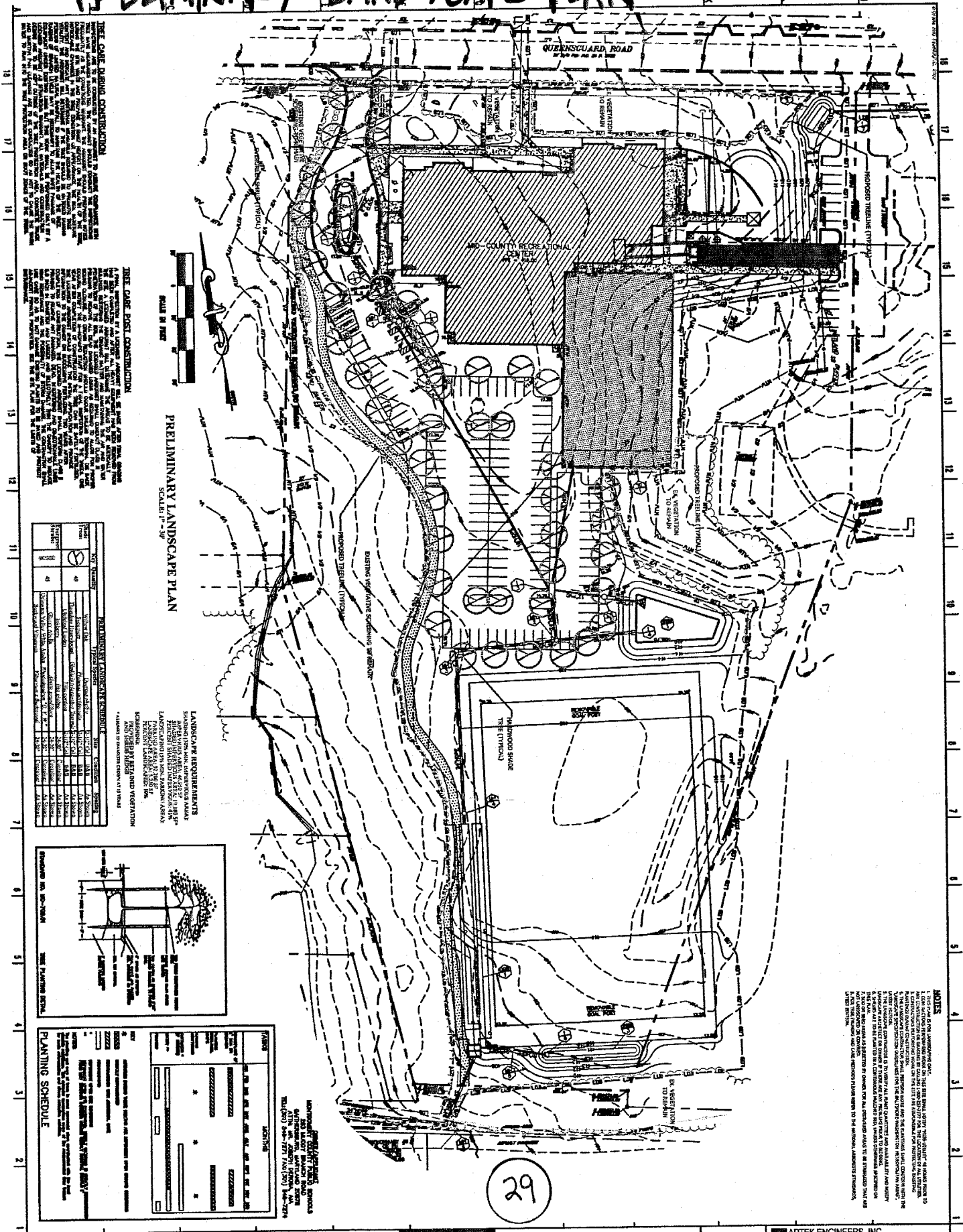


PRELIMINARY LANDSCAPE PLAN



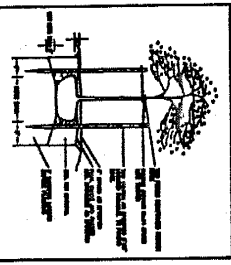
THE CARE DURING CONSTRUCTION
 THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.

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PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	LANDSCAPE TREE (TYPICAL)
2	(Symbol)	LANDSCAPE SHRUB (TYPICAL)
3	(Symbol)	LANDSCAPE FLORAL (TYPICAL)
4	(Symbol)	LANDSCAPE GRASS (TYPICAL)
5	(Symbol)	LANDSCAPE ROCK (TYPICAL)
6	(Symbol)	LANDSCAPE WATER (TYPICAL)
7	(Symbol)	LANDSCAPE LIGHT (TYPICAL)
8	(Symbol)	LANDSCAPE FURNITURE (TYPICAL)
9	(Symbol)	LANDSCAPE SIGN (TYPICAL)
10	(Symbol)	LANDSCAPE BENCH (TYPICAL)
11	(Symbol)	LANDSCAPE BIKE RACK (TYPICAL)
12	(Symbol)	LANDSCAPE TRASH CAN (TYPICAL)
13	(Symbol)	LANDSCAPE WASTE BIN (TYPICAL)
14	(Symbol)	LANDSCAPE BIKE REPAIR (TYPICAL)
15	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)
16	(Symbol)	LANDSCAPE BIKE WASH (TYPICAL)
17	(Symbol)	LANDSCAPE BIKE REPAIR (TYPICAL)
18	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)
19	(Symbol)	LANDSCAPE BIKE WASH (TYPICAL)
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21	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)
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24	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)
25	(Symbol)	LANDSCAPE BIKE WASH (TYPICAL)
26	(Symbol)	LANDSCAPE BIKE REPAIR (TYPICAL)
27	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)
28	(Symbol)	LANDSCAPE BIKE WASH (TYPICAL)
29	(Symbol)	LANDSCAPE BIKE REPAIR (TYPICAL)
30	(Symbol)	LANDSCAPE BIKE STORAGE (TYPICAL)

LANDSCAPE REQUIREMENTS
 LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.



PLANTING SCHEDULE	PLANTING SCHEDULE
1	(Symbol)
2	(Symbol)
3	(Symbol)
4	(Symbol)
5	(Symbol)
6	(Symbol)
7	(Symbol)
8	(Symbol)
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27	(Symbol)
28	(Symbol)
29	(Symbol)
30	(Symbol)

NOTES
 1. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.

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<p>LANDSCAPE PLAN</p>	<p>MID-COUNTY RECREATION CENTER SILVER SPRING, MARYLAND</p>	<p>GRIMM PARKER ARCHITECTS</p>	<p>2 Bethesda Metro Center Suite 1320 Bethesda, MD 20814 Tel: 202-222-8500 Fax: 202-222-8510</p>	<p>1326 Beverly Road Suite 1400 McLean, VA 22101 Tel: 703-800-9100 Fax: 703-800-9700</p>	<p>11700 Bethesda Drive Suite 1400 Chevy Chase, MD 20815 Tel: 202-556-1000 Fax: 202-556-0900</p>	<p>ADTEK ENGINEERS, INC. ONE DUNBAR ROAD, SUITE 200 WOODBRIDGE, MARYLAND 21797-6004 PHONE: 202-862-4848 FAX: 202-862-7446 WWW.ADTEKENGINEERS.COM</p> <p>ECOTONE, INC. 17 WOODBRIDGE DRIVE, SUITE 11 FREDERICK, MARYLAND 21702-6004 PHONE: 202-862-4848 FAX: 202-862-7446 WWW.ECOTONE.COM</p>
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**MID COUNTY COMMUNITY
RECREATION CENTER**

MONTGOMERY COUNTY, MARYLAND

GREEN BUILDING ANALYSIS

**G R I M M +
P A R K E R
A R C H I T E C T S**

MANDATORY REFERRAL SUBMISSION

Green Building Analysis

Mid County Community Recreation Center

The Mid County Community Recreation Center has been designed to incorporate many environmental design elements that will significantly reduce the building's impact on the environment, while providing an inviting, friendly, and comfortable place for the center staff and users of all ages. The following is a summary of the sustainable design features, systems, and materials that have been provided.

Energy Efficiency and Indoor Environmental Quality

- Geothermal heat pumps will be used in conjunction with 100% outside air (ventilation) heat recovery units. Below the frost line, the earth's temperature is relatively constant. This ground source system operates by moving heat away from or towards the earth, using the earth as the loop's heat sink so that no fossil fuels are burned. This approach utilizes an inexhaustible source of renewable energy. Many smaller heat pumps are used throughout the building, giving staff more control for his or her space, leading to greater comfort and satisfaction.
- Temperature is controlled and monitored with the use of sensors throughout the building. Systems are controlled with an energy management system.
- 100% pre-conditioned outdoor air will be provided to individual spaces to support the health, safety, and comfort of the staff and users of the recreation center.
- Smoking is not allowed in the recreation center.

Building Envelope

- Large windows provide views of the outdoors while also allowing for natural daylighting.
- All normally occupied rooms have views to the exterior.
- High-performance, double-glazed, "Low-E" windows with thermal breaks to control solar loads. Low-energy glass is insulated and tinted to filter heat and UV rays from the sun and maximizes the amount of useable natural light to enter the building.
- Efficient building envelope: roof assembly designed to have an r-value of R-21 and exterior wall assembly designed to R-13. R-value is a measure of the capacity of a material to impede heat flow, with increasing values indicating a greater capacity.

Lighting and Power

- The lighting system will be designed to be efficient and appropriate for each type of space.
- Dimming in the social hall and multiple switching in other spaces has been incorporated to allow various lighting levels, thus allowing the reduction of energy use when full lighting levels are not necessary.

Water Conservation

- Plumbing systems that minimize the use of water include water-conserving toilets, waterless urinals, and possible consideration of sensor operated toilets, urinals, and lavatories have been specified.
- Native and drought-resistant plants that reduce the need for an irrigation system or extensive watering have been specified, where appropriate, in areas around the building perimeter.

Conservation of Materials and Resources

- Many locally manufactured building materials will be used on this project. The standard definition of this is a 500 mile radius from the project site. In our location we can achieve a significant amount of this without significantly increasing cost.
- High-recycled content materials are specified. All of the steel and most of the concrete in the building contains recycled materials. Most components of the specified carpet and acoustical ceiling panels are recycled.
- An area in the building will be designated for the collection, separation, and storage of materials for recycling.
- The contractor will be required to develop a construction waste management plan to divert most of the construction and land clearing debris from landfill disposal by recycling and/or salvaging the waste.

Interior Finish Considerations

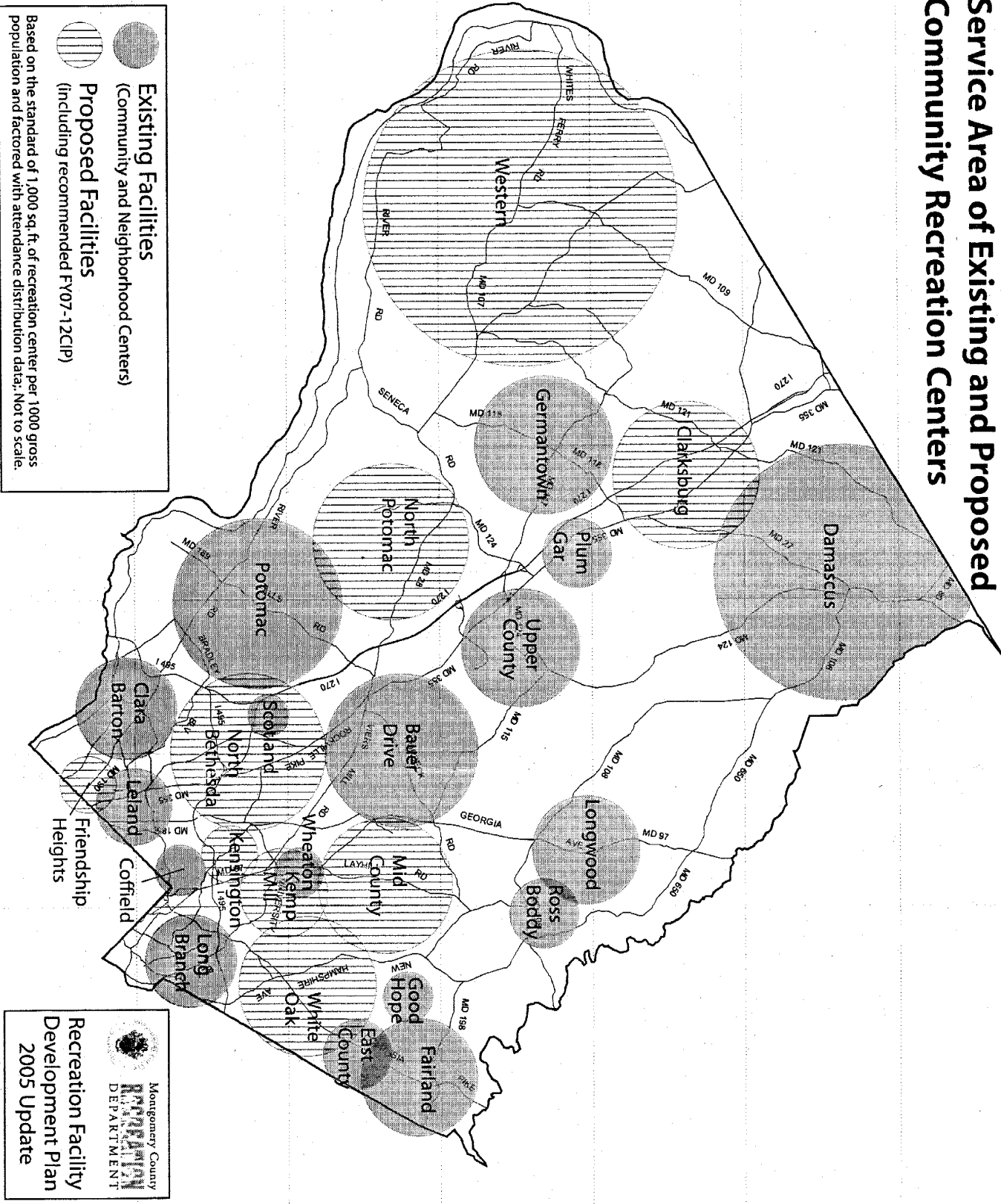
- Low-VOC (volatile organic compounds) paint, carpet and adhesive products have been specified, containing little or none of the dangerous chemicals commonly found in these materials.
- Vertical and horizontal blinds allow views to the exterior, but reduce the penetration of heat gain, direct sunlight, and distracting glare to the room's interior.

Siting and Building Orientation

- The recreation center is situated to preserve the natural landscape as much as possible. The wetlands and stream buffers that border the west portion of the site have been completely avoided. The wetland buffer in the center of the site have been minimally penetrated by the multi-purpose courtyard. This wetland is also being enhanced and expanded to be even larger. Most of the trees along Queensguard Rd. are being preserved.
- Alternative transportation to the recreation center is encouraged by providing reserved parking close to the entrance of the building for carpooling and hybrid vehicles. Also, bike racks are provided near the entrance.
- Building orientation has been set to maximize natural daylight and solar control.

- Shade trees will be planted strategically to shade paved surfaces and building facades as much as possible to reduce “heat island effects,” which contribute to higher summer temperatures. Heat island effects can result in increased cooling loads, which require larger HVAC equipment and energy for building operations. These effects can be mitigated through the application of shading and the use of materials that reflect the sun’s heat instead of absorbing it.
- An approved erosion control plan will be implemented during construction to prevent the loss of soil during construction by stormwater runoff and/or wind erosion and minimize polluting the air with dust and particulate matter.

Service Area of Existing and Proposed Community Recreation Centers



Community/ Neighborhood Recreation Center Combined Needs Analysis, 2005

LOCATION (Planning Areas)	POPULATION 2010	CENTERS REQ. (30,000 ea.)	EXISTING COMM. & NEIGH. REC. CNTRS	EXISTING CENTER SPACE	NEW CENTERS NEEDED	NEW CENTERS PROPOSED
UP-COUNTY	63,621	2	DAMASCUS	24,400	1	CLARKSBURG
MID-COUNTY	140,128	5	WHEATON	12633	2-Prop FY05-10 2	MID COUNTY KENSINGTON
BETHESDA	152,405	5	LELAND CLARA BARTON	17613 7816	1-Prop FY05-10 1-Prop FY05-10* 1	N. BETHESDA Friendship Hts*)
EAST-COUNTY	124,012	4	GOOD HOPE EAST COUNTY FAIRLAND	5265 24,500 23,500	1-Prop FY05-10 1-Prop Fac.Plng. 1-Prop FY05-10 .5	WHITE OAK KEMP MILL N. POTOMAC
N. POTOMAC	42,209	1.5		0		
GTOWN/ WEST	93,964	3	GERMANTOWN PLUMGAR	21,350 8,213	1-Prop Fac.Plng.	W. COUNTY
GAITH/ ROCKVILLE	**189,720	2 (4.5)	UPPER COUNTY BAUER	14,395 17,816	0	
OLNEY	52,196	2	LONGWOOD ROSS BODDY	16,882 13,221	0	
POTOMAC	48,753	2	POTOMAC SCOTLAND	21,650 6,157	0	
SILVER SPRING	67,953	2	LONGBRANCH COFFIELD	24,980 23,500	0	
	974,961 **(32+/- Cnts)	28.5+/-	17 Existing	283,891 (Sq. Ft.)	12.5+/-	9

(*) - Non-CIP development project

(**) - Includes population figures attributable to Gaithersburg/ Rockville Planning Area vicinity

From RECREATION FACILITIES DEVELOPMENT PLAN
FY 1997-2010
2005 UPDATE

ATTACHMENT 10



MID-COUNTY SERVICES CENTER

Douglas M. Duncan
County Executive

Natalie Cantor
Director

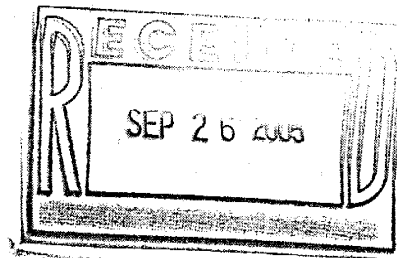
MEMORANDUM

June 27, 2001

TO: Bruce Romer
Chief Administrative Officer

VIA: Gregory Bayor, Director
Department of Recreation

FROM: Natalie Cantor, Director
Mid-County Services Center



SUBJECT: Decision Memorandum – Site Selection: Mid-County Recreation Center

1. The purpose of this memorandum is to convey a recommendation from the Site Selection Committee which was convened to study all feasible sites for the Mid-County Community Recreation Center (PDF No. 720103) within Planning Areas 3 and 27 (Glenmont-Layhill and Bel Pre)

The Committee concluded that one site was clearly superior to the four remaining potential sites. The viable and thus recommended site is the Queensguard site, consisting of 19.03 acres, currently being used by Park and Planning as a local park, with ballfields. The property is located at the intersection of Layhill (MD 182) and Queensguard Roads and is entered from Queensguard.

The Queensguard site is sufficient in size, shape and topography to support construction of a 24,000 square foot recreational facility. It is publicly owned and available. The site can be accessed by private vehicles, bicycles and is served by public transit along Layhill Road. Parking is adequate and will not impact adjacent residences. The size and shape of the site will allow for minimal environment impacts. Further, the site is bordered by the old Rockville Facility right-of-way, which may at some point be developed as a major link in the hiker/biker system.

2. Background: The Department of Recreation Facility Plan (FY97 – FY10) has identified the need for four community centers to serve this densely populated (133,000 +), ethnically diverse region. The Brookings Institution has recently identified the 20906 zip code as among the top four metropolitan area zip codes most impacted by immigration. The new facility will be situated in this zip code area.

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Currently, the area only has one Recreation Center, located on Georgia Avenue and almost forty years old. That facility has limited program space, parking capacity and has a recent history of significant structural deterioration. The July 1998 Park, Recreation and Open Space Master Plan (M-NCPPC) included the recommendation for development of facility to serve the Mid-County region.

A Site Selection Committee began studying possible sites in January 2001 and finished its work in May 2001. The Committee was made up of local citizens, Mid-County Citizens Advisory Board members and members of the Eastern Area Recreation Advisory Board (Attachment #1)

The Committee identified five potential sites (Attachment #2) and established a set of criteria (Attachments #3&4). The most important criteria, chosen through weighted rating, were availability, size, pedestrian and bicycle access, location within the service area and public transportation.

The Queensguard Site was chosen as clearly superior by consensus. The Committee believed that while the other sites – the Mckimmie property, a site adjacent to Fire Station 25, Glenfield Park and an area adjacent to the Trolley Museum– met some of the identified criteria, there were significant constraints of varied nature with each of the other properties.

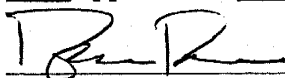
The Site Selection Committee ended its deliberations by noting that it could be reconvened at a later time should the Queensguard property become unavailable, but that the County would have to undertake further costly study of the remaining properties in order to examine their feasibility.

3. Issue and Analysis: The Queensguard site meets or exceeds all of the criteria selected by the Committee. It will adequately serve two-different high-density, lower-income, predominantly rental residential areas (Glenmont and Bel Pre.) The Community thus far has been supportive, although there may be opposition from some homeowners along Queensguard Road. The Site Selection Committee had member representatives from local civic associations as well as residents. Alternative sites were marked by either difficult topography, dangerous traffic situation or historic preservation constraints which would make their utilization for the Mid-County Recreation Center much less desirable for both County and customers.
4. Recommendation: Enter into negotiations with Maryland-National Park and Planning Commission to acquire the Queensguard Site for the construction of the Mid-County Recreation Center.

Attachments

Decision:

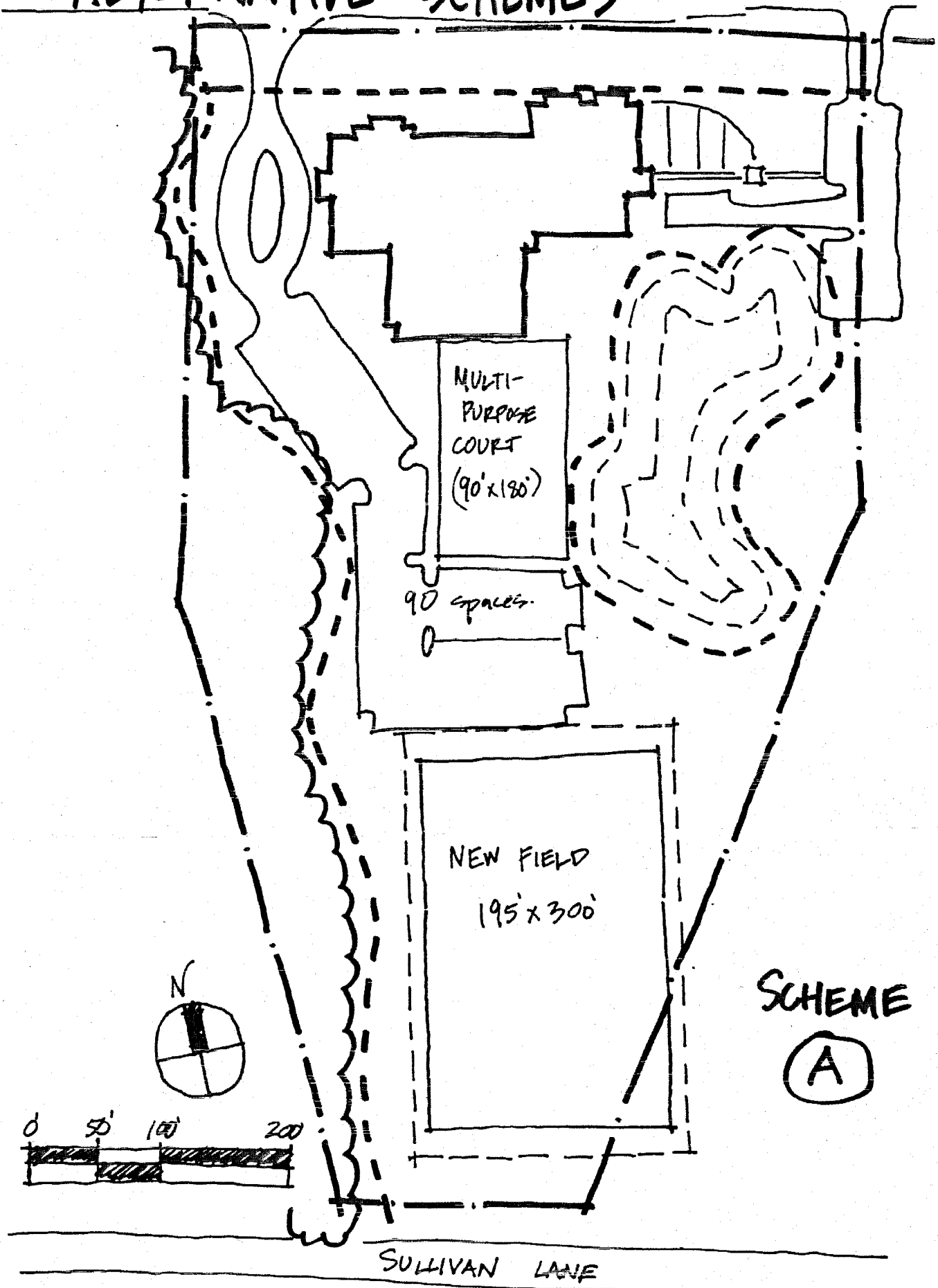
Approved Disapproved Schedule Briefing See/Call Me



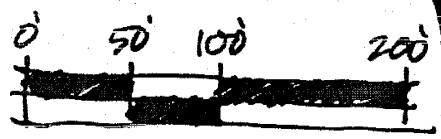
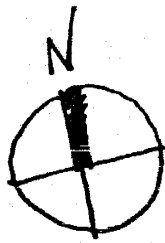
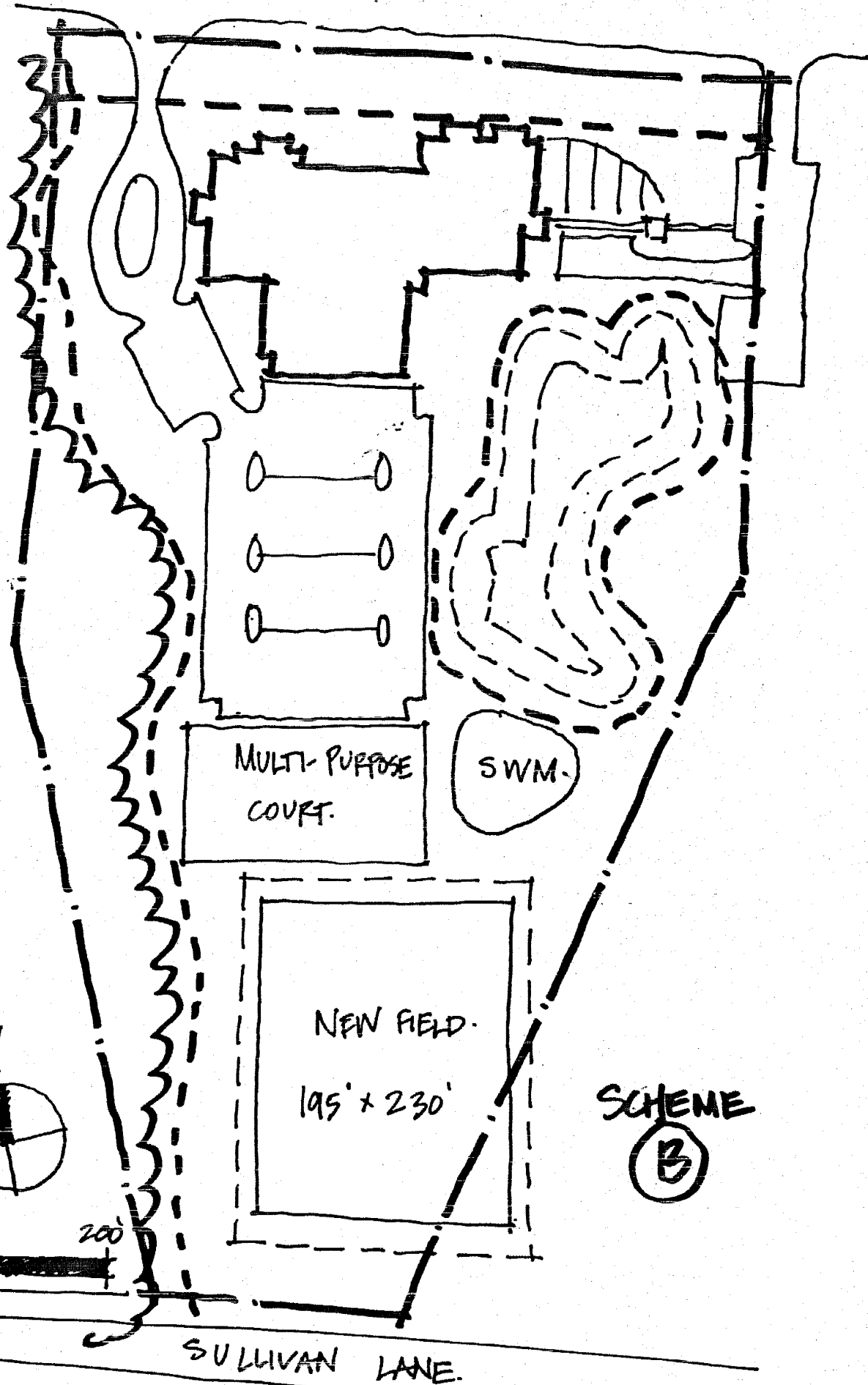
Bruce Romer, Chief Administrative Officer

7 / 6 / 01
Date

ALTERNATIVE SCHEMES

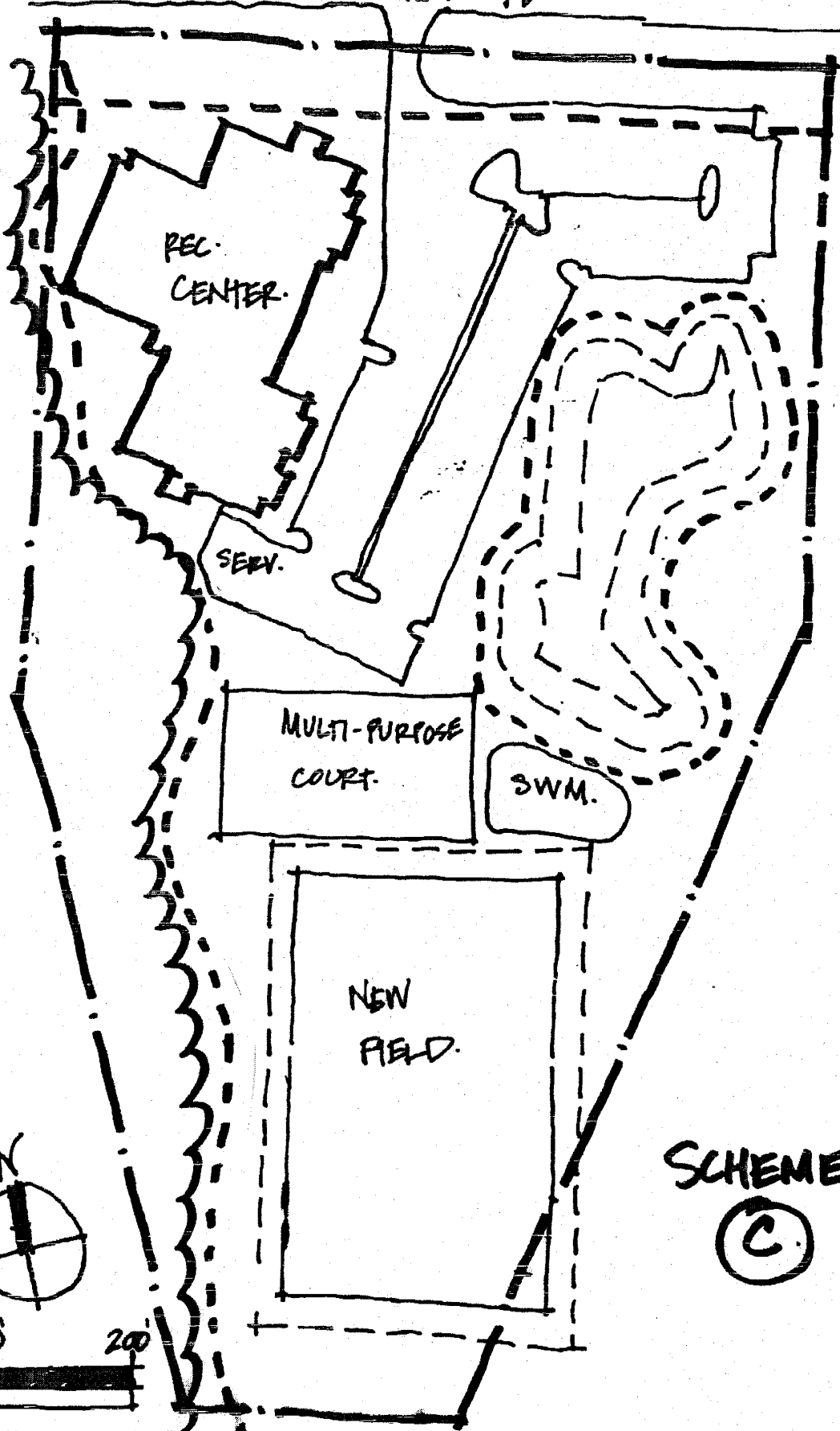


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SCHEME
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QUEENS COUNTY SD.

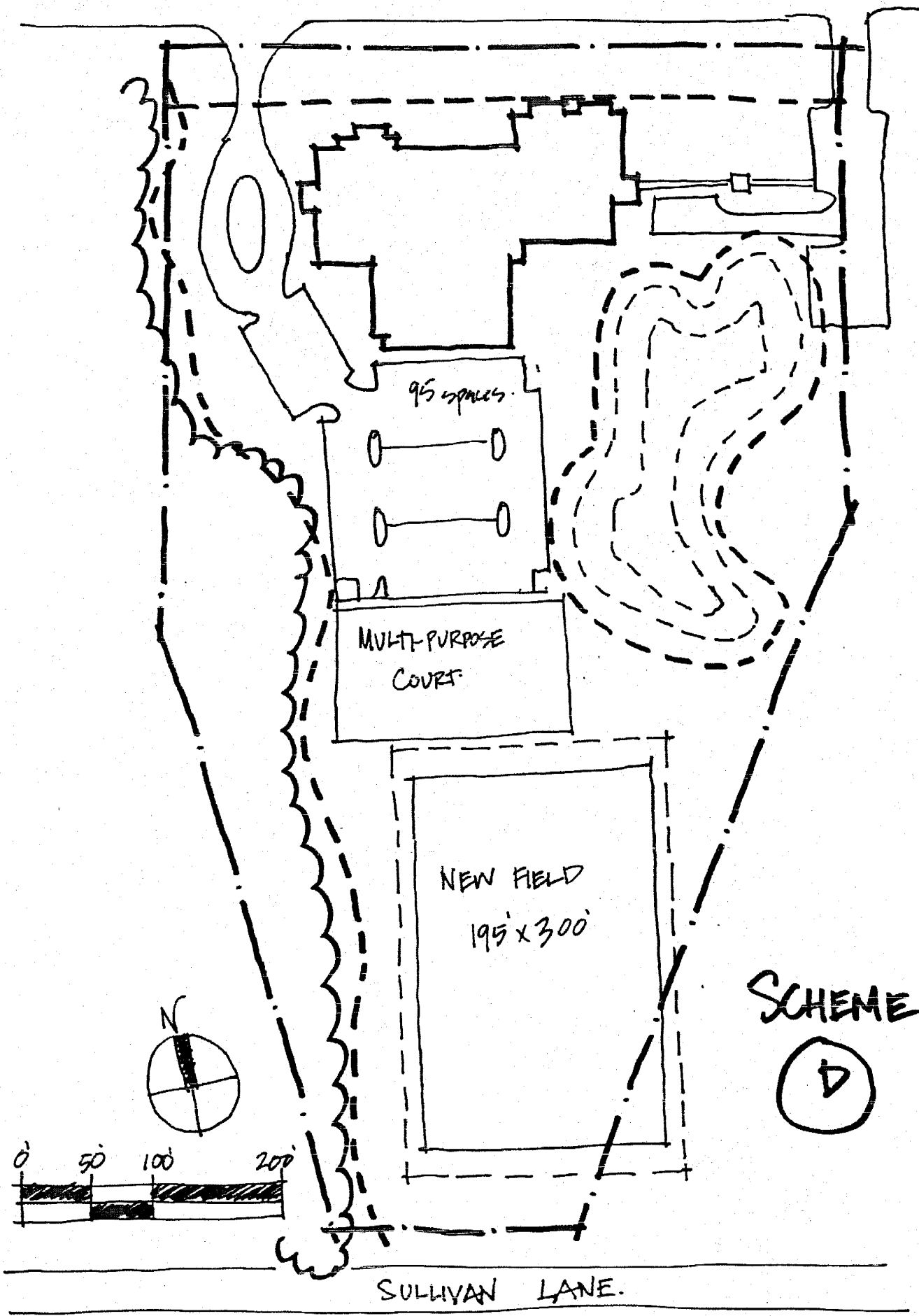


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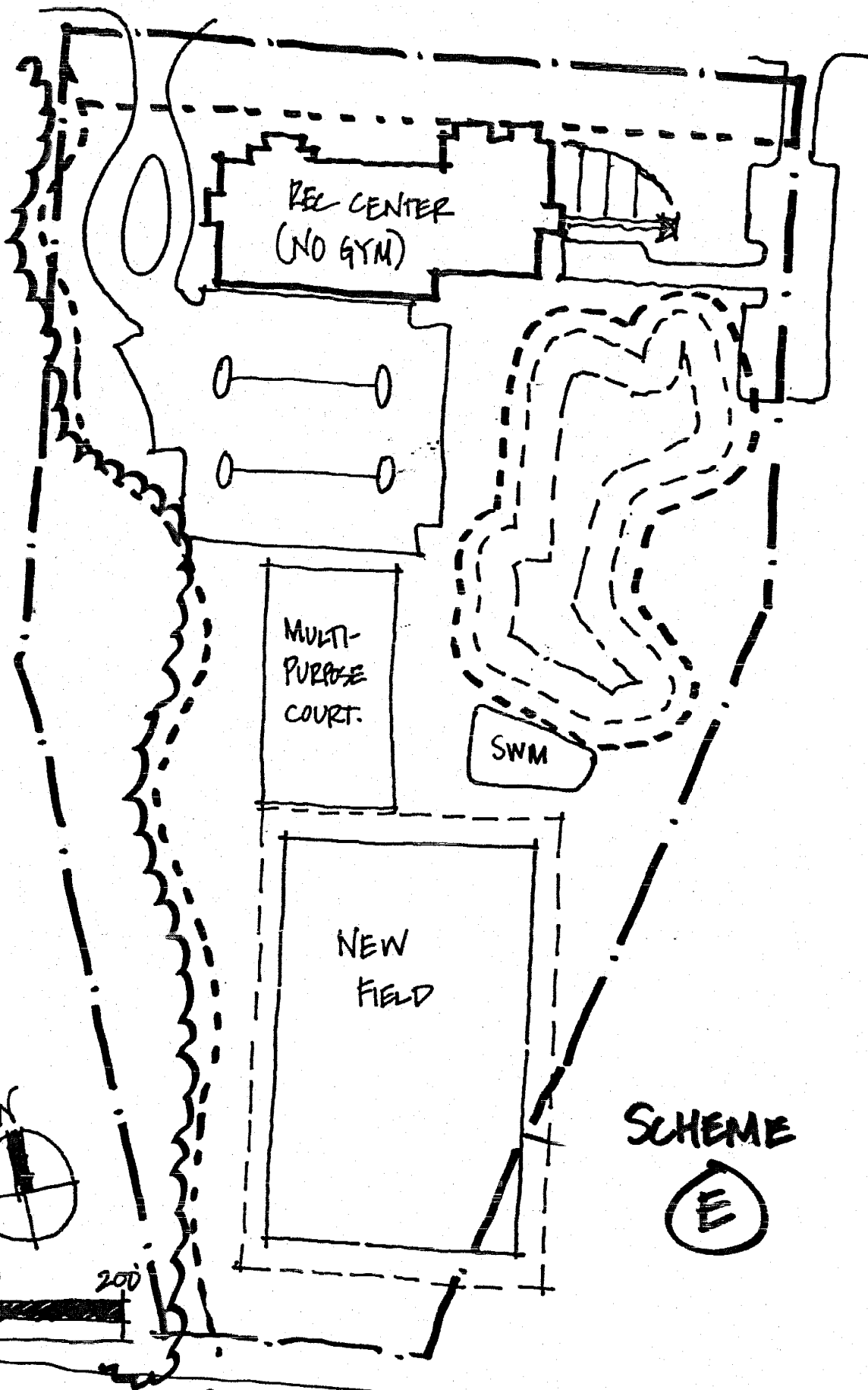
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