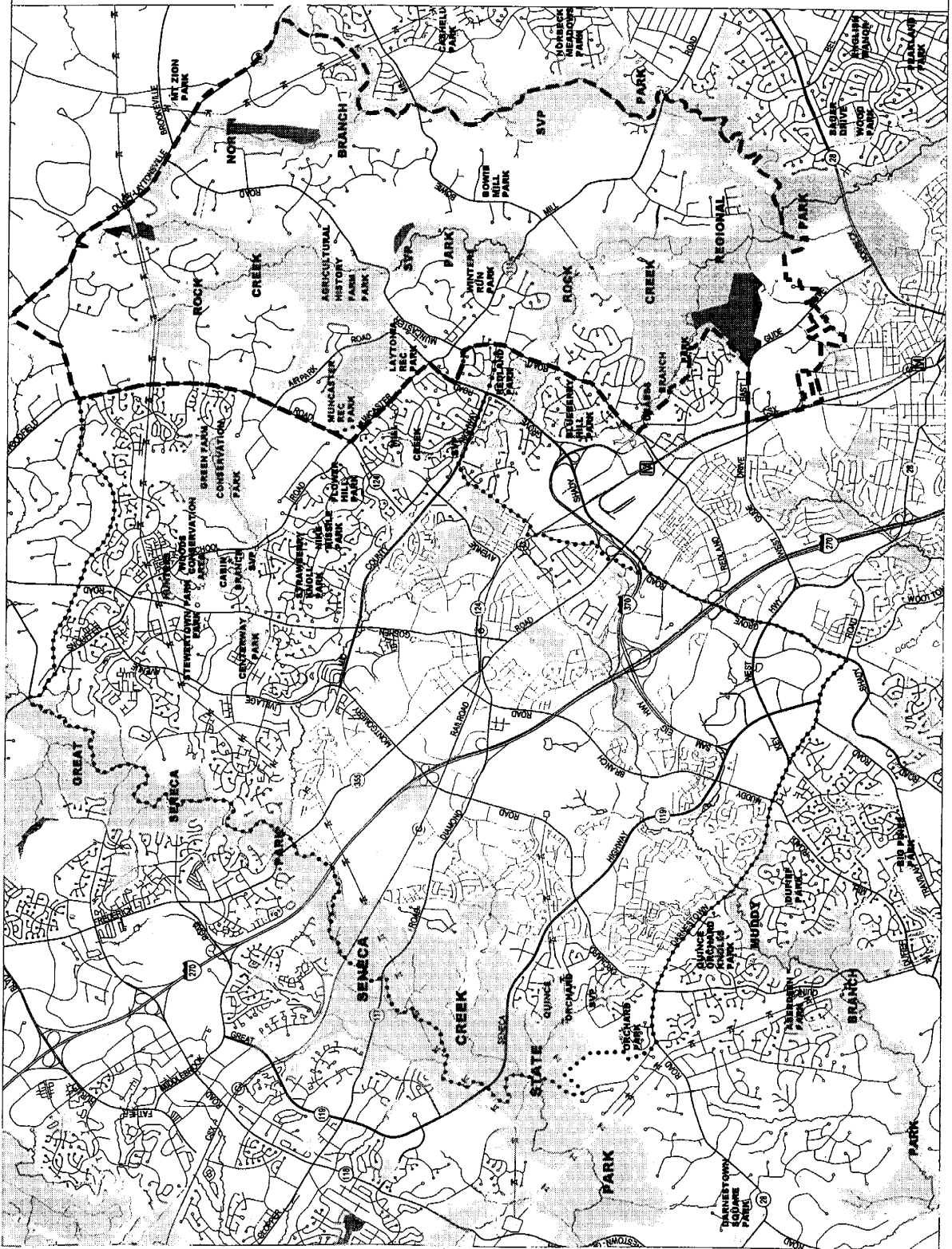
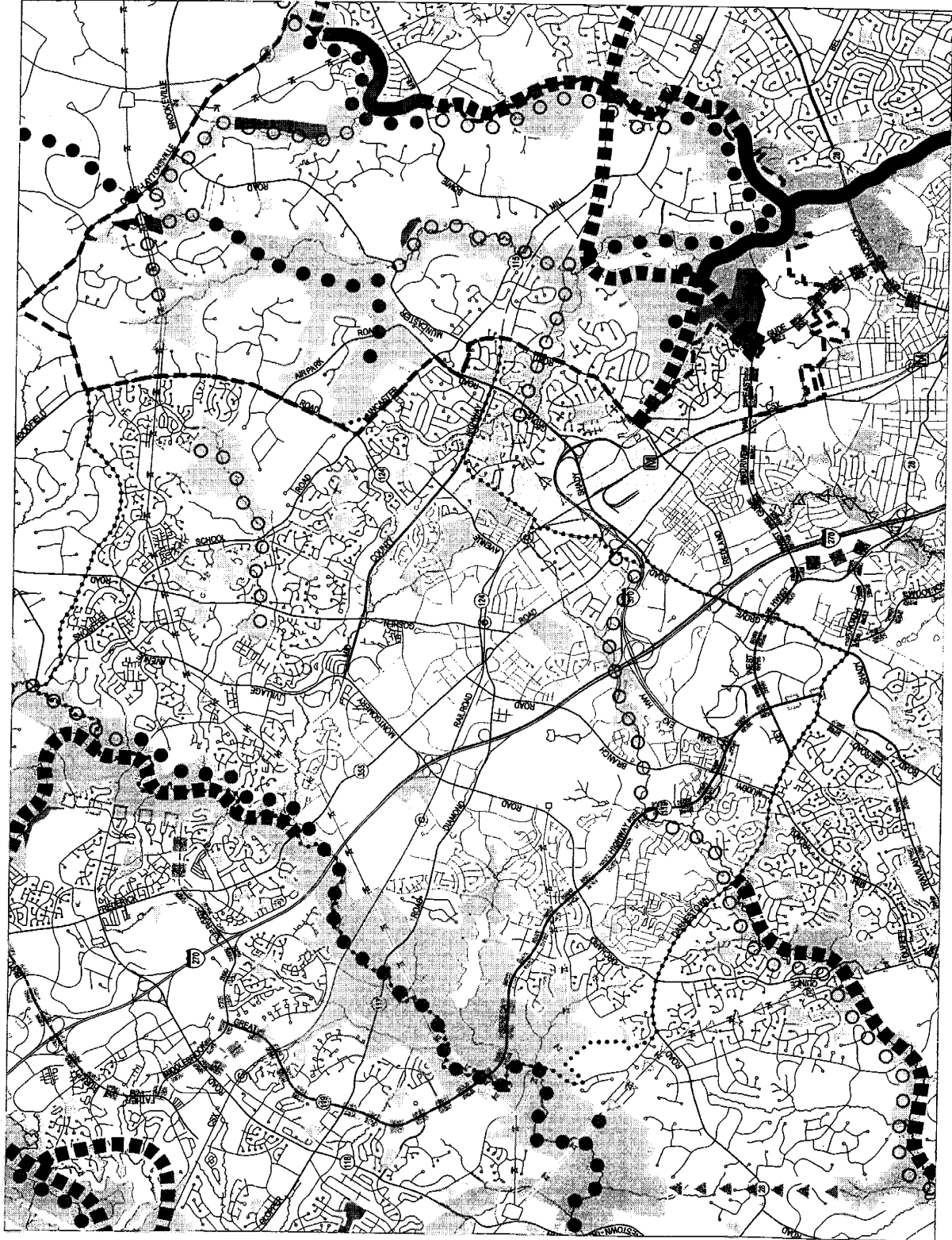


Parks/Recreation Map



- Existing Parkland
- Proposed Parkland
- Municipalities
- Shady Grove Sector Plan
- Upper Rock Creek PA
- Gaithersburg Vicinity PA

Bikeway Trails Map



- Existing**
- Natural Surface Recreation Trails ○ ○ ○
 - Hard Surface Recreation Trails ● ● ●
 - Non-Park Connector Between Recreational Trails ■ ■ ■
 - Bikeway □ □ □
 - Other ▲ ▲ ▲
- Propose**
- Natural Surface Recreation Trails ○ ○ ○
 - Hard Surface Recreation Trails ● ● ●
 - Non-Park Connector Between Recreational Trails ■ ■ ■
 - Bikeway □ □ □
 - Other ▲ ▲ ▲

- Existing Parkland**
- Shaded area
- Proposed Parkland**
- Dark shaded area
- Municipalities**
- Light gray area
- Shady Grove Sector Plan**
- White area
- Upper Rock Creek PA**
- Dashed line
- Gaithersburg Vicinity PA**
- Dotted line

EXISTING PARKLAND IN THE GAITHERSBURG AREA

Inventory of all Facilities & Parkland Owned, Leased and/or Maintained by M-KCPC

Local Parks		Existing Facilities																	
Plan Area	Park Stats.	Park Name	Acreage	Playground	Soft Ball Field	Baseball Field	Multi Use	Lighted BB Cts.	Tennis Cts.	Lighted Ten Cts.	F.S. Overlay	F.S. Field	Play Field	Gazebo	Picnic Area	Open Shelter	Rec. Bldg.	Restroom	
20	D	Blueberry Hill Local Park	21	2	1		1			2		1				1			
20	D	Centerville Local Park	21	1		1						1		1				1	
20	D	Flower Hill Local Park	14	1			1					1							
20	D	Hunters Woods Local park	20	1			1					1							
20	D	Johnson Local Park	10	1	1			1		2	1				1	1			
20	D	Mill Creek Towne Local Park	11	1	1		1												
20	D	Nike Missile Local Park	18	1	1				1			1							
20	D	Redland Local park	10	1			1		2			1			1	1		1	
20	D	Stewartown Local park	12	2	1		3		2		1				1	2		1	
20	D	Strawberry Knoll Local Park	10	1	1		1		2			1							
		Subtotal	147	12	6	1	9	1	7	4	2	7	0	1	4	5	0	3	
Neighborhood Parks																			
Plan Area	Park Stats.	Park Name	Acreage	Playground	Soft Ball Field	Baseball Field	Multi Use	Lighted BB Cts.	Tennis Cts.	Lighted Ten Cts.	F.S. Overlay	F.S. Field	Play Field	Gazebo	Picnic Area	Open Shelter	Rec. Bldg.	Restroom	
20	U	Orchard Neighborhood Park	10																
20	D	Quince Orchard Valley Neighborhood Park	76	1	1		1			2				1	1	1	1	1	
20	D	Washington Square Neighborhood Park	5	1	1		2		2					1	1				
		Subtotal	91	2	2	0	3	0	2	2	0	0	0	0	2	2	1	1	
Neighborhood Conservation Areas																			
Plan Area	Park Stats.	Park Name	Acreage	Playground	Soft Ball Field	Baseball Field	Multi Use	Lighted BB Cts.	Tennis Cts.	Lighted Ten Cts.	F.S. Overlay	F.S. Field	Play Field	Gazebo	Picnic Area	Open Shelter	Rec. Bldg.	Restroom	
20	U	Emory Grove Hills Neighborhood Conservation Area	12																
20	U	Hunters Woods Neighborhood Conservation Area	28																
20	U	Mineral Springs Neighborhood Conservation Area	0.7																
		Subtotal	40.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stream Valley																			
Plan Area	Park Stats.	Park Name	Acreage	Playground	Soft Ball Field	Baseball Field	Multi Use	Lighted BB Cts.	Tennis Cts.	Lighted Ten Cts.	F.S. Overlay	F.S. Field	Play Field	Gazebo	Picnic Area	Open Shelter	Rec. Bldg.	Restroom	
20	U	Cabin Branch Stream Valley	120																
20	U	Mill Creek Stream Valley Park	112																
		Subtotal	232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		TOTAL	510.7	14	8	1	12	1	9	6	2	7	7	1	6	7	1	4	
		U=Undeveloped																	
		D=Developed																	

Figure 3 Existing Recreation Facilities at Parks and Schools in Upper Rock Creek

NAME OF PARK OR SCHOOL	BALL FIELDS	TENNIS COURTS	BASKETBALL COURTS	PLAYGROUNDS
Bowie Mill Local Park	2 Soccer	2		1
Sequoyah Elem. S.	1 soccer, (softball overlay)		1	1
Candlewood Elem. S.	1 small softball field, soccer overlay		1	1
Redland Middle S.	2 softball, 1 soccer	4	2	
Magruder H.S.	2 community use fields	4	2	
Rock Creek Regional Park	2 lakes, boat rental, visitors pavilion, fishing, nature center, picnic areas with shelters, 2 playgrounds, trails			
Agricultural Farm Park	Meeting rooms/Office Building, Barn, farm buildings, fields			

-Passive Recreation

Passive recreation needs in the Upper Rock Creek Watershed may be met by the Rock Creek and North Branch Stream Valley Parks and the conservation portions of Rock Creek Regional Park. Passive recreation experiences depend on the presence of natural areas and often require little modification of the environment. There are many types of passive recreation mentioned in the PROS Plan. They include: camping, boating, picnicking, bird watching, hiking, nature walking, wildlife viewing, nature photography, fishing canoeing and horse-back riding.

High quality passive recreational experiences require high quality natural areas. These areas contain a large diversity of native plants and animals, absence of invasive exotic plant species, minimal human impacts, high water quality, large acreage, and offer quiet opportunities to enjoy the out-of-doors.

Shady Grove Master Plan Park and Trail Recommendations

Site	Recommendations	Justification
PARKS		
Blueberry Hill Park	Site 1- Preserve Blueberry Hill Park as a recreation park. Provide additional passive recreational facilities in the wooded portions including trails, picnic facilities, seating areas, and improved pathways to surrounding communities.	Residents requested retention of undeveloped wooded portion of the site, originally proposed for school use. It can provide passive recreation opportunities needed in the area. <i>The 1985 Gaithersburg and Vicinity Master Plan notes that school sites often provide community recreation and state that with "fewer schools being constructed, there is a greater demand for parks to provide public active recreation facility." It recommends that Blueberry Hill be reserved for park use.</i>
Redland Road Local Park.	Site 2 - Maintain the existing active recreational uses at Redland Road Local Park.	Redland park includes important recreation facilities but has no land remaining for additional development
Stormwater Management Pond	Site 3 - Provide passive recreation at the stormwater management pond, including trails, interpretive material, seating, and picnic facilities. Provide a high point viewing station and consider a fountain in the pond. Connect trails to the Metro station and to surrounding communities.	This highly visible stormwater management pond could be transformed into an aesthetic natural area with paths and interpretive signs Parks are often set aside to preserve natural features, but land preserved to enhance environmental function can also serve a recreation role. The large stormwater management pond at the corner of Redland Road and Crabbs Branch Way has enough land to accommodate trails and nature walks, as well as a design feature that becomes a community identifier. <i>The paths can also help connect the Park Estates neighborhood to the Metro station and its proposed community.</i>

Shady Grove Master Plan Park and Trail Recommendations

Site	Recommendations	Justification
Jeremiah Park	Site 4 - Create a 20-acre local park in the Buffer Area, called Jeremiah Park after Derwood's founder. This park should offer active recreational uses including ballfields, such as football, soccer and lacrosse, tennis courts, and multi-age recreation as well as an area for a potential library, aquatic center, or elementary school. If this site is not available for a local park, then an alternative site must be found.	The 1998 PROS plan indicates a deficit of 12 ballfields, 5 basketball courts and 11 playgrounds in the Gaithersburg Area. A new local park is needed to serve existing and proposed residents. Recent construction and current CIP Proposals for Parks and schools could potentially add 8 or 9 fields, 2-3 basketball courts and 3 playgrounds. There would be a remaining unmet need for 3-4 fields, 2 basketball courts and 8 playgrounds. A local park generally provides 2 fields, 1 basketball court and 1 playground. <u>However, the proposed 3,800 new housing units alone (which were not accounted for in the PROS needs), would create the need for an additional local park.</u> Jeremiah Park is well located to serve proposed and existing communities; offers significant amount of land to provide needed ballfields and school or community facility; offers opportunity to recognize area history; ...
Amity Neighborhood Park	Site 5 - Create a neighborhood park north of the ICC in the Amity Drive area to provide nature-oriented recreation. Active recreation facilities will be located at the proposed elementary school.	Active recreation, except for a playground, does not appear feasible at this park. However, if a school is located at this site it could help reduce active recreation needs by 1 field, 1 playground, and 1 multi-use court. In order to help meet PROS needs, a neighborhood park with a playground and picnic area should be provided at this site. Natural surface trails will be used to provide passive recreation and neighborhood connections.
Town Square and Town Common Parks	Site 6 - Create Town Square and Town Common parks in the Metro Neighborhoods that offer paved pathways, seating areas, special plantings, shade trees, and public art (See Urban Park Networks).	These smaller, urban parks are essential to creating a sustainable community that is more than a collection of houses around a Metro station. As the PROS surveys note, these parks do double duty, serving residents and employees. They also play an important urban design role, defining usable public spaces, creating safe and walkable streets, and creating a community image.

Shady Grove Master Plan Park and Trail Recommendations

Site	Recommendations	Justification
Private Recreation Spaces	Provide neighborhood recreation and public use space in each Metro Neighborhood to provide local recreation opportunities that supplement County parks. Facilities can range from simple seating areas and tot lots in the Promenades to basketball courts and rooftop swimming pools	Private recreation spaces will be created through redevelopment and will add variety to the area's recreation options. They will also help meet expanding park demand in a planning area short on appropriate parkland.
	Trail 7 - Explore the potential for using sidewalks and a natural surface trail in the Mill Creek Stream Valley Park to provide an east-west greenway connection recommended in the <i>Countywide Park Trails Plan</i> .	Project will provide community connections and implement the Countywide Park Trails Plan
TRAILS		
	Trail 8 - Explore opportunities for a trail connection from Crabbs Branch Stream Valley Park to Rock Creek Park, or an alternative connection via Indianola Drive.	Project will provide community connections and implement the Countywide Park Trails Plan
	Extend the bike route along Crabbs Branch Way through the proposed development at Casey at Mill Creek to connect with Washington Grove's bikeway system (see Proposed Bikeways).	Project will provide community connections and implement the Countywide Park Trails Plan
	Trail 9 - Provide bikeway access to the Rockville Bicycle Beltway that will eventually connect to Rock Creek Regional Park.	Project will provide community connections and implement the Countywide Park Trails Plan
	Retrofit existing residential neighborhoods with pedestrian trail connections that will link communities with each other and with community destinations	Project will provide community connections and implement the Countywide Park Trails Plan
	Design the new residential communities with path and trail connections to park and transit facilities.	Project will provide community connections and implement the Countywide Park Trails Plan
	Develop all local parks with internal trails to improve access to all users including handicapped users.	Project will provide important recreation for all

**Shady Grove Sector Plan – Summary of Public Testimony
 Worksession #1**

Plan Boundary - Should the Planning Area Boundary be revised?		
Plan Recommendations	Public Testimony	Staff Response
Consider Derwood as a distinct area in future planning efforts. P. 23	Jim Snee	<p>In the future, planning areas could be redefined in order to address Derwood in a more unified manner.</p> <p>Given the need to evaluate and recommend safety and access improvements in neighborhoods adjacent to the vicinity of the Metro station, the Plan needs to include portions of the existing Derwood community.</p>
	Kay Guinane	

Land Use Vision – Is the proposed vision appropriate for the planning area?

Plan Recommendations	Public Testimony	Staff Response
<p>Achieve a mixed use community, Metro Ne adjacent to Metro stati Shady Grove Technol create a buffer zone of uses east of Crabbs Br protect existing neigh Provide a network of parks and urban open space within new community. Provide adequate schools and other public facilities. Relocate the CSP in order to achieve this vision.</p>	<p>Douglas Duncan, County Executive</p> <p>John Compton, Mayor, Washington Grove</p>	<p>Support Plan vision to provide more appropriate land uses adjacent to the Metro and protect existing neighborhoods.</p> <p>Relocation of CSP is a complex undertaking and will require public/private partnerships to achieve.</p> <p>If a reduction in County costs is deemed necessary for the Jeremiah Park portion of the County Service Park, a variety of creative implementation measures should be further explored.</p>
	<p>Supports a mixed-use village at the Metro station, protecting the Derwood communities, and a technology employment corridor along Shady Grove Road, however, the Plan does not adequately address the issues associated with meeting these goals. Wholesale relocation of the County Service Park has significant financial and operation impacts.</p> <p>Supports the Plan's vision for new community at the Metro, and urges that the Board and Council meet their responsibility to follow-through on smart growth principles, including a critical tunnel beneath Shady Grove Road to make bike and pedestrian connections to Metro, and zoning changes to eliminate incompatible uses next to existing residential communities.</p>	
	<p>Client supports the Plan's recommendation to create a metro-oriented community.</p>	
	<p>The Board must protect the Metro area from unworkable congestion and uphold the quality of life in the new Metro neighborhoods, as well as in the surrounding neighborhoods for the long-term viability of the mid-County area. Supports the idea of mixed residential and commercial uses at the Metro station, and R&D uses along Shady Grove Road.</p>	
	<p>The Executive is generally supportive of the planning concepts outlined in the plan, especially for those areas closest to Metro. Relocating the County Service Park has serious financial and operation implications and any relocation should be revenue neutral for the County and not degrade the efficiency of operations. Further comments will follow.</p>	

David Stopak	Supports the broad outline of the Plan and appreciates the balance struck between development and community interests.
Bob Booher, Chair, Historic Preservation Commission, Town of Washington Grove	There is significant risk involved in changing land uses so dramatically and may result in unanticipated negative impacts. Supports the Plan's park and pedestrian recommendations that will support the town, as will rezoning the Casey 6 property to I-3.
Elizabeth Klinger, Councillor, Town of Washington Grove	The Plan combines beauty and function and could make Shady Grove a model of smart growth and urban planning for livability. The Board should be mindful of the County's historic resources that can co-exist and complement new development if the Plan is sensitive to their vulnerability.
Jan Davis	Board members should walk through the Town of Washington Grove before making decisions that will destroy that town's way of life as a small, quiet haven.
Brad Botwin	Supports the Plan since it is a fair balance of public comment and input. Supports relocating industrial uses to allow for a mixed-use community (with a height limit of eight stories), tech uses along Shady Grove Road, and pedestrian-friendly streets and intersections.
Barbara Raimondo, Dennis Kirschbaum	Fully support the type of development planned, mixed-use at the Metro station. The Plan should preserve the historical integrity of Washington Grove with transitional buffers.
Cheryl Cort, Executive Director, Washington Regional Network for Livable Communities	Support the Plan's vision for a mixed-use urban village at Metro and its social and environmental benefits. The recommended housing options and transit access meets smart growth goals and also benefits low- and moderate-income families by creating a transit-friendly neighborhood offering affordable housing with regional access and public facilities.
Pat Labuda, Greater Shady Grove Civic Alliance	There is substantial community interest in creating the mixed-use community envisioned by the Plan. However, there is also concern that a large number of new units will overwhelm existing infrastructure.

James Wasilak, City of Rockville	Supports the Plan's recommendation to maximize Metro investment with a mixed-use community at the station and supports the Plan's recommendations for adequate public facilities to serve new development.
Tina Brown, Solutions Not Sprawl	Endorse the Plan's progressive vision for transit-oriented development that will enhance the community's quality of life, improve transportation accessibility and mobility, and offer an array of jobs and economic benefits for residents and commuters. The Plan addresses core community concerns about community character, public facilities, and urban green space.
Tad Baldwin, Advocates for Affordable Housing	Positive elements of the Plan include its emphasis on smart growth principles and its housing section that begins to address affordable housing as an integral component of the Plan. However, the Plan density is too timid and affordable housing ideas are too vague.
Kay Guinane	Shady Grove is a traffic magnet and it is not appropriate to build a large residential development amid highways, train tracks, and local roads. The Plan should be more specific about protecting existing neighborhoods, particularly mitigating traffic impacts and applying design standards throughout the planning area. The Plan's boundaries don't reflect the true community.
Pam Lindstrom	Shady Grove is a great opportunity to create a true functional pedestrian and transit oriented urban center, but the Gaithersburg area is still unbalanced by an excess of employment.
James R. Gatto, Maryland Department of Planning	The State supports jurisdictions that develop transit-oriented development around transit station areas, and supports this effort at Shady Grove. The County should assist by streamlining the review process, providing regulatory flexibility, and development incentives.
Chip Berman	Concerned that new development will bring more gangs, drugs, and crime to the area.
Harry Sanders, Vice President, Action Committee for Transit	Support the provision of 4,000 new units near Metro and endorse pedestrian and transit improvements, particularly the CCT as light rail.
Don Tarkenton	Supports the Metro Neighborhoods and the idea of urban growth around the Metro station. King Farm has proven that people will walk to Metro and it should be repeated in this Plan.

	Supports the Plan's proposed MXR zone that limits density and giving attention to housing height density and unit type	Pat Baptiste, Route 355 Group
--	--	-------------------------------------

Land Use Density – Should the Village Center Scenario become the recommended land use option?

Plan Recommendations	Public Testimony	Staff Response
<p>Recommends the Village Center with 4000 new du and 871000 sf of new commercial uses within Metro Neighborhoods.</p> <p>Overall, within the entire planning area, the Village Center Scenario proposes a reduction of 3958 potential jobs from existing Sector Plan and significantly increases housing adjacent to Metro.</p>	<p>John Compton, Mayor, Washington Grove</p> <p>The density of development in the draft master plan borders on the maximum that should be considered for this area. Higher density will exacerbate impacts on existing communities.</p> <p>Heather Hoerle, Shelley Winkler, Christine Dibble, David Stopak, Jan Davis, Sally Mansfield</p> <p>The Shady Grove Metro is the end of the metro line and cannot support the densities of the downline metro stations. The proposed 3800 residential units must be considered the upper limit, and only if supported with parks, a TMD, walkable connections, new elementary school, and development staging.</p>	<p>Village Center achieves the best balance between increased density and transportation congestion, provision of parks and schools and the creation of an attractive new community.</p> <p>This scenario results in the lowest level of traffic congestion, while accommodating needed schools and parks.</p> <p>The proposed density produces a high density/low rise built form of development similar to the King Farm and is very compatible with surrounding community.</p>
	<p>Brad Botwin</p> <p>Would like to see the number of units lowered; concerned that already congested roads won't be able to handle new traffic.</p> <p>James Wasilak, City of Rockville</p> <p>The type and pattern of residential development should be compatible with King Farm, but Mayor and Council are concerned about impact of increased density on local schools and roadways.</p> <p>Jim Shee</p> <p>The new housing will generate more auto traffic, since not everyone uses transit. The current 2,600 residences generate 6,000 automobiles, with another 6,000 coming in from remote communities.</p>	<p>Significant increases in the proposed density will change the Metro area into a high-rise community.</p>
	<p>Tad Baldwin, Advocates for Affordable Housing</p> <p>Kay Guinane</p> <p>Supports the idea of a residential, mixed-use community near the Metro but is concerned that public facilities are insufficient to support it.</p>	
	<p>Chip Berman</p> <p>Eight story buildings and a density that exceeds the current population is madness. Attracting working people from other parts of the County will only add to our congestion.</p>	

	Pam Lindstrom	The proposed density, urban form, and mix of uses are about right, but must also provide public facilities. To increase housing density, act on the TPR recommendation to allow/require TDRs to be applied in urban and Metro station areas. The Board should also consider higher housing FARs, if they don't generate excessive traffic.	
Boyd & Jo Ann Koffman	Diana Heller	The Plan should specify a far lower density to offset traffic from outside the planning area. The number of units should be decreased by fifty percent.	
Anne Amber, Chair, Sierra Club, Montgomery County		Shady Grove Metro area is already densified with the King Farm. I would like to see density reduced at the metro. Other metro stops could be the targets for development. Urges Board not to reduce the number of housing units, nor increase the capacity for job growth. In fact, lowering the number of jobs would help balance the I-270 Corridor.	

Transportation – Are transportation improvements, in general, adequate to address transportation congestion?

Plan Recommendations	Public Testimony	Staff Response
<p>Emphasizes transit improvements in order to help reduce traffic congestion. Recognizes that traffic will increase and recommends roadway, pedestrian and operational measures that improve safety and access. P.53 - 71</p>	<p>Douglas Duncan, County Executive</p> <p>Shelley Winkler</p> <p>Jan Davis</p> <p>Cheryl Cort, Executive Director, Washington Regional Network for Livable Communities</p> <p>Pat Labuda, Greater Shady Grove Civic Alliance</p> <p>James Wasilak, City of Rockville</p> <p>Tina Brown, Solutions Not Sprawl</p> <p>Pam Lindstrom</p>	<p>Support Plan’s recommendations.</p> <p>The proposed transportation recommendations address traffic congestion and improve access to Metro. The Village Center Scenario minimizes traffic congestions and best addresses Level of Service at intersections.</p> <p>Future worksessions will address the specific testimony comments.</p>
	<p>The Plan should include fuller discussion of the ICC and Midcounty Highway extended. The Plan language should also be flexible about the type of transit service to be provided by the CCT. Concerned that the 35 percent transit mode share is overly ambitious and road analysis implications should be re-examined.</p> <p>This Plan does not ensure that the traffic will be managed. It only ensures an intolerable level below the even higher level that would be generated by current zoning.</p> <p>The Plan should include efforts to reduce business and commuter traffic through streets like Washington Grove Lane.</p> <p>Endorse the creation of a traditional street grid and the public right-of-way shared by cars, transit, bikes, and pedestrians. Efforts should be made to remove pedestrian barriers to transit and other destinations and to create direct bike and pedestrian access to Metro. Support bus lanes and other bus performance enhancers.</p>	
	<p>Traffic in this area is congested and has made local roads unsafe for drivers and pedestrians. Residents also need protection from noise and air pollution along Shady Grove, Crabbs Branch, and Redland Road.</p>	
	<p>Concerned about recommendations to create a TMD, limit the parking supply at Metro and the need for additional right-of-way along MD 355 and hope to work with the County to resolve these issues.</p>	
	<p>Plan elements essential to reducing traffic are: emphasis on transit service and accessibility, balancing housing and jobs, new biotech jobs, using traffic management techniques, building urban parks and a green buffer.</p>	
	<p>Actually provide bike and pedestrian routes as promised, in fact, start them first. Remove barriers to coherent local traffic patterns, Limit parking provided by housing developments, and get serious about traffic demand management.</p>	

	<p>Staff has said that 18 percent of King Farm residents use the Metro. If the same percentage of occupants at Metro developments uses transit, 82 percent will be using the area's overburdened roads.</p> <p>Support the Plan's recommendations to implement the CCT as light rail and expand MARC frequency.</p>	
<p>Boyd & Jo Ann Koffman</p>		
<p>Anne Ambler, Chair, Sierra Club, Montgomery County</p>		
<p>Pat Labuda, President, Greater Shady Grove Civic Alliance</p>	<p>The Plan should address the ICC's impact on local roads.</p>	

Housing – Does the proposed Plan adequately provide for a range of housing types?

Plan Recommendations	Public Testimony	Staff Response
<p>Within the Metro Neighborhoods, The total range of proposed housing is, 84.5% MF, 15% TH, .5% SFD</p> <p>All new units west of the Metro will be MF units due to the land constraints. The Plan requires a greater range in unit types east of the Metro with a max. of 75% MF, a min. of 25% TH, p. 50.</p> <p>Within the multifamily units, a range of unit sizes will be required, p. 50.</p>	<p>Supports the Plan's recommendations for variety of housing types to serve diverse households. More emphasis should be placed on serving low and moderate-income family housing that has public facility and transit access at density levels that can reduce development impact in Upper Rock Creek watershed. Public land should be given priority for affordable housing. FARs should be increased, housing density should be transferred from the Upper Rock Creek planning area, and Metro Neighborhoods should be built first in the staging plan. The Plan should institute a housing minimum for new developments to take full advantage of this Metro location.</p> <p>Change yield descriptions in the Proposed Zoning chart to indicate that housing amounts are minimums and commercial square footage are maximums. Strengthen the I-3 language allowing housing, perhaps making housing a requirement.</p> <p>Far too many apartments are included in the Plan; they will change the community's character. The number should be decreased and apartments should be located only along MD 355 and they should not exceed four stories.</p> <p>Senior housing has no impact on schools and locating it near transit would serve senior residents. A 700 to 1,000 unit senior housing project would be an ideal solution for the Shady Grove Plan.</p> <p>Consider allowing housing to be built at more than four to six stories. Also, create more housing by reducing jobs, using TDRs, and putting some parking underground.</p>	<p>The Plan achieves a balance between the need to achieve high densities (MF) and the need have some diverse unit types such as townhouses and a few single family detached.</p> <p>An increase in multifamily units will reduce the range of proposed unit types.</p>

Housing – Does the proposed Plan provide an adequate level of affordable housing?

Plan Recommendations	Public Testimony	Staff Response
<p>Achieves potentially 485 new MPDU units, which includes the potential for elderly housing.</p> <p>Recommends 3 senior housing sites: WMATA property on the east side of station, VEP property and The Grove.</p>	<p>Jim Snee</p> <p>Tad Baldwin, Advocates for Affordable Housing</p> <p>Boyd & Jo Ann Koffman</p>	<p>Plan achieves a significant amount of new MPDU's, to be distributed throughout the Metro neighborhoods.</p>
	<p>In estimating the need for affordable housing, the Plan overlooks HOC and MPDU units within a few hundred yards of the planning area boundary. The Plan proposes too much housing for employment centers that offer low-wage service jobs.</p> <p>This Plan is the largest opportunity for free (publicly-owned), properly zoned land in the County for new affordable units. It should be maximized through transferring buildable parcels to DHCA and non-profit groups, establishing numerical goals for affordable units, height and density bonuses for MPDUs over the minimum, and extending the MPDU price controls from 20 to 99 years.</p> <p>Derwood already contains a wide array of affordable housing, in fact, more than its fair share.</p>	

Public Facilities – Does the Plan provide an adequate number of schools and other public facilities?

Plan Recommendations	Public Testimony	Staff Response
<p>Provide recreational opportunities in new and existing parks, make local and regional trail and bike connections, preserve historic features.</p> <p>Provide a new elementary school within the planning and accommodate other students in new and existing schools outside the planning area.</p> <p>Provide library and/or recreational facility, and a fire station on Casey 3.</p>	<p>John Compton, Mayor, Washington Grove</p> <p>Elizabeth Klinger, Councilor, Town of Washington Grove</p> <p>Brad Botwin</p> <p>Pat Labuda, Greater Shady Grove Civic Alliance</p> <p>James Wasilak, City of Rockville</p> <p>Pam Lindstrom</p> <p>Gary Steele</p> <p>Tad Baldwin, Chair, Advocates for Affordable Housing</p>	<p>Support the Plan's recommendations.</p> <p>The Plan provides for a range of new public library site (or other civic facility) and a new school.</p> <p>The proposed Plan creates the demand for elementary school and contribute to the new high school. Middle school capacity exists generated new middle school students.</p> <p>The Plan proposes relocating the library proposed for the Laytonia Recreation Area to the Metro Neighborhoods.</p> <p>The Plan recommends that a fire station be incorporated into development on Casey 3.</p>

	<p>The Amity Drive school reservation was never formally released and the current Plan provides only one elementary school, making the planning area dependent on surrounding area for school capacity.</p>	
	<p>Plan to double residences must also reserve sufficient space to accommodate students at all levels, especially in an already crowded system.</p>	
Jim Snee		
Pat Labuda, President, Greater Shady Grove Civic Alliance		

Schools – Is the proposed new elementary school on Casey at Mill Creek an appropriate location for a school?

Plan Recommendations	Public Testimony	Staff Response
<p>Locate a new elementary school on the Casey at Oxbridge site.</p>	<p><u>John Compton, Mayor, Washington Grove</u> <u>Heather Hoerle, Shelley Winkler, Christine Dibble, David Stopak, Jan Davis, Sally Mansfield</u> <u>Richard Hawes, Director, MCPS Dept of Facilities Management</u> <u>Chip Berman</u> <u>Gary Steele</u> <u>Pat Labuda, President, Greater Shady Grove Civic Alliance</u> <u>Kay Guinane</u></p>	<p>The Casey site is well-located to serve the surrounding community. It is a small site accommodating a large elementary school. Access is excellent for the new Metro Neighborhoods as well as the existing Mill Creek community due to the proposed connection of Crabbs Branch Way.</p>
	<p>An elementary school on Casey at Oxbridge serves the existing and new communities, as well as creating an appropriate environment for schoolchildren.</p>	
	<p>An elementary school is the best use of the Oxbridge/Casey site adjacent to the historic meadow.</p>	
	<p>Since M-NCPPC staff has identified stream valley buffers that make the current elementary school site on Oxbridge at Casey infeasible, requests that the developer identify another school location on that site. Failing this alternative, MCPS will explore other sites including Blueberry Hill or a site within the redeveloped County Service Park.</p>	
	<p>Locate the elementary school in proximity to the community, not at Blueberry Hill Park.</p>	
	<p>Urges the Board to find a way to keep the original school site proposed for an undeveloped area near Amity Drive, rather than increased housing development on the Oxbridge site.</p>	
	<p>Support the Amity elementary school site at Casey at Mill Creek.</p>	
	<p>The elementary school proposed on the Casey site is a crucial element of the Plan. This is the most appropriate place for the school: safe and providing local recreation.</p>	

Parks – Does the Plan provide a sufficient number of new parks?

Plan Recommendations	Public Testimony	Staff Response
<p>The Plan proposes parks that are easily accessible to both the new Metro Neighborhoods and existing communities.</p>	<p>Shelley Winkler Supports proposed Jeremiah Park and a new library at that location, which needs a recreational and cultural center.</p> <p>David Stopak Supports Jeremiah Park and the public open space surrounding the Metro station for this underserved area.</p> <p>Barbara Raimondo, Dennis Kirschbaum The Plan should include a library next to the planned Jeremiah Park and an elementary school at another appropriate site that does not interfere with the planned park.</p>	<p>Support the recommendations of the Plan</p> <p>The community is currently in a deficit for facilities. The Plan's proposed park facilities situation but do not satisfy total demand or increase of new housing units.</p>
<p>The proposed Jeremiah Park would provide needed ballfields and space for a library or other possible civic facility.</p>	<p>Cheryl Cort, Executive Director, Washington Regional Network for Livable Communities The planned library should be integrated with other uses to allow shared parking and residents can walk to it and other destinations.</p>	<p>The proposed Local Park located within the Neighborhood provides a significant contribution ballfields, playgrounds and other recreation recreation demand. Its visible location contributes attractive amenity to the new Metro Neighborhood.</p>
<p>The Plan recommends retaining Blueberry Hill Park as a park site, a central community concern.</p>	<p>Douglas Duncan, County Executive The Plan does not justify the need for this park, and doesn't take into account the recreation and park facilities in adjacent municipalities. References to this park should be removed from the Plan along with references to an aquatic center and community center. Recommends a local park be part of the Plan.</p> <p>Pat Labuda, President, Greater Shady Grove Civic Association Supports Jeremiah Park.</p>	<p>The community feels strongly that 10 acres of Blueberry Hill Park should not become an elementary school site. The Plan proposes Casey at Mill Creek as the preferred elementary school location.</p>
	<p>Kay Guinane The Plan should not recommend Jeremiah Park as a back-up elementary school site. The school should be in the community it serves and deprive the new community of an important park and public facility opportunity.</p>	
	<p>David Stopak This park is the only major recreation area, and must remain as it is.</p>	
	<p>Chip Berman Please save Blueberry Hill Park.</p> <p>John Atchley Blueberry Hill Park supports home values and quality of life for the community. It is a vital green space that anchors surrounding residential areas.</p>	

	<p>Blueberry Hill Park is sacred to Derwood. It should not be up for grabs by MCPS or any other agency of the County.</p>	
	<p>If the current elementary school site on Oxbridge at Casey infeasible, requests that the developer identify another school location on that site. Failing this alternative, MCPS will explore other sites including Blueberry Hill or a site within the redeveloped County Service Park.</p>	
<p>Boyd & Jo Ann Koffman</p>	<p>Richard Hawes, Director, MCPS Dept of Facilities Management</p>	