi-family settings in the vicinity, yet in this instance, the skillful handling of the program and the environmental respect are readily legible. The system employs environmental site design, a series of micro bio-retention areas for water quality and quantity.

The building form further responds to environmental conditions, in its solar orientation, and in its roof, designed as part of the storm water system. The multiple stepped roof levels support a vegetated roof that is sloped for drainage to the micro bio-retention areas.

The bi-partite linear building form features a generous, enlarged central corridor on the entry that is bisected by the grade level, entryway. The building’s massing, that respects the street line,

visibly establishes the complex's presence and accessibility, while cueing vehicular circulation toward the entry round-about, and offering two pedestrian entrances. Ancillary parking is provided at the southwest corner of the site, via a looped triangular lot. The proposal attempts to maximize parking, while respecting the stream buffer, and largely succeeds in that endeavor.

A significant portion of the site is retained in forest, 6.74 acres. The play and athletic program has been significantly reduced from two fields to one Forest clearing totals 4.10 acres, primarily in the central spine adjoining the stream valley buffer.



Architectural Design

The building design for the steel-framed, one story structure features a bipartite form effectively expressed both in plan and elevation. The disposition of the two complementary forms works together to reference, in placement, scale, lines and planes, both natural and manmade elements of the site. Each linear in form, the first “building” anchors the entrance in its orthogonal relationship to the street, engaging the vehicular round-about while establishing the internal rational “grid” of the program; meanwhile, its companion volume, articulated by a rising 2-story, is placed at an angle that foreshadows the curve of the stream buffer, experienced physically through the curved, sequential site design. The splayed placement of the converging volumes essentially creates two buildings connected by the central corridor that functions as the reception hub and provides engaging, gallery space, enhanced by natural lighting.





The two lines of program spaces are bisected by the entrance vestibule that reaches across the intervening corridor to the reception spaces and administrative office, all the while offering quick access to the gymnasium, the largest program space. This “clasp” works as a spatial lynch pin, enlarges the intersection of circulation patterns, connecting the architecture from top to bottom, side-to-side and front-to-back. The intersection with two physical spines, allow the artistic

shaping of this space, whose primary visual role is to engage the building's relationship to the public realm and offer visual connection to the natural surroundings.

Functional program elements such as the loading dock are placed as an end cap to the building, shielding the function spaces from view, but allowing convenient access to the kitchen and major mechanical space from the dock. The floor plan allows optimal organization of the classroom and arts programs along the longitudinal axes with visible public spaces, while individual, interconnected classrooms flank the double loaded corridors, with support spaces storage. Services, such as bathroom, utility closes and storage are located strategically at each end of the building of each floor providing ease of access.

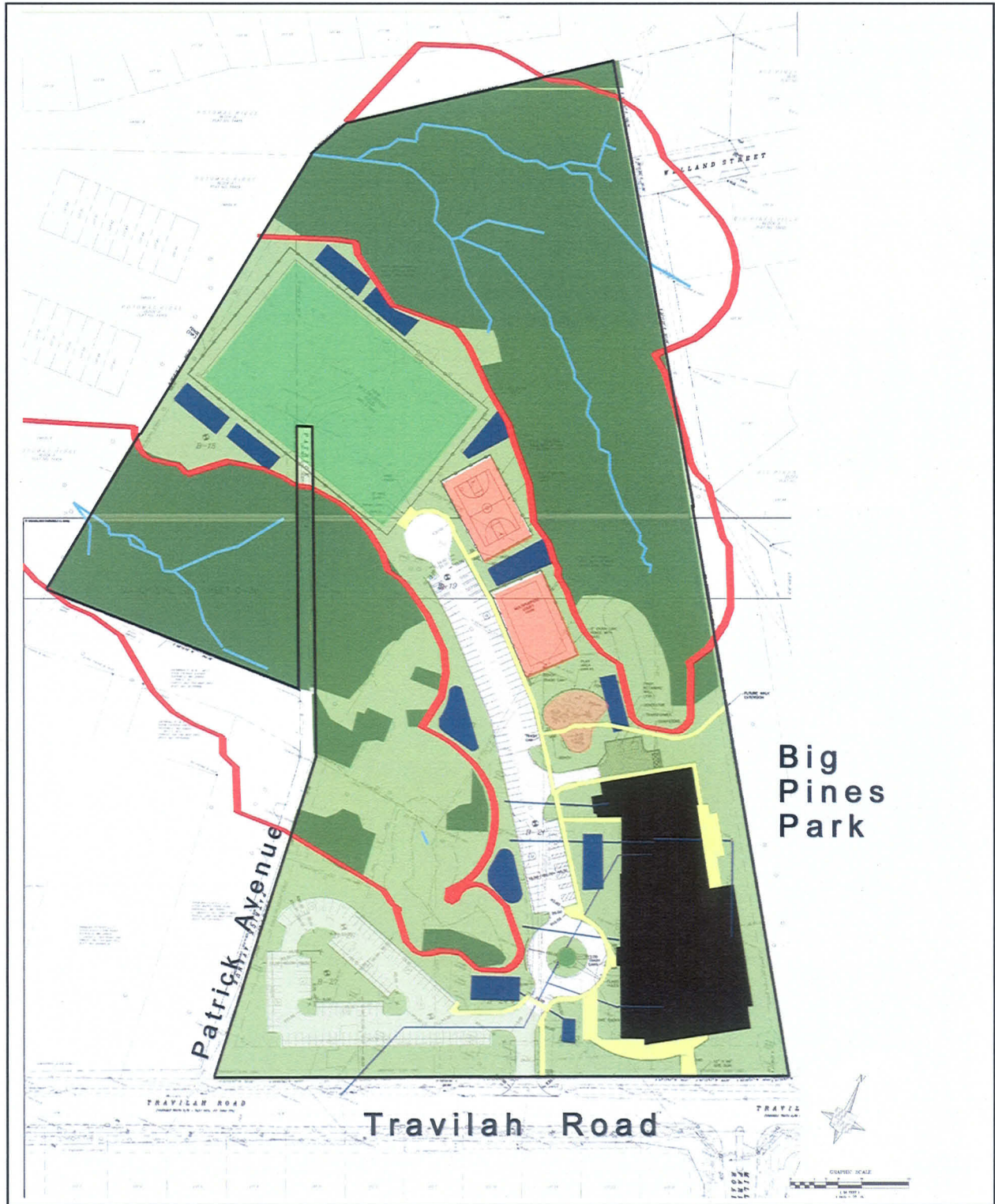
The proposed building exterior features a stone-like veneer pattern contrasted with glass curtain wall that articulates the massing and identifies the functional spaces of the interior. Well-placed window openings establish the façade rhythm, broken by punched windows of at the stairwells that bring natural lighting into the working spaces.

The building is further articulated by the placement and proportions vegetated roofs, two of them, that serve multiple purposes: mediating the massing, revealing the architectural program, distributing the storm water runoff, screening the HVAC equipment. The green roofs, that maintain a constant slope, comprise a good portion of the roof plan, and direct rain water precisely to the multiple micro bio-retention areas, via carefully specified piping.

The thoughtful aspects of this design solution achieve multiple goals: use of natural lighting, allowing secure public use of the facilities, and effective integration of the functional program and its services. The skillful handling of materials and roof massing, the dialogue of volumes, back-to-front, side-to-side, and top-to-bottom knit together the contrasting wedges of architecture and space that visually simulate, in modern language and technology, a form that compels consideration of its natural setting.



Schematic Site Plan and Infrastructure: The schematic plan below illustrates the general disposition of building area and outdoor uses. Forest Conservation is denoted in dark green, while the turf play fields are depicted light green; paved play fields shown in orange. Also shown are the storm water system (dark blue), stream bed (light blue), stream valley buffer (red), pedestrian system (yellow).



Energy Efficiency, Utilities and Infrastructure: The proposed structure will be registered and certified for silver or higher rating in conformance with LEED (Leadership in Energy and Environmental Design) Silver standards for sustainable design. One of the primary factors pursued via design decisions addresses conservation of energy, as seen in the following:

- *Building Orientation and Configuration:* The corridors are sited in a north-south orientation to maximize natural light and minimize heat gain; south-facing facades will be fitted with sun screens to shade the rooms from direct, heat gain. All regularly inhabited rooms will have access to daylight.
- *Building Materials:* The project will utilize material with recycled content, regional materials, and possibly certified wood; additional low-emitting paints, adhesives, sealants and carpet systems will be employed.
- *Energy Conservation and HVAC:* Building design will utilize and energy efficient 100% green power. The building is heavily insulated and uses low-e glass. Mechanical systems will optimize energy performance, meeting the 55-2004 ASHRAE/IESNA standards. The mechanical systems will achieve the Enhanced Refrigerant Management LEED point. Direct digital automatic temperature control will monitor all new HVAC equipment. Finally, the project will utilize LEED Enhanced Commissioning review for Energy Performance. Geothermal systems will be explored for possible use. Vegetated roofs, an Energy Star roof system, and reflective materials will be used to reduce heat island effects.
- *Site Utilities:* Site utilities upgrades include a new environmental site designed stormwater management system for both quantity and quality control; as a result, storm water runoff and pollution will be significantly reduced. All utility feeds will be upgraded, including new gas line connections, electrical supply upgrade and new transformer; Water supply will be provided via an 8-inch water line connected to the existing 10" water main. This connection will service the on-site fire hydrant as well. The scheme will reduce potable water usage; no irrigation will be targeted with the goal of using 100% less water than a standard system.

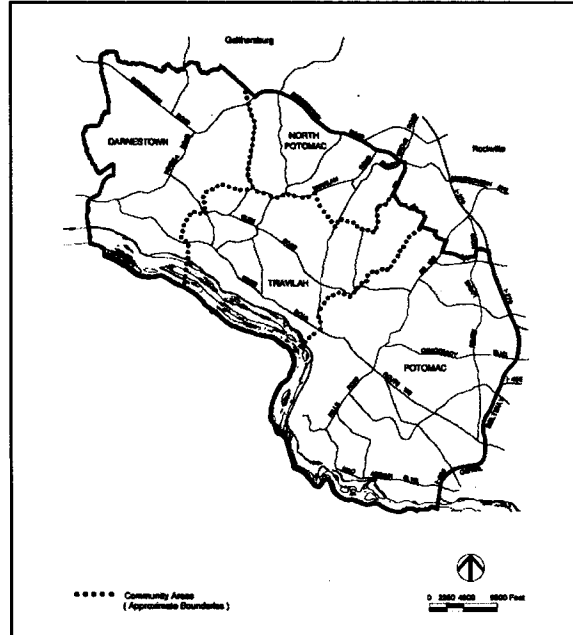
Vehicular and Pedestrian Circulation: The site design limits the buildable area to the "plateau" between the stream buffers, resulting in a curved linear form. Site circulation follows this form resulting in pedestrian pattern that leads patrons through a site sequence that terminates in the turf multipurpose playing field. The sidewalk placement is somewhat unusual in that it touches the curb directly, absent the usual grass panel that separates vehicles and pedestrians. Staff recommends carefully controlled traffic patterns, with ample signage at the cross walks. Further recommendations include: The addition of handicapped spaces throughout the site to service all play fields and accessibility ramps throughout.

Stormwater Management (SWM): Stormwater management is a significant issue on this site, due to the large area of protected forest, wetlands and ephemeral streams. The building design makes utilizes of rainwater for the two-levels of vegetated roof, collecting the runoff at specified points for conveyance to a series of micro-scale water quality and quantity ponds that are distributed around the site, per environmental site design regulations.

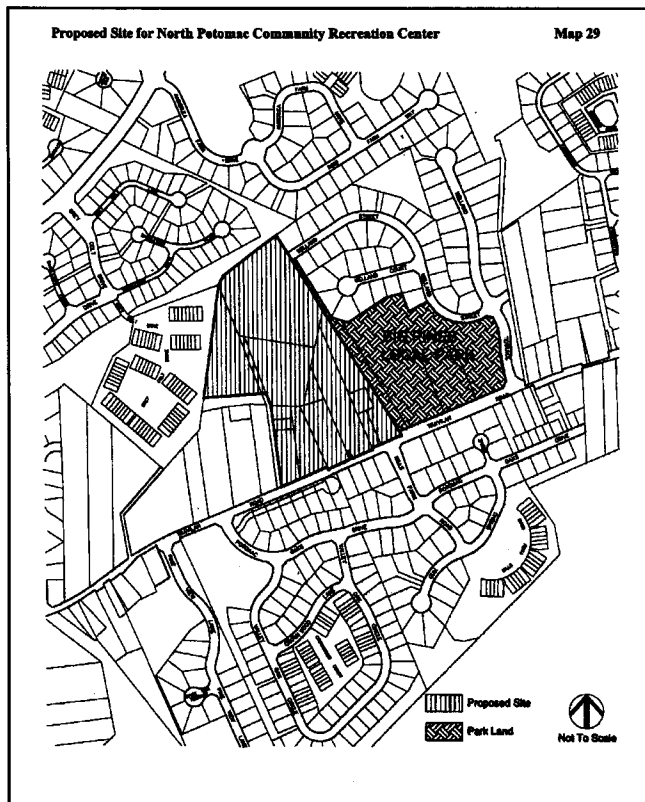
ANALYSIS

Relationship to the Master Plan

The plan proposed for the North Potomac Recreation Center closely follows the recommendations of the Community Recreation Centers section of the Potomac Subregion Master Plan (2002). Staff finds that the proposed plan is consistent with Master Plan goals and objectives. The plan lists the criteria for evaluating sites: suitable topography, availability of water and sewer, minimum number of parcels for assemblage, accessibility to residents, compatibility with adjacent sites and proximity to an existing local park. [See Attachment 10, Community Based Planning Memorandum.]



Community Recreation Centers



The Potomac Subregion Plan (2002) addresses the need for a community center for the North Potomac area and further makes the following specific recommendations for the subject site:

- *Acquire property on the 13800 block of Travilah Road for the North Potomac Community Recreation Center the site must be adequate for a 24,000 net square foot facility and necessary parking*
- *The new recreation center should allow maximum program flexibility and should be capable of reasonably easy physical modification to adapt to changing community demographics and leisure interests.*
- *The center should be accessible and visible and located in a setting where outdoor play space can complement the indoor features.*

Development Standards in the R-200/TDR Zone – Regulatory Analysis

Staff recommends that the applicant file an application for Preliminary Plan approval and the recording of the plat, prior to building permit, as per standard practice. Staff further encourages the applicant to clarify the use and ownership of the parcel comprising Patrick Avenue, prior to the partial use of its area within the site program. This is particularly important with respect to providing access to the adjoining lot(s).

North Potomac Recreation Center 13850 Travilah Road, Rockville, MD 20878			
R-200/TDR	Development Data	Required	Proposed
§59-C-1.322	Lot size		
	Lot Area - sf	20,000 sf	760,557 sf
	Lot Area - ac	.459 ac.	17.46 ac.
	Lot Width at Street	100 feet	729 feet
	Lot frontage	25 feet	50 feet *
§59-C-1.323	Building Setbacks		
§59-C-1.323 (a)	Front yard setbacks	40 feet	40 feet
§59-C-1.323 (b) (1)	Side yard - one side	12 feet	28 feet
§59-C-1.323 (b) (1)	Side yard - one side	13 feet	400 feet
§59-C-1.323 (b) (2)	Side yard - sum of both sides	25 feet	428 feet
§59-C-1.323	Rear yard	30 feet	875 feet
§59-C-1.327	Building Height		
		50 feet	41 feet
§59-C-1.328	Building Coverage		
		25% [190,139 sf]	6% (45,628 sf)
§59-C-2.81	Parking Setbacks		
	Front	40 feet	40 feet
	Side/sum of both sides	12/25 feet	14/254 feet
	Rear	30 feet	498 feet
	Green space - parking	5%	12%
	Green space - Lot		70%
	Standard Parking - No. spaces		186
	Accessible Parking		6
	Bus Parking		N/A
	Staff Parking		N/A
	Traffic Queuing		N/A
	* Narrowest individual parcel		
Additional Info	Site Area Cleared: Total LOD		9.34 ac.
	Forest		10.37 ac.
	Forest Clearing		4.10 ac.
	Impervious Area ac.		5.05 ac.
	Impervious Area sf.		220,000 sf
	Forest Conservation Protection		6.27 ac.
	Building sf		48,084 sf
	Building Footprint		45,628 sf

Transportation Analysis

Transportation planning staff reviewed the Mandatory Referral traffic study of the above traffic study according to the requirements of the LATR/PAMR Guidelines and the traffic study scope and recommends approval with conditions. Relevant comments are excerpted below.

The consultant for the applicant submitted a traffic study that presented traffic-related impacts of the new recreation center (building size of 33,000 square feet) during the weekday morning and afternoon peak-periods. The traffic study must be updated to reflect the current 48,600 square footage. The Critical Lane Volume (CLV) values at both studied intersections must remain less than the congestion standard of 1,450 CLV for the North Potomac Policy Area to satisfy the LATR tests.

The applicant has proposed, in their traffic study, satisfying the Policy Area Mobility Review (PAMR) requirements by contributing to the DOT Capitol Improvements Plan for the Travilah Road bikeway between Darnestown Road and Dufief Mill Road. Since the referenced bikeway has been fully constructed, staff recommends that the applicant contribute to the Quince Orchard shared use path.

Staff finds the proposal for the North Potomac Recreation Center satisfies the LATR, the PAMR tests and other transportation-related requirements upon implementation of the above conditions.

Forest Conservation

The plan proposes to retain 6.27 acres of forest in conformance with the Chapter 22, Forest Conservation Law; 4/10 acres will be removed. Total disturbed area measures 9.29 acres or about 54% of the site. The applicant proposed to replace 0.56 acres of the stream valley buffer to mitigate for temporary disturbances within the stream valley buffer. The proposed plan includes a requested variance for the removal of 17 trees and for impact to an additional nine trees, all 30 inches and greater.

COMMUNITY OUTREACH

The Department of General Services held a public meeting on March 16, 2010 in order to inform the public regarding the facility design and gather public comment. In addition, the department established a website to provide information to the public and to respond to public comments. At the time of publication of this memorandum, staff has received inquiries from two residents, one an adjoining property owner and another resident of North Potomac.

CONCLUSION

Staff recommends approval of the Mandatory Referral Staff subject to the conditions as stated.

Attachments:

1. Oblique Aerial Photography
2. Vicinity Plan
3. Big Pines Park
4. Area Photographs
5. Architectural Elevations and Plan
6. Interior Space Perspective
7. Grimm & Parker Plans
8. Transportation Planning Staff Memorandum, dated November 8, 2010
9. Environmental Planning Staff Memorandum, dated November 18, 2010
10. Community Based Planning Staff Memorandum, November 4, 2010

Attachment 1: Oblique Aerial Photography

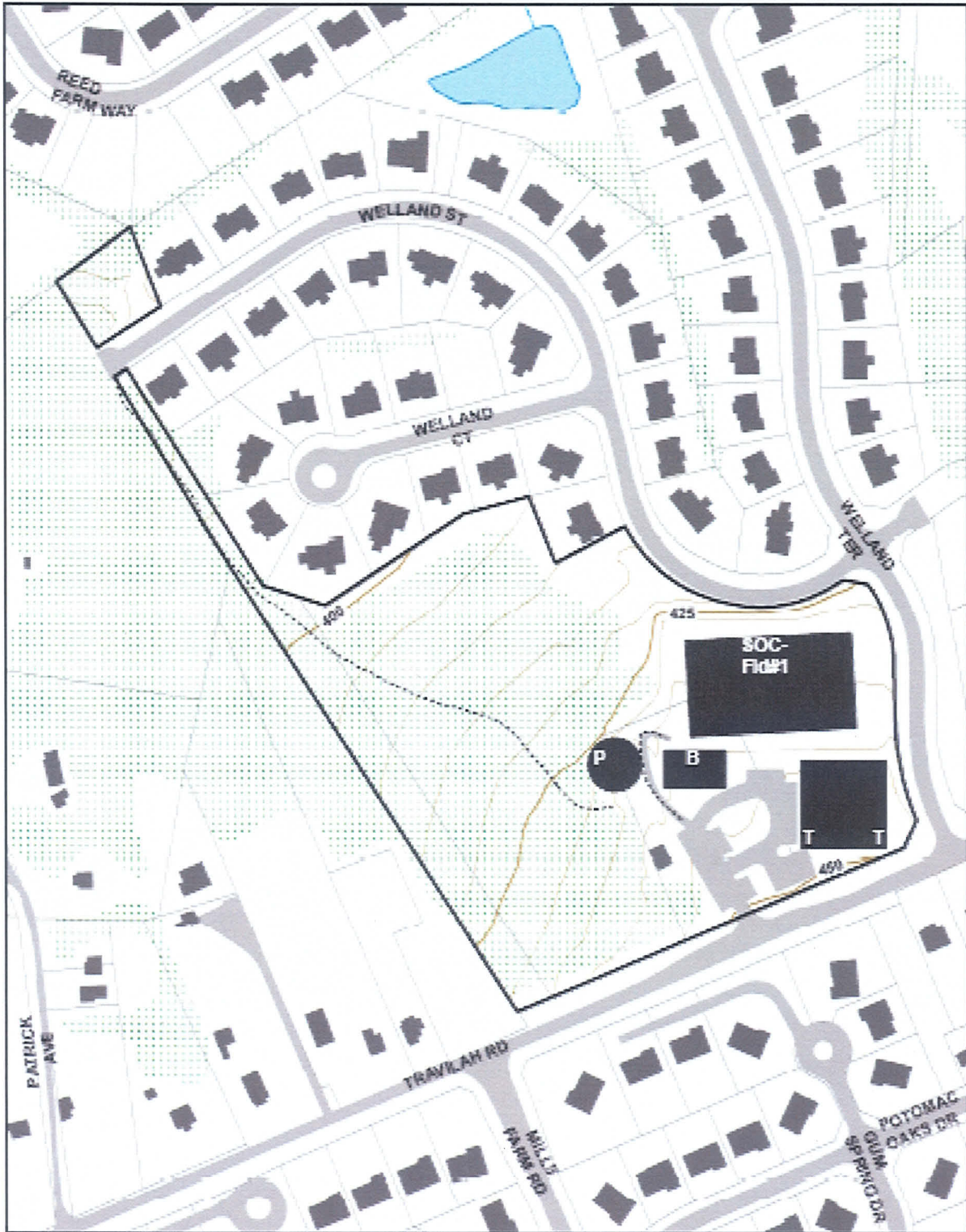


Attachment 2: Vicinity Plan

NORTH POTOMAC RECREATION CENTER
13850 Travilah Road, Rockville, MD



Attachment 3: Big Pines Park



Attachment 4: Area Photographs



VIEW OF SIDEWALK LOOKING EAST ALONG TRAVILAH



VIEW OF PATRICK AVE TOWARD TRAVILAH



VIEW OF HOME AT NORTH END OF SITE



VIEW OF PATRICK AVE TOWARD NORTH



VIEW OF SIDEWALK LOOKING WEST ALONG TRAVILAH



VIEW LOOKING NORTH TOWARD STREAM VALLEY BUFFER

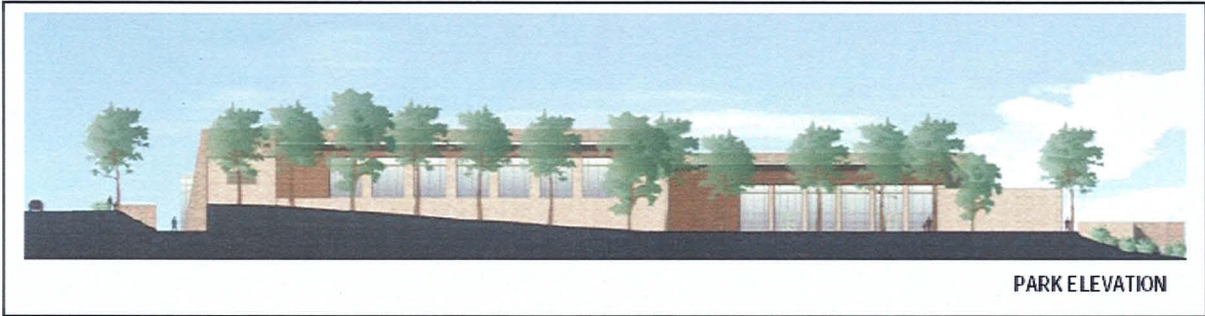


VIEW OF SITE LOOKING NORTH FROM SIDEWALK



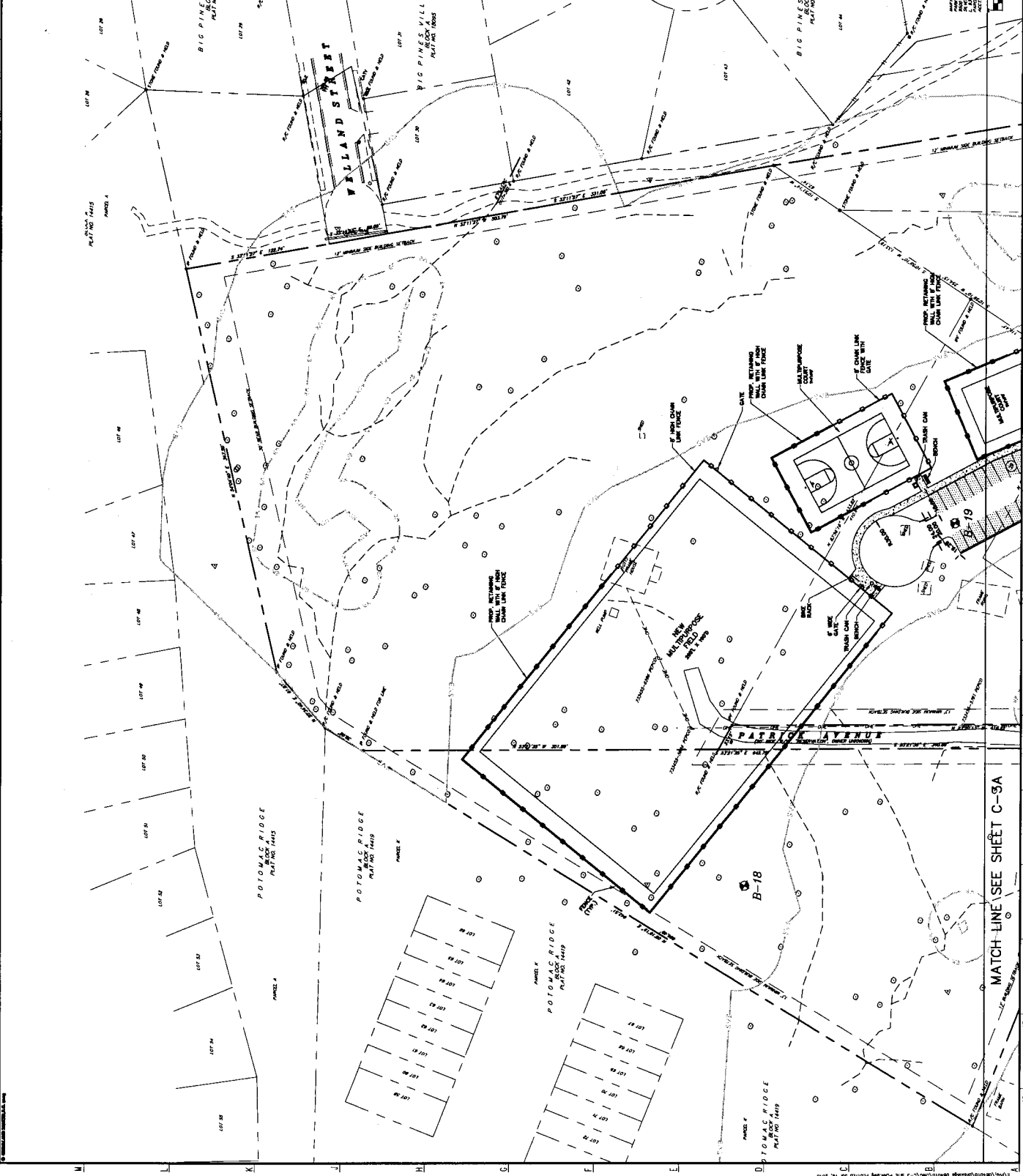
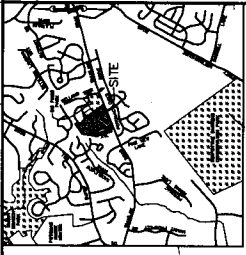
VIEW FROM SITE TOWARDS BIG PINES PARK AND PATH

Attachment 5: Architectural Elevations and Plan



Attachment 6: Interior Perspective





LEGEND
EXISTING MANHOLE
EXISTING STORM DRAIN
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING FUTURE
EXISTING LIGHT
EXISTING TREE LINE
EXISTING FENCE
PROPERTY LINE
COURTNEY
CONCRETE
CONCRETE
PROP. HEAVY DUTY CONCRETE
PROP. MEDIAL DUTY ASPHALT
PROP. MEDIAL CONCRETE
PROPOSED STORM DRAIN

MONUMENT MAP
SCALE: 1" = 2000'
NORTH POTOMAC COMMUNITY RECREATION CENTER
1" = 1000'
1" = 500'

GRAPHIC SCALE
1" = 100'

MATCH-LINE (SEE SHEET C-3A)

MATCH-LINE (SEE SHEET C-3A)

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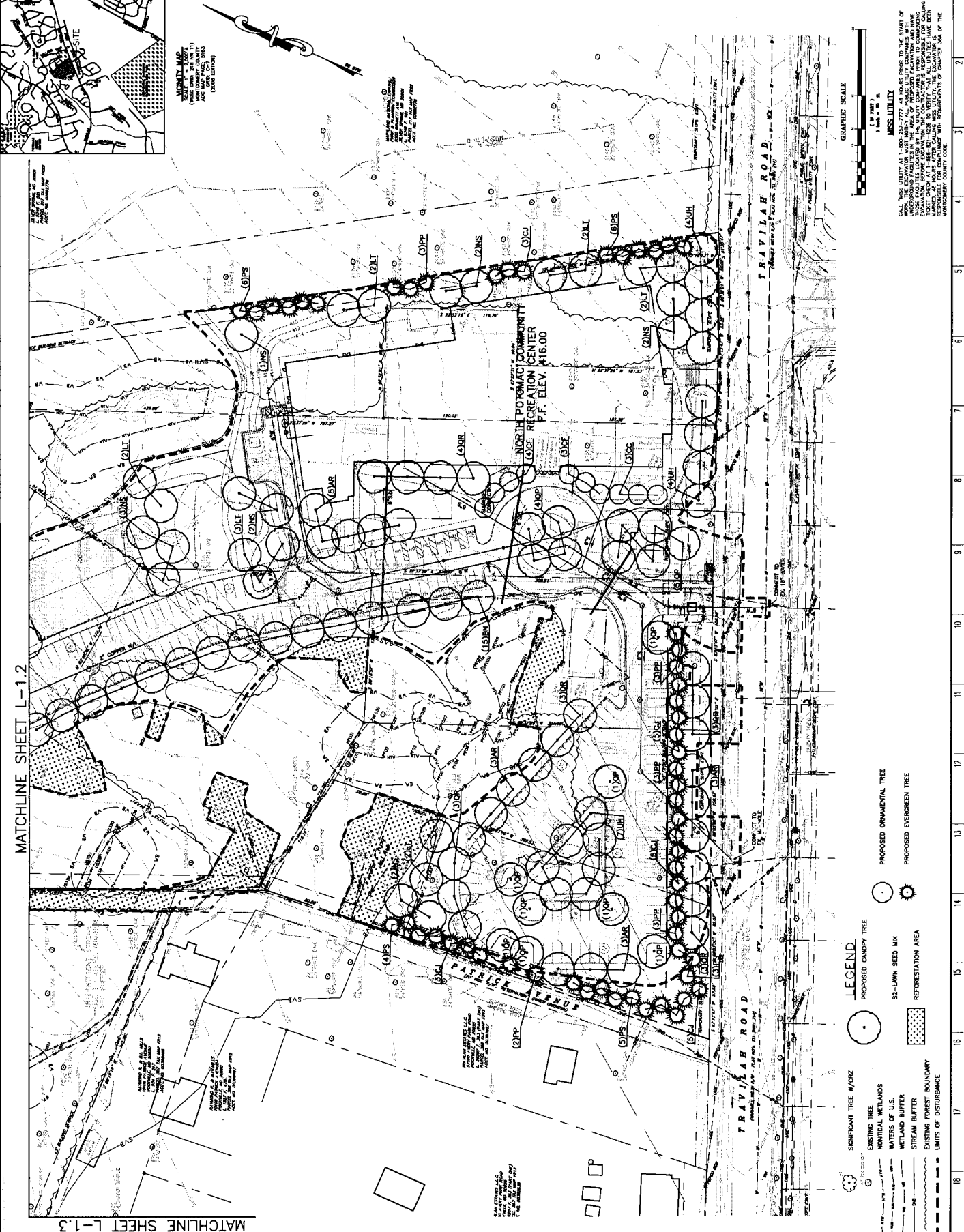
MATCH-LINE (SEE SHEET C-3A)

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MATCH-LINE (SEE SHEET C-3A)



MATCHLINE SHEET L-1.2

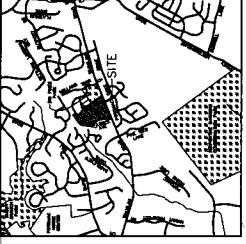
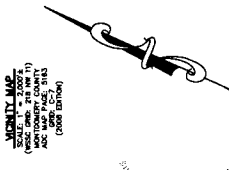
MATCHLINE SHEET L-1.3

LEGEND

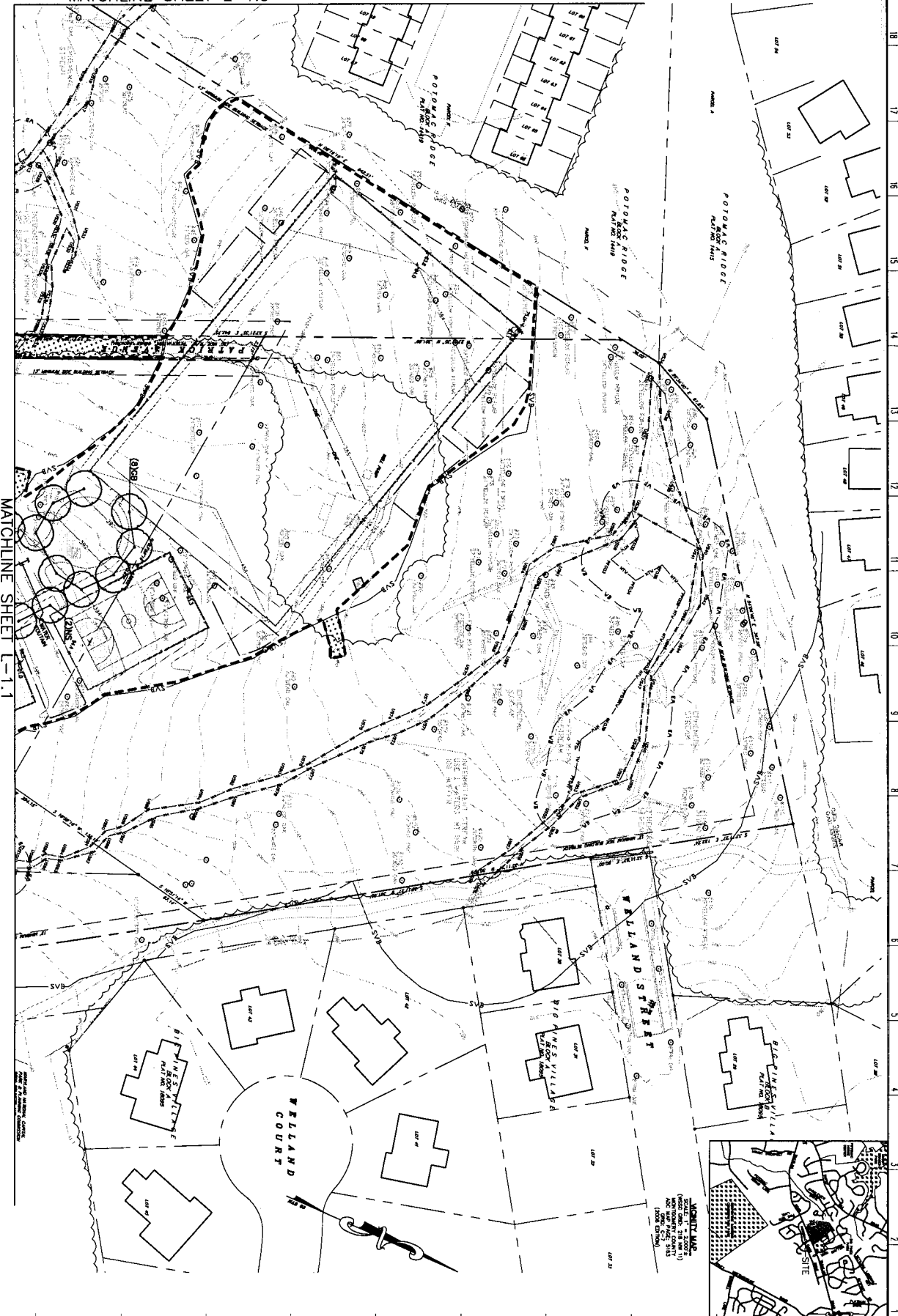
- SIGNIFICANT TREE W/CRZ
- EXISTING TREE
- HORIZONTAL WETLANDS
- WATERS OF U.S.
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING FOREST BOUNDARY
- LIMITS OF DISTURBANCE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- SE-LAWN SEED MIX
- REFORESTATION AREA

GRAPHIC SCALE
 1" = 10'-0"

MISS. UTILITIES
 CALL THIS UTILITY AT 800-345-4545 PRIOR TO THE START OF WORK. THE EXISTING AND PROPOSED ALL PUBLIC UTILITY COMPANIES WITH THOSE ADDRESSES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING THIS PROJECT. CALL 800-345-4545 TO VERIFY THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND MARKED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPONSIBLE UTILITY COMPANIES TO VERIFY THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND MARKED PRIOR TO COMMENCING WORK.

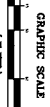


MATCHLINE SHEET L-1.3



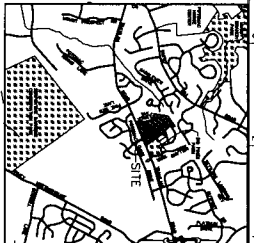
LEGEND

- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- WATERS OF U.S.
- WETLAND BUFFER
- ST-LAWN SEED MIX RESTORATION AREA
- EXISTING FOREST BOUNDARY
- LANES OF DISTURBANCE
- SIGNIFICANT TREE W/CRZ



MISS UTILITY

CALL THIS UTILITY AT 1-800-368-5888. THESE ARE THE STANDARD MISS UTILITY LOCATIONS. THE EXACTIVE LOCATION OF THE UTILITY COMPANIES IN THIS AREA IS NOT KNOWN. THE UTILITY COMPANIES SHOULD BE CONTACTED TO OBTAIN THE EXACTIVE LOCATION OF THE UTILITY COMPANIES IN THIS AREA. THE UTILITY COMPANIES SHOULD BE CONTACTED TO OBTAIN THE EXACTIVE LOCATION OF THE UTILITY COMPANIES IN THIS AREA. THE UTILITY COMPANIES SHOULD BE CONTACTED TO OBTAIN THE EXACTIVE LOCATION OF THE UTILITY COMPANIES IN THIS AREA.



LANDSCAPE PLAN
NORTH POTOMAC COMMUNITY RECREATION CENTER
ROCKVILLE, MARYLAND 20854

GP 20859

1750 Belmont Drive
Suite 500
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MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: November 8, 2010

TO: Mary Beth O'Quinn, Planner/Coordinator
Urban Design Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning Division

FROM: Ed Axler, Planner/Coordinator EA
Transportation Planning Division

SUBJECT: Mandatory Referral No. 10731-DGS-1
North Potomac Community Recreation Center
North Potomac Policy Area

This memorandum is Transportation Planning staff Adequate Public Facilities (APF) review of the subject mandatory referral for the proposed community recreation center that replaces existing 9 single-family detached units and 11 other types of structures. Subdivision will be required to consolidate the existing lots and construct the community center building that now crosses the existing lot lines.

RECOMMENDATIONS

Transportation Planning staff recommends the following comments as part of the APF test for transportation requirements related to the subject Mandatory Referral application:

1. The Applicant should limit the community recreation center to a maximum of 48,600 square feet.
2. The Applicant should revise the previously submitted traffic study to reflect the latest square footage of 48,600 to satisfy the Local Area Transportation Review (LATR) test and update Policy Area Transportation Review (PAMR) test.
3. The Applicant should satisfy the PAMR test to mitigate eight new peak-hour trips by paying \$90,400 to the Montgomery County Department of Transportation (MCDOT) prior to release of any building permit. The PAMR payment may be used to extend the existing shared use path, SP-58, on Quince Orchard Road between its southern terminus at Horse Center Road and the Muddy Branch Stream Valley Park trail located within the

North Potomac Policy Area. The Applicant should coordinate with M-NCPPC Parks Department.

4. At the time of subdivision, the Applicant should dedicate the necessary right-of-way to have 70 feet from the opposite right-of-way line along the Travilah Road frontage.
5. If the right-of-way for Patrick Avenue is inside the project limits, the Applicant should provide an ingress/egress easement to access the existing houses at 10106 Patrick Avenue, 13826 Travilah Road, 13816 Travilah Road, and 13824 Travilah Road that are now served by Patrick Avenue.
6. The internal traffic circle in front of the community recreation building must be labeled on the plans and operated as a one-way traffic flow. (Refer to submitted Plan Sheet No. C-06).
7. The Applicant should show on the plans the recently built 8-foot-side shared use path along the site frontage of Travilah Road.
8. The Applicant should work with MCDOT's Division of Transit Services to provide a bus stop- with a shelter in front of the proposed site on Travilah Road.
9. The Applicant should shift or add more handicapped parking space(s) to be located close to the multipurpose field tennis court, and multipurpose court with necessary handicapped ramps.
10. The Applicant should provide a handicapped ramp at terminus of the sidewalk leading into southwestern overflow parking area.
11. The Applicant should relocate the four bike racks from their location shown on the plans and add six more bike racks (for a total of 10 racks) closer to the main entrance to the community recreation building in a weather-protected area.
12. The Applicant should add nine bike racks to the one shown on the plan for a total of 10 racks near the multi-purpose field, tennis court, and multi-purpose court

Transportation Planning staff finds that the subject Mandatory Referral application would satisfy the LATR, the PAMR tests and other transportation-related requirements upon implementation of the above recommended conditions.

DISCUSSION

Site Location

The subject site is located on the north side of Travilah Road between Dufief Mill Road and Piney Meetinghouse Road.

Site's Vehicular Access Point and Internal Circulation

The vehicular access point is from Travilah Road. Two-way internal driveways connect the two parking areas to the community center building and Travilah Road curb cut. An internal traffic circle in front of the community recreation building is shown on the plans to operate with two-way traffic movements around the circle. To reduce the unnecessary conflicting vehicular movements, the plans must be labeled and operated as a one-way traffic flow as described in Recommendation No. 6.

Master-Planned Roadway and Bikeway

1. Travilah Road: In accordance with the *Potomac Subregion Master Plan* and the *Countywide Bikeways Functional Master Plan*, Travilah Road is designated as a two-lane primary residential street, P-14, with a recommended 70-foot right-of-way and a shared use path, SP-57, on the north side of the road. The existing right-of-way is less than 70 feet from the opposite right-of-way line along the Travilah Road frontage. At the time of subdivision, right-of-way dedication is required as described in the Recommendation No. 4.
2. Welland Street: This local street is 50-foot-wide tertiary residential street that terminates with a turnaround at the site's eastern property line.
3. Patrick Avenue: Along the western property line, Patrick Avenue is a 20-foot-wide private driveway. The right-of-way for Patrick Avenue is shown on the submitted plans as being outside and inside the project limits on different plan sheets. If the right-of-way for Patrick Avenue is inside the project limits, an access easement is required as described in the Recommendation No. 5.

Public Transit Availability

Ride-On route 67 operates along Travilah Road and connects the Trville Transit Center to the Shady Grove Metrorail Station. The nearest existing bus stops are located on Travilah Road on the west side of the intersection with Philip Oaks Drive and on the west side of the intersection with West Winds Way. The nearest existing bus stop at Philip Oaks Drive is approximately 1,000 feet west of the proposed access point from Travilah Road. As a public recreational facility, a bus stop with a shelter should be provided in front of the subject site as described in Recommendation No. 8.

Bicycle Facilities

The *Countywide Bikeways Functional Master Plan* designated a shared use path, SP-57, on the north side/property frontage of Travilah Road that was constructed under a MCDOT's Capital Improvements Program (CIP) project in 2009.

The submitted plans show only five bike racks while 20 racks should be provided for a public recreational facility. In addition, the four proposed bike racks in front of the community recreation building are not in a convenient location and not in a weather-protected area. By providing the bike

racks described in Recommendations No. 11 and 12, pedestrian facilities would not be adversely impacted by the proposed community recreation center.

Pedestrian Facilities

A six-foot-wide sidewalk partially exists on the south/opposite side of Travilah Road. The plan includes a lead-in sidewalk from Travilah Road, a connection to the Big Pines Park Trail System to the east. By providing the handicapped parking and missing handicapped ramps described in Recommendations No. 9 and 10, pedestrian facilities would not be adversely impacted by the proposed community recreation center.

Local Area Transportation Review

For the community recreation center, the weekday hours of operation are proposed to be between 9:00 a.m. and 9:00 p.m. These operating hours are within the last half hour of the weekday morning peak period from 6:30 to 9:30 a.m. and within the entire three hours of the weekday evening peak period from 4:00 to 7:00 p.m. The 48,600-square-foot community recreation center generates 79 peak-hour trips within the weekday morning peak period and 70 peak-hour trips within the weekday evening peak period.

In accordance with the *Local Area Transportation Review and Policy Area Mobility Review Guidelines*, a traffic study was submitted to satisfy LATR because the proposed land use generates 30 or more peak-hour trips within the weekday morning and evening peak periods. Based on the results of a traffic study analyzing a 33,000-square-foot community recreation center, the table below shows the calculated Critical Lane Volume (CLV) values at the studied intersections:

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total Future
Travilah Road & Piney Meetinghouse Road	Morning	621	665	682
	Evening	557	569	579
Travilah Road & Dufief Mill Road	Morning	650	673	686
	Evening	683	699	716

The traffic study must be revised to reflect to latest square footage of 48,600 as described in Recommendation No. 2. The CLV values at both studied intersections must remain less than the congestion standard of 1,450 CLV for the North Potomac Policy Area to satisfy the LATR test.

Policy Area Mobility Review

Under the current *Growth Policy's* PAMR test, the Applicant must mitigate 10% of the new peak-hour trips generated by the proposed recreation facility within the weekday morning and

evening peak periods. Ten percent of 79 peak-hour trips or eight new PAMR trips must be mitigated under the current *Growth Policy*. The Applicant has proposed to pay \$11,300 per PAMR trip for a total of \$90,400 to MCDOT to satisfy their PAMR mitigation requirement as discussed in Recommendations No. 2 and 3.

In the traffic study, PAMR was proposed to be satisfied by contributing towards MCDOT's CIP Project No. 500101, Travilah Road bikeway between Darnestown Road and Dufief Mill Road, but this CIP project was completed in June 2009. Instead, staff recommends that the PAMR payment could be used within the North Potomac Policy Area to extend the shared use path, SP-58, on Quince Orchard Road between its southern terminus at Horse Center Road and the Muddy Branch Stream Valley Park trail.

EA:tc

cc: Dave Anspacher
Larry Cole
Gail Tait-Nouri

mmo to O'Quinn re MR North Potomac Community Recreation Center.doc



MEMORANDUM

TO: Marybeth O'Quinn, Urban Design
VIA: Mark Pfefferle, Environmental Planning
FROM: Josh Penn, Environmental Planning
DATE: November 3, 2010
SUBJECT: Mandatory Referral # 2010731
North Potomac Recreation Center

RECOMMENDATION

Environmental Planning staff recommends **approval** of MR2010731.

BACKGROUND

Montgomery County Department of General Services (DGS) is proposing to construct a new recreation center on 17.14 acres of land on the north side of Travilah Road at the intersection with Patrick Avenue. The property is comprised of several parcels and currently consists of several existing, partially demolished, and abandoned residential buildings. One of the parcels contains an occupied existing home and a small landscaping business operation. The property is currently zoned R-200. The surrounding neighborhood includes single-family homes, townhouses and a public park.

DGS proposes to construct a new 48,600 square foot recreation building, two small paved multi-purpose courts, and a multi-purpose/ballfield. The project will also include the necessary infrastructure such as stormwater management facilities and parking spaces. The total disturbed area will be approximately 9.29-acres or about 54% of the site.

DISCUSSION

Environmental Guidelines

A natural resource inventory/forest stand delineation (NRI/FSD #420101280) was approved by Environmental Planning staff on March 18, 2010. The site contains 10.37 acres forest, several streams, 0.37 acres of wetlands, approximately 8.15 acres of stream buffer, and approximately 1.58 acres of wetland buffer. The property is located within the Watts Branch watershed, which is a Use I designation. The Countywide Stream Protection Strategy (CSPS) rates this watershed as fair.

The applicant is not proposing any new activities within any streams, wetlands, or environmental buffers. However, the applicant will remove the existing structures and impervious surfaces that already exist within the buffers.

Forest Conservation

This project is subject to Chapter 22A of the County Code (Montgomery County Forest Conservation Law). A Forest Conservation Plan (FCP) was submitted. Staff's review of the FCP is found in a separate memorandum to the Planning Board. Staff recommends approval of the FCP with conditions.



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

10

November 4, 2010

MEMORANDUM

TO: Marybeth O'Quinn
Urban Design

FROM: Callum Murray, Team Leader, Potomac and Rural Area (301-495-4733)
Katherine Holt, Senior Planner
Community-Based Planning Division

SUBJECT: North Potomac Recreational Center
Mandatory Referral
Master Plan Compliance

RECOMMENDATION

Staff finds that this mandatory referral is consistent with the 2002 Approved and Adopted Potomac Subregion Master Plan. The mandatory referral closely follows the Master Plan concept. Community-Based Planning Division staff recommends approval.

DESCRIPTION

The North Potomac Recreation Center consists of 13 parcels with a combined total of 17.41-acres located in the R-200/TDR zone at 13850 Travilah Road, in the Potomac Subregion. Currently, the property has homes that would be demolished as part of this proposal.

MASTER PLAN COMPLIANCE

Specific recommendations for the North Potomac Recreation can be found in the 2002 Potomac Subregion Master Plan on pages 139 to 141, which are attached. The Plan states:

- *“Acquire property on the 13800 Block of Travilah Road for the North Potomac Community Recreation Center, the precise acreage to be determined by the Department of Recreation’s facility planning study. The site must be adequate for a 24,000 net square foot facility and necessary parking.”*

This mandatory referral shows property acquired by Montgomery County on the 13800 block of Travilah Road, which matches the property shown on page 140 of the Potomac Subregion Master Plan. The recreational center is proposed as a 48,084 square foot facility with 189 parking spaces and bicycle facilities.

- *“The new community recreation center should allow maximum program flexibility and should be capable of reasonably easy physical modification to adapt to changing community demographics and leisure interests.”*

This mandatory referral proposes a multipurpose field, basketball court, playground, and a multipurpose court. Inside the recreational center, the facility has a solarium, kitchen, senior game room, mechanical room, pottery room with a kiln, 2 classrooms, game room, exercise room, auxiliary gym, offices, and storage rooms. In addition to these spaces, partitions allow the social hall, community lounge, gym, and art room to be divided in halves to accommodate various groups. This facility can accommodate various demographics and leisure interests.

- *“The center should be accessible and visible, and located in a setting where outdoor play space can complement the indoor features.”*

This mandatory referral proposes a sidewalk from Travilah Road to the front of the building, which continues into the parking lot and to the outdoor playing areas. Lighting is proposed in the parking lot and along the building. A trail is proposed from the building of the recreation center to Big Pines Local Park to the east. The trail creates a linkage between Big Pines Local Park, the recreation center, outdoor playing areas, and the recreation center parking lot that could also be used as overflow parking for Big Pines Local Park. Patrons can access the site via driving, walking, biking as there are bicycle racks, and by Ride-On Bus. The recreational center building is designed to accommodate the existing contours of the site.

COMMUNITY COMPATIBILITY AND CONCERNS

The sixteen member Potomac Master Plan Advisory Committee unanimously recommended this site as the location for a recreational center.

Staff has not received any comments to date (for or against) regarding this mandatory referral.

SUMMARY

Community-Based Planning staff finds the proposed North Potomac Recreational Center to be compatible with the 2002 Potomac Subregion Master Plan and recommends approval.

Community Recreation Centers

Community recreation centers accommodate community meetings, social gatherings, and programmed activities for all members of the community. Community recreation facilities can provide space for group and self-directed physical activities, senior programs, civic and social meetings, public program and service information, social service programs, and separate but adjacent space for privately operated child care services. One such facility is the Potomac Community Center located at 11315 Falls Road.

The Montgomery County Department of Recreation has identified the need for a community recreation center in North Potomac and the capital improvement program includes an item for facility planning for such a center. Identifying an appropriate site in North Potomac has been part of this master plan effort.

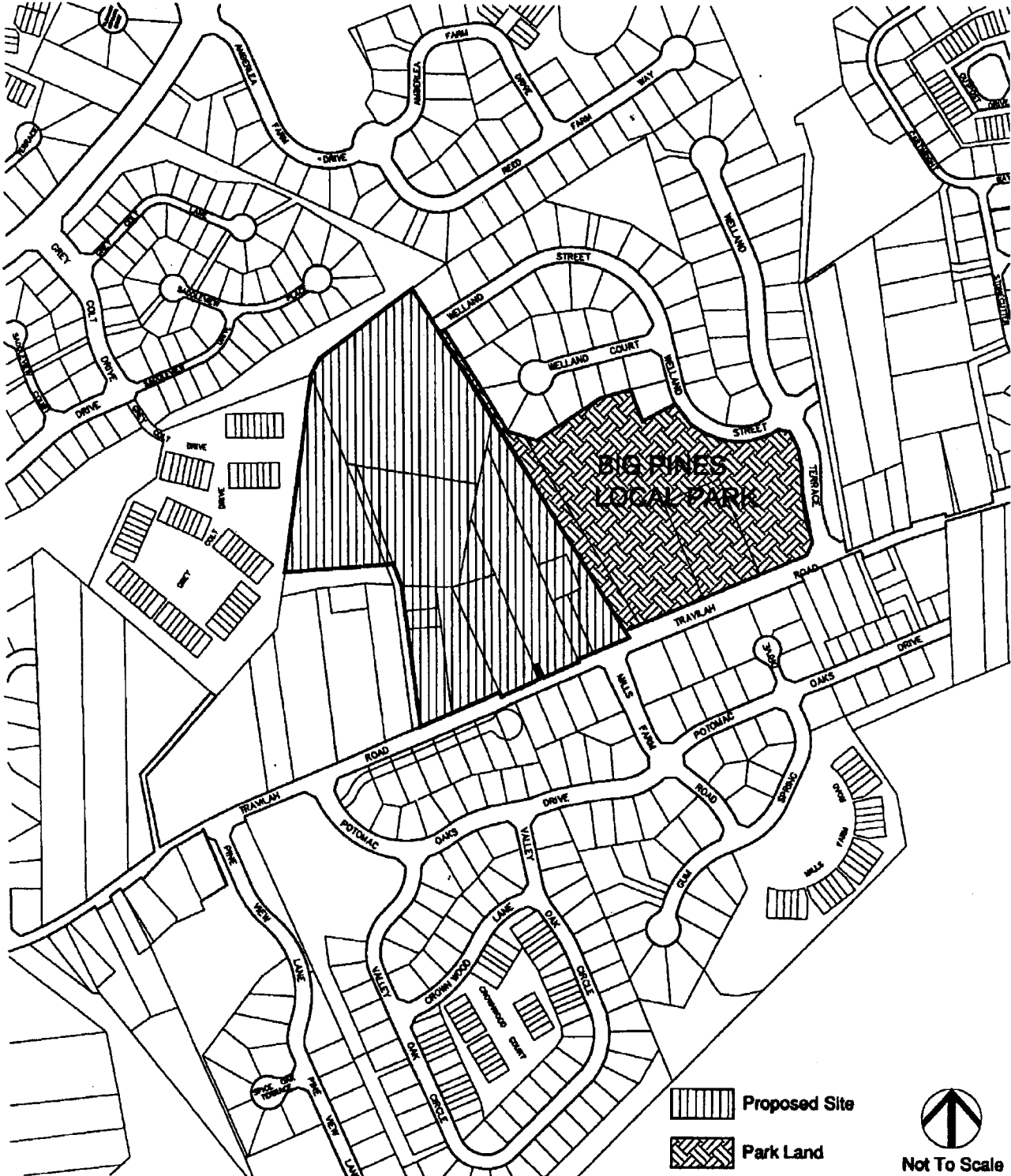
The criteria for evaluating sites included the following: suitable topography, a minimum usable ten acres, availability of water and sewer, a minimum number of parcels to be acquired or assembled, accessibility to residents, compatibility with adjacent uses, and proximity to an existing local park. Promising sites became unavailable during the plan process due to subdivision activity. The site search has concluded with a recommendation that properties on the 13800 Block of Travilah Road generally between Patrick Avenue to the west and Big Pines Local Park to the east have the greatest potential for the expeditious siting of a North Potomac community recreation center. (See Map 29.) An alternative site, the Hanson Farms, is unlikely to be available for many years. (See Land Use and Zoning Plan.)

The Travilah Road site has 13 parcels zoned R-200/TDR with a combined total of 17.41 acres. The primary use of the land is single-family detached dwellings, with two vacant parcels and one parcel with a special exception for a landscape contractor. This site has the major advantage of directly abutting the existing Big Pines Local Park. This site can also be easily connected by pathways to the Potomac Ridge, Bellewood Manor, and Amberlea Farm subdivisions.

These properties have attracted strong interest for assemblage and subdivision, taking advantage of the R-200/TDR 3 option for development. The minimum area typically required for a community recreation center (10 acres) coincides with the threshold for an increase in density. If the County Council approves the Travilah Road site, there is therefore an immediate need for site acquisition to at least remove the possibility of subdivision, and to provide certainty for property owners.

Recommendations

- **Acquire property on the 13800 Block of Travilah Road for the North Potomac Community Recreation Center, the precise acreage to be determined by the Department of Recreation's facility planning study. The site must be adequate for a 24,000 net square foot facility and necessary parking.**
- **The new community recreation center should allow maximum program flexibility and should be capable of reasonably easy physical modification to adapt to changing community demographics and leisure interests.**



- **The center should be accessible and visible, and located in a setting where outdoor play space can complement the indoor features.**

Scotland Community Center

The Scotland community historically extended along Seven Locks Road between Tuckerman Road and Democracy Boulevard. Many of its residents are descendants of free blacks who settled the area in 1865. Although none of the original 19th century structures remain, Scotland AME Zion Church, built in 1906, still exists and is a County historic landmark.

Originally, Scotland consisted of small houses on lots that had been subdivided many times as they were handed down from generation to generation. Most houses lacked public water and sewer and the majority of lots were too small to meet County septic standards. Building permits were granted only if houses were brought into full compliance with the County building codes.

In the 1960s, the Scotland community was under intense development pressure. Developers wanted to demolish Scotland and construct high value homes similar to others in the vicinity. Residents organized Save Our Scotland (SOS), which evolved into the Scotland Development Corporation (SDC). The SDC assembled the small, privately-owned parcels into a community corporation, obtained public water and sewer, and secured government funding for new townhouse construction. Residents were active participants in the design of the new townhouses.

The community retained 16 acres for the construction of 100 townhouses. (See Map 30.) The townhouses were built between 1967-1971 with HUD funds, and 90 percent of the original residents remained in the community. Of the 100 units, 75 are rental units, and 25 are owner-occupied. In 1998, there were approximately 500 residents, of which 33 percent were original Scotland residents.

The focal point of the Scotland community is a community center which is undersized and inadequate to handle the diverse social and recreational needs of the residents. The site is constricted and the available space in the center is approximately half that for a typical elementary school gymnasium. Storage space is virtually non-existent. An expansion and renovation is necessary in order to facilitate athletic and recreational activities for the children and youth population of Scotland. Relocating or constructing a new facility elsewhere in the community does not appear feasible, requiring improvements to be confined to the present site.

Recommendation

- **Expand the community center at its present location.**