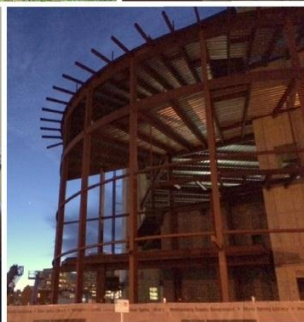


# Semi-Annual Report

Spring 2014



Montgomery County Department of Parks | Montgomery County Planning Department  
MontgomeryParks.org | MontgomeryPlanning.org  
M-NCPPC Montgomery County



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## Letter from the Chair

President Rice and Members of the Council:

It is my pleasure to summarize the latest efforts of the Planning Board, Planning Department, and Department of Parks in our spring 2014 Semi-annual Report.

This will be my last opportunity to participate in a Semiannual Report to the County Council as the Chair of the Planning Board. The Planning and Parks Departments have had too many accomplishments during my nearly four years on the Planning Board to list them all, but I would like to note a few:

- The Zoning Ordinance Rewrite, which will have far-reaching, long-term benefits to land use and planning in the County, and which I consider a highlight of my tenure.
- The Countywide Transit Corridors Functional Master Plan, which lays the foundation for a countywide bus rapid transit system whose implementation can give the county a first-class transit system and provide residents and employees around the county with viable transit solutions to their transportation needs.
- Seven area master plans written and adopted during my tenure for Wheaton, Kensington, Chevy Chase Lake, Glenmont, Long Branch, Burtonsville and the Bethesda Purple Line Station.
- Two more master plans underway, for Clarksburg and White Oak, which I expect to be adopted before my term ends; both of which are very significant in their importance to the local community and the county as a whole.
- Several exciting development approvals including Pike & Rose (construction well underway), North Bethesda II and the White Flint Mall in the White Flint Sector Plan area; the Safeway building (completed and renting very successfully) and an office building conversion in Wheaton (under construction); the Blairs in south Silver Spring, a forward-thinking, long-range plan; Shady Grove Station, part of the County's Smart Growth strategy for the Shady Grove Metro Station; and a net-zero building for United Therapeutics right down the street from our Silver Spring headquarters.
- The 2012 Park, Recreation and Open Space Plan (PROS Plan), which sets forth systematic goals and strategies for the acquisition and use of parkland.

- The revival of the Montgomery Parks Foundation, which is successfully raising funds to supplement public funding for Montgomery Parks, and has begun a \$1 million capital campaign for Josiah Henson Historic Park.
- Approval of notable park master plans, such as the proposed day use area at Little Bennett Regional Park and improvements at Brookside Gardens.
- Overcoming the challenges of severe budget cuts and reductions in pay for our employees in 2011 and 2012, while continuing to do our best to carry out the mission of the agency.

It has been my privilege to play a part in these and many other successful efforts by the Montgomery County side of the Maryland-National Capital Park and Planning Commission, and I thank the Council for giving me the opportunity. We have very much appreciated the increasing budgetary support from the County Council in recent years, and we hope we can count on your strong support again this year so that we can continue to provide top-notch services to the citizens of Montgomery County.

The body of this Spring 2014 Semi-annual Report presents the highlights of the past six months and a preview of the next six months for the work programs for the Planning Department and the Department of Parks. As you know, the amount of plans and initiatives that has been produced from both departments has been impressive in quantity and quality. The Planning Board approves or denies plans with a thoughtful approach of how our residents and businesses will be affected and how our county will grow in the future. We are excited about the future plans for Montgomery County happening in FY15, a few highlights from these two departments include:

- Working closely with the business and residential community on the **Bethesda Downtown Plan** process with a focus on three core themes of sustainable development: economic, social and environmental.
- Preserving the rich cultural history of the Sandy Spring community with the **Sandy Spring Rural Village Plan** which will provide a village center for the community to gather while improving mobility gaps in the small geographic area.
- Relaunching the **Greater Lyttonsville Sector Plan** and engaging the community and its history and culture while addressing the impacts of the Purple Line and strengthening the mobility of the Capital Crescent Trail.
- The opening of **Germantown Town Center Urban Park**, the **Little Bennett Interim Day Use Area**, **Northwest Branch Recreational Park**, **North Four Corners Local Park**, and the **Woodlawn Barn Visitor's Center**, among other projects.
- Continued collaboration with the Montgomery Parks Foundation on the **\$1 million capital campaign for the Josiah Henson Special Park** and the rollout of the **park corporate sponsorship program**.


In FY15, the Department of Parks hopes to begin “turning the curve” and rebuilding its ability to sustain and manage a growing, highly used and aging park system. Unfortunately, **the County Executive's recommended FY15 budget presents a potential \$2.8 million dollar cut to our county's popular park system**. Parks has demonstrated efficiency and ingenuity during the past several years, as you'll see in this report, and will need your support as we move into FY15 to prevent cuts in critical programs such as general maintenance, tree safety, public safety, equipment maintenance, trail maintenance, and outdoor court maintenance.



It is important to note that **if the Department of Parks' FY15 request is fully funded, the annual cost per resident would be only \$87.50** – for access to one of our nation's most recognized park systems. Montgomery County's parks are the most visited public amenities in the County, with over 90% of our residents visiting our parks annually. And our County population continues to grow, with more and more urban residents for whom our parks are their backyards. Additional tax resources will be needed if our park system is to meet the growing demand for public open space and an increasingly diverse array of educational and recreational activities. We hope we can count on your support.

I remain incredibly proud of both Departments and the accomplished and dedicated employees who work so hard to provide County residents with such high quality programs and services. I will miss working with them, and wish them continued success in the years to come.

Respectfully submitted,

A handwritten signature in black ink, reading "Françoise M. Carrier". The signature is written in a cursive style with a large, stylized initial "F" and a long, sweeping underline.

Françoise M. Carrier  
Chair, Montgomery County Planning Board and  
Maryland-National Capital Park and Planning Commission

## Planning Department

### Introduction

As the Planning Department completes a remarkably busy and productive six month period, we look to continue this level of effort in the coming six months and, indeed, in the whole of fiscal year 2014-15. The Department is taking on the very important issues that face Montgomery County as it changes to become more transit-oriented and as new urbanized centers emerge. These issues include:

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- Moving towards “finer-grained” planning and a focus on design excellence
- Continuous improvement of the Development Review process
- A focus on innovative housing ideas, new approaches to transportation modeling, and creative use of public assets through colocation.
- New ways of using technology for both analysis and communication.

One of the trends that defines the upcoming master plan work is the need to undertake “finer-grained” planning efforts; recent examples include the **Chevy Chase Lake Sector Plan** and **Bethesda Purple Line Station Amendment**. These plans include the traditional focus on transportation analysis and land use recommendations, but also incorporate urban design and detailed economic analyses. Future plans that will use this finer-grained approach will include **Lyttonsville** and **Westbard**. There will be a stronger emphasis on design excellence in all master planning and regulatory work, as high quality communities are the hallmark of Montgomery County.

Another important aspect of the work to come is a strategic focus on improving the **Development Review process**. In order to implement great projects and build great communities, it is essential to have an understandable, comprehensive and timely process for reviewing and approving plans so that development projects can move ahead. Much progress has been made, especially in terms of implementing ePlans, improving coordination with other agencies, and shortening the time for getting resolutions approved. However, much still needs to be done, and the Department is working both internally and with other agencies to make some significant changes that will help to identify and deal with major issues early in the review process, **improve communication /collaboration** between agencies and applicants during the process, and shorten the time for approval of record plats.

Finally, there will be a focus on major issues facing Montgomery County and the region as a whole: identifying innovative ways to address **housing needs**, improving **transportation modeling** efforts in order to make rational planning decisions, implementing new programs that will further encourage **non-SOV (single occupancy vehicle) usage**, and making **creative use of public assets through colocation**.

### Work Program

In order to accomplish these ambitious goals, the Department is proposing a vigorous work program for fiscal year 2014-15. The goal of the work program is to maintain a busy master plan schedule that includes Master and Sector Plans, Small Area Plans and Functional Plans, as well as completing a variety of other important studies. It will be important to make sure work products are scheduled appropriately so that they can be transmitted to the Council with adequate time for review – this translates to delivering four to five major work products per year. Innovative use of technology will be key to accomplishing work program goals, and the Department intends to share a number of new tools that we have developed during the Semi-Annual Report presentation.

The work program that was submitted with our FY15 budget proposal is attached to this Semi-Annual Report; however, the Department is suggesting that the Council consider some revisions based on information that was not available last Fall. So we have included an alternative work program as well. Specifically, the Department suggests that the Council consider undertaking the **Westbard Plan** earlier in FY15 than had originally been proposed – starting it towards the beginning of the fiscal year rather than the end. This will mean a small readjustment to the schedule for the **Gaithersburg East/Montgomery Village Plan** of approximately five months; however, this readjustment is also appropriate in order to keep the project aligned with the schedule for discussions regarding the Midcounty Highway project.

The Department will also seek guidance on work program priorities for fiscal year 2015-16 – specifically the order of **the White Flint II plan**, the **Rock Spring plan**, and the **Aspen Hill plan**. The Planning Board also is recommending the addition of another project into the work program: an update to the Recreation Guidelines. Finally, we are suggesting that the project entitled “Master Plan of Highways – Land Use Near Transitways” be pushed off to the future with no specific schedule recommended at this time. Until more detailed planning has been done related to the implementation of the Transit Corridors Functional Plan that gives us more information about which transit corridor will move forward and on what timeline, it does not make sense to look at the associated land use issues.

## Master Planning Highlights and Major Projects from the Past Six Months

### Zoning Ordinance Rewrite

The Council's recent approval of the text for the **Zoning Rewrite** is a major accomplishment that will be key in all future planning and development in the County. Staff looks forward to embracing a new zoning code: one that is easier to use, encourages better development, enhances compatibility, promotes sustainability, and supports our county master plans.. It offers a better organization of uses and zones, clearer procedures for approval and a solid foundation in modern planning and design principles. The new zoning code represents a great step forward for Montgomery County.



Now that the new code has been approved, staff will focus attention on the proposed zoning map. Staff will solicit input on the proposed map, holding several open house events throughout the county during Spring of 2014. Following months of outreach, staff will bring a proposed zoning map to the Planning, Housing and Economic Development committee for review. Once the PHED committee completes its review, the full Council will evaluate the proposed zoning map. It is anticipated that the new zoning code will become effective no later than October 30, 2014 after the new zoning map has been adopted.

### Chevy Chase Lake Sector Plan

The **Chevy Chase Lake Sector Plan** was adopted by the Maryland-National Capital Park and Planning Commission in October 2013 after Council approval. This plan, which updated the 1990 Bethesda-Chevy Chase Master Plan, promotes the creation of an enhanced, mixed-use Center in an established single-family community that will be served by the Connecticut Avenue Purple Line station. The Plan expands the pedestrian, bicycle, and road network in the area to increase local transportation alternatives in one of the most congested traffic corridors in the county, Connecticut Avenue.





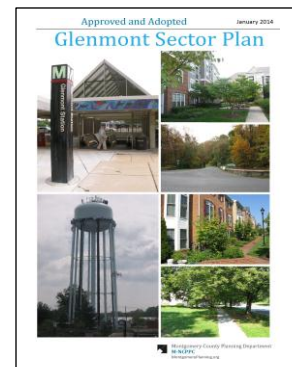
### Long Branch Sector Plan

The **Long Branch Sector Plan** received final approval and adoption in December 2013. It envisions a well-connected, mixed-use, pedestrian-friendly community with improved community facilities and enhanced design – all served by the planned Purple Line light rail transit system. The Plan leverages the public investment in the proposed Purple Line and helps set the stage for reinvestment to create a vital and walkable town center, anchored by the historic Flower Theater and including new affordable housing in the mixed-use center.



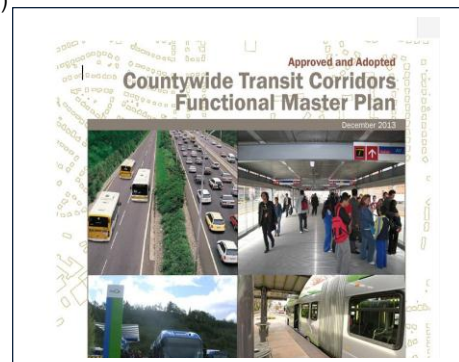
### Glenmont Sector Plan

The **Glenmont Sector Plan** was approved by Council in November 2013. This plan promotes the creation of a walkable, diverse, and sustainable community with services and amenities for residents and workers. It recommends compact, mixed-use development in and around the Glenmont Shopping Center and Metro Station.



### Countywide Transit Corridors Functional Master Plan

The **Countywide Transit Corridors Functional Master Plan (CTCFMP)** was approved by the County Council in November 2013 and adopted by the full M-NCPPC in December 2013. This functional plan is an amendment to the Master Plan of Highways and recommends a bus rapid transit (BRT) network to improve accessibility and mobility in an environmentally sustainable way throughout Montgomery County. As a “functional” master plan, the CTCFMP does not make changes to current planned land use or zoning, but rather recommends changes and additions to the countywide transportation network that are needed to serve the County’s most densely developed areas, areas planned for redevelopment, and areas planned for new, dense development.



### Bethesda Purple Line Station (Apex) Amendment



The **Bethesda Purple Line Station Minor Master Plan Amendment** was approved by the County Council in February 2014. This minor master plan amendment looks at ways to realize the many public benefits of an alternative, multimodal design for the Bethesda Purple Line Station that the Maryland Transit Administration (MTA) is developing. The Plan Amendment recommends new zoning to encourage the timely redevelopment of the Plan area to facilitate construction of an improved station design that will feature access to both the Purple Line station and the new Bethesda Metro station south entrance, as well as providing a much desired tunnel for the Capital Crescent Trail under Wisconsin Avenue.

### Clarksburg Master Plan Limited Amendment– Ten Mile Creek Watershed

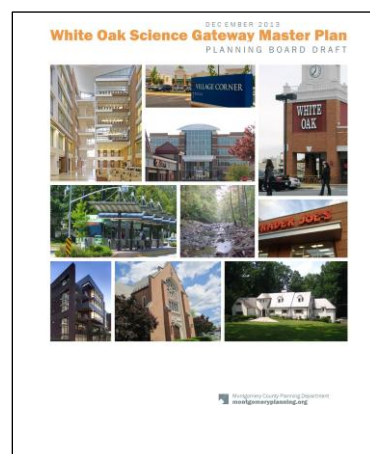
The **Ten Mile Creek Limited Amendment** focuses on a specific portion of the 1994 Clarksburg Master Plan and Hyattstown Special Study Area - the Ten Mile Creek Watershed. It retains the 1994 Master Plan vision, but refines that Plan's recommendations to better achieve an important County objective: the preservation of natural resources critical to the County's well-being – especially Ten Mile Creek.



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### White Oak Science Gateway Plan

The **White Oak Science Gateway Master Plan** seeks to leverage the area's assets and establish a framework upon which auto-centric suburban centers in eastern Montgomery County can evolve to provide more opportunities to live, work, and play locally. The consolidated headquarters of the Food and Drug Administration (FDA) at the White Oak Federal Research Center brings thousands of employees and visitors to its state-of-the-art campus. FDA's presence, along with the proposed relocation of Washington Adventist Hospital, will hopefully attract additional employers to the White Oak area. To support the development, the Plan recommends Bus Rapid Transit (BRT) on US 29 and New Hampshire Avenue, as recently approved by the Council in the Countywide Transit Corridors Functional Master Plan. After the Planning Board transmitted its Draft Plan for White Oak in September 2013, the Council requested that the Planning Department and the Executive branch identify options to assure a balance between land use and transportation. The Planning Board held three additional work sessions in December 2013 and then transmitted revisions to the Master Plan as well as proposed amendments to the Subdivision Staging Policy for the Council's consideration. The County Council's public hearing was held on February 4, 2014.



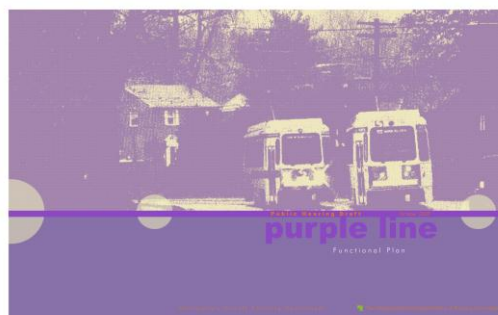
### Review of Purple Line Mandatory Referral

The Planning Board reviewed four **Mandatory Referrals for the Purple Line** in March 2014 for the Maryland Transit Administration (MTA), Maryland Department of Transportation (MDOT), Montgomery County Department of Transportation (MCDOT) and the State Highway Administration (SHA). The mandatory referrals included the review of the:

- Purple Line
- Bethesda Metro Station South Entrance
- Capital Crescent Trail
- Silver Spring Green Trail

The review focused on several themes:

- Station access for pedestrians and bicyclists, such as an unfunded connection between the Purple Line and the Red Line in Silver Spring
- Community design, such as visual and noise impacts on Wayne Avenue
- Environmental mitigation, such as increasing storm water management treatment, improved landscape plantings, and stream restoration



- Park mitigation at Sligo Creek Stream Valley Park, Long Branch Local Park/Stream Valley Park, and New Hampshire Estates Neighborhood Park

The advisory comments from the Planning Board will be forwarded to the responsible agencies, including MCDOT, MDOT, MTA, and SHA, for their consideration. A website, created to better inform the public about the project, is located at: [www.montgomeryplanning.org/purpleline](http://www.montgomeryplanning.org/purpleline).

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This website uses an innovative, interactive map that helps to communicate the issues and recommendations for the project. Staff believes that this is a tool that will be useful in many projects to enhance communication, and it will be demonstrated during the Semi-Annual Report presentation.

### New Master Planning Efforts and Initiatives in the Next Six Months (FY15 Work Program)

In the next six months, Planning Department staff will continue to work on projects started in the FY14 approved work program and will initiate some important new projects. As discussed above, the Planning Department is taking a finer-grained approach towards smaller geographic area plans. Examples of this approach will include the Sandy Spring, Lyttonsville and Westbard plans. This will allow for a more focused and efficient use of resources when developing the recommendations for a smaller geographic area. The **finer-grained** approach also works best given the fact that the majority of development projects in the County are currently focused on infill given the scarcity of large parcels of undeveloped land. This approach will help us make better use of the land that is within our urbanized areas. We also want to place a greater emphasis on the major issues facing the County. So we are recommending efforts that will focus on housing, multi-modal transportation and creative use of public assets through colocation.



### Bethesda Downtown Plan

Over the last 25 years, Downtown Bethesda has become an internationally recognized example of successful placemaking, with schools, parks, shops, and other amenities all within a ten-minute walk of most residents. The **Bethesda Downtown Plan** will explore ways to sustain these qualities over the next 25 years and explore how to make Downtown Bethesda a model of the three core themes of sustainable development:

- economic sustainability
- social sustainability
- environmental sustainability



Over the last six months, Planning staff have engaged the community, property owners, and other stakeholders to obtain feedback on their ideas and insights about what Downtown Bethesda should look like. The Bethesda Downtown Plan Design and Planning Workshop held in March 2014 garnered more than 130 attendees who had the chance to listen, talk, write and draw their thoughts about the future of the heart of Bethesda. Over the next six months, staff will continue to work with these groups to craft a vision and recommendations for the Downtown.



### Sandy Spring Rural Village Plan

The **Sandy Spring Rural Village Plan** launched in the fall of 2013. The plan engaged the community through a successful four-day Design Workshop, which included property owners, business owners, long-time and new residents and gave them an opportunity to voice their thoughts as to how a village center could be created in the center of Sandy Spring that could allow change while preserving the area's "authentic" design and feel. This is a fine-grained plan focusing on the land use and zoning that would allow for the creation of the village center that was proposed in the 1998 Sandy Spring/Ashton Master Plan. Due to the small geographic area being covered, the strategy of this plan consists of working hands-on with the community to determine the best way to incentivize new opportunities that hopefully can be realized in the near term. This plan will provide an opportunity to further preserve the rich cultural history of the area, identify connections and mobility gaps, and design civic spaces and a village center for the community to gather. The Planning Board Staff Draft will be completed in June and will be presented to the Planning Board and County Council in Fall 2014.



### Aspen Hill Property (Vitro) Amendment

The **Aspen Hill Minor Master Plan Amendment** provides an opportunity to focus on a concentrated area to the west of the intersection of Aspen Hill Road and Connecticut Avenue. The majority of the amendment area is occupied by a large office building that has been vacant since 2010. The review will consider possible infill development opportunities and reevaluate the area's potential within the context of a changing office market in the County as a whole, the intent and rationale of the 1994 *Aspen Hill Master Plan*, and any impacts to the surrounding transportation network, including the proposed Bus Rapid Transit line along Georgia Avenue.



### Lyttonsville

The **Greater Lyttonsville Sector Plan** was relaunched in March of 2014. The Plan is engaging the broader community and will address the impacts of the Purple Line stations at both Woodside and Lyttonsville. The Plan intends to highlight the history and culture of an African-American community that settled in Lyttonsville long ago, expand on the environmentally sustainable features unique to this area, focus on preserving industrial uses that serve the county and region, and strengthen the mobility along the Capital Crescent Trail. The Planning Board Staff Draft will be completed in the fall and presented to the County Council in February of 2015.



### Westbard Sector Plan

The **Westbard Plan** has been in the Department's work program for many years but has been postponed on several occasions. It is the oldest plan in the County (1982) and overdue for an update. The area is a unique community situated between downtown Bethesda and the District of Columbia, linked by the Capital Crescent Trail. A new property owner has purchased the



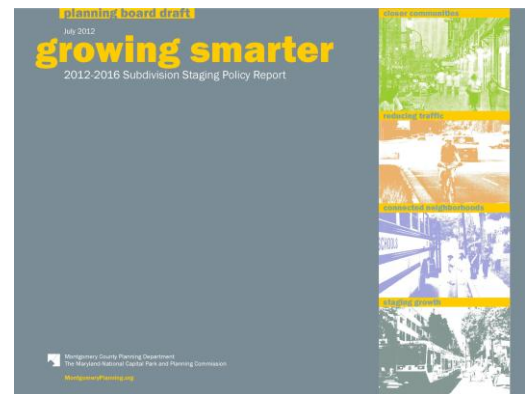
shopping center and surrounding properties with an eye toward redevelopment. A series of community workshops were held by the developer in Winter 2014 to identify concerns and design goals for the shopping center. Initiation of this plan was included in the FY15 work program at the end of the fiscal year, but the start date should perhaps be moved earlier in the fiscal year given the amount of community engagement and interest that has been happening.

#### Gaithersburg East/Montgomery Village Sector Plan

The **Gaithersburg East/Montgomery Village Sector Plan** is currently shown as starting in July 2014, but – depending on decisions about Westbard – may be appropriate for a five month delay. This project will amend the 1987 Gaithersburg and Vicinity Master Plan and will propose land use and zoning for 2,435 acres of Montgomery Village. The plan will look for redevelopment opportunities at mixed-use centers and adjoining properties and will develop a comprehensive transportation plan to examine impacts of the Midcounty Highway, the Intercounty Connector (ICC) and implementation of new sustainable transit options. Water quality issues will be addressed in an update to the storm water management recommendations in this plan. Also, Montgomery Village is zoned using the Town Sector (T-S) Zone. The T-S Zone has restrictions regarding rezoning that expire in 2015.

#### Subdivision Staging (Growth Policy)

The **Subdivision Staging Policy (SSP)** is a set of policy tools that guide the timely delivery of public facilities (schools, transportation, water, sewer, and other infrastructure) to serve existing and future development. The Planning Board drafts this policy to establish growth and funding priorities, which are then recommended to the County Council to make a final decision on a preferred approach. Also, the Planning Board uses the Subdivision Staging Policy to make decisions in regulatory cases and assess transportation impacts in master plans. The next scheduled update of this policy is November 2016. This deadline for Council action will require us to begin significant staff work in FY15.



The Planning Board proposes new and updated policy tools that meet the mandate to “limit or encourage growth and development in a manner that best enhances the general health, welfare, and safety of the residents of the County” (Council Bill No. 38-09). Functional Planning and Policy Division staff are responsible for the preparation of the Subdivision Staging Policy as required by law and for maintaining and applying the regional transportation model and local area models.

An important topic that will be explored in FY15, and that will be woven into the update of the Subdivision Staging Policy, is how our Department and the County undertake transportation modeling. Transportation modeling has been one of the key foundations for master planning, capital improvement planning and growth management policy. These models help the Planning Department evaluate:

- the adequacy of existing and planned transportation facilities to serve planned development,
- alternative means of meeting our transportation needs,
- the effect of different land use patterns and intensities on transportation, and
- how to most effectively spend transportation funds.



Transportation modeling is an evolving field. Different approaches and new software are continually being developed. It is also complex, data-intensive and time-consuming and needs highly-skilled staff to assure quality results. The Planning Department currently implements models at two levels:

- A regional modeling tool that is an adaptation of the Council of Governments (COG) model that takes into account the effect of regional travel on county roads and transit and
- A series of local area models that look at intersection congestion in further detail.

The Planning Department's FY14 work program includes a significant upgrade to the most recently adopted version of the Council of Government's (COG) regional model that involves extensive testing and conversion of our databases to meet the needs of the new model. In addition, Planning staff are currently updating the trip generation rates for employment and mixed-use development to reflect the impact of telecommuting, hoteling, smaller square footage per employee, and other factors. When complete, planners will use the new capabilities of this model and the new trip generation rates to analyze the adequacy of transportation for the Transportation Policy Area Review (TPAR) test and to test the potential for Bus Rapid Transit (BRT) to reduce congestion in the long range. The enhanced functionality of the new COG model will give the Planning Department a better understanding of the interplay of automobiles, transit, bicycle and pedestrian movement related to growth and land use choices. This will result in a new and more robust TPAR transit test for use in the 2016 Subdivision Staging Policy.

These efforts to improve, evaluate and integrate these tools will extend into FY15. In addition, there is the potential for combining both the regional and local modeling in one tool to speed the processing and interpretation of the modeling and to analyze the effect of mode choice that might depend on traffic congestion and convenience of various modes. Our FY15 work program proposes professional services (\$125,000) to evaluate a various modeling tools, including one being developed by the University of Maryland's Center for Smart Growth, to enhance our capabilities and produce results that more clearly illustrate the efficiency of roads, transit, bicycles and pedestrian movement in the county.

### Functional Plan for Housing

Montgomery County continues to see an influx of new residents but finds that its housing stock has not always kept up with demand - particularly for less-advantaged segments of the population. At the same time, it has become clear that some of the County's older, more affordable units, such as post-World War II garden apartments, are reaching a stage where they need to be rehabilitated or replaced.



In 2011, the County Council approved the Housing Element of the General Plan. It makes recommendations for housing in Montgomery County and identifies policy objectives, regulatory reforms, and land use strategies needed to accomplish the recommendations. In October 2012, the Department of Housing and Community Affairs (DHCA) forwarded the Draft 2012 Housing Policy to the Montgomery County Council for consideration. The Planning, Housing, and Economic Development Committee (PHED) of the County Council held several work sessions on the proposed draft during 2013.

Given this background and the work already completed, a county-wide **Functional Plan for Housing** would address a wide variety of issues these policy documents have touched on without providing the specifics for implementation. It will seek to develop new models to preserve existing affordable units, look at ways to best utilize older garden apartments, provide more opportunities and

incentives to create new affordable units, and address housing from an economic development perspective, using the excellent work already undertaken by the previous studies as a base. Such an effort will require collaboration and partnerships between various agencies, private sector housing developers, and the broader community. Key participants would include the Planning Department, the Department of Housing and Community Affairs (DHCA), the Housing Opportunities Commission (HOC), and other not-for-profit housing groups.

#### Functional Plan for Colocation of Public Facilities

In these difficult economic times, the Planning Department is looking for innovative ways to help government agencies share key public assets. During FY14, planners began to look at ways in which schools and parks could colocate their facilities. Now, the Planning Department would like to extend this effort to look at a **Functional Plan for Colocation of Public Facilities** which will include other types of public facilities that might benefit from this approach, such as police and fire stations, libraries, and neighborhood services centers.



The recent economic downturn has been viewed in many jurisdictions as a wake-up call for the way government agencies consider the use of public assets, including parks and schools. More and more public agencies are looking at innovative ways to make the most of the resources they already have; since resources are scarce, land is more expensive and local governments, parks, and school districts are serving the same families and communities. Sharing assets, both capital and real estate, by facilitating colocation is one way to more efficiently and cost-effectively provide facilities such as parks, schools, community health centers, swimming pools, libraries, or other public amenities or services. By expanding this approach, other important public policy goals, such as affordable housing, could also begin to be addressed.

Staff began working in collaboration with the Montgomery County Public Schools on a study about colocating facilities during FY14. A natural and important extension of this effort is to look at other types of public facilities in the County that could benefit from colocation in support of the concept of building complete communities. There are many exciting projects in the region and across the country that demonstrate how the creative use of public facilities and the colocation of different uses can provide the public with multiple benefits. Just as mixing commercial and residential uses is becoming the norm for new development in Montgomery County, finding ways to go beyond stand-alone public facilities to create a mix of beneficial uses on public land is a worthwhile issue to study. Staff anticipates that this effort would involve many different public and private sector stakeholders including the County Department of General Services (DGS), the Police Department, the Department of Fire and Rescue Services (DFRS), Montgomery County Public Schools (MCPS), the Department of Permitting Services (DPS), and others.

#### Recreation Guidelines

One of the goals of the FY15 work plan is for the Planning Department to update the **Recreation Guidelines**. The Recreation Guidelines were adopted by the Planning Board in September of 1992 and have helped guide staff and the Board in determining whether the private recreational facilities proposed in a site plan are adequate to serve a residential development. The Guidelines are implemented through a point system that



evaluates the adequacy of facilities to serve a variety of age groups from tots to seniors. These parameters were originally designed for developments in a suburban area (tot lots, tennis courts, soccer fields are examples of past recommended amenities) but included only a small compliment of urban facilities such as indoor community space and fitness facilities. The guidelines give developers a menu of recreation amenities to choose from in the development approval process. Now, due to demographic shifts in the County and a focus on more urban development around Metro centers, the Recreation Guidelines must be updated to accommodate high-density development. Rooftop pools, community gardens, urban dog parks, pocket parks, and green plazas are examples of recreation facilities that could be included in an urban setting. In addition, the current guidelines sometimes result in amenities that provide the required points, but do not provide a truly effective recreation plan. Updating the guidelines will provide the opportunity to rectify that situation.

### Master Plan of Highways and Transitways /Technical Corrections and Updates

The **Master Plan of Highways and Transitways** is amended by each applicable approved and adopted master, sector and functional plan. The Planning Department maintains a Geographic Information Systems (GIS) map of the various amendments as they are made but has not published a comprehensive updated document and map since 1955. In FY15, staff will prepare a comprehensive document incorporating all changes made by area and functional master plans and will address any inconsistencies that have arisen in the past 50+ years.



### Regulatory Review Highlights

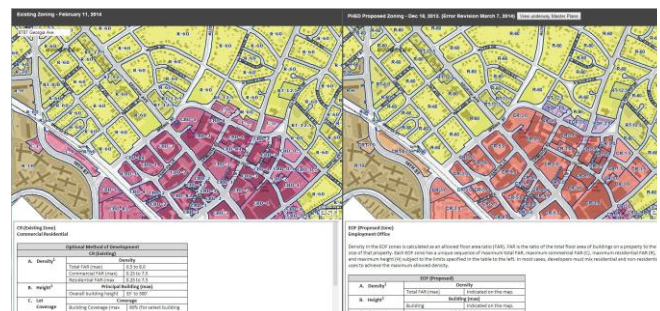
The Planning Department provides:

- planning and urban design expertise for the regulatory caseload (review of project plans, sketch plans, preliminary plans, site plans, and amendments to these plans);
- technical expertise on zoning matters (including special exceptions, local map amendments, development map amendments); and
- reviews of historic area work permits, water quality plans in special protection areas, forest conservation plans, and forest conservation exemptions, inspection and enforcement.

The Development Activity Information Center (DAIC) continues to be populated with submitted and approved plans and documents, assisting the review of plans and building permit applications. This tool has been extremely popular with other agencies, developers and the community who can check on the status of specific development applications and look up information related to previously approved plans.

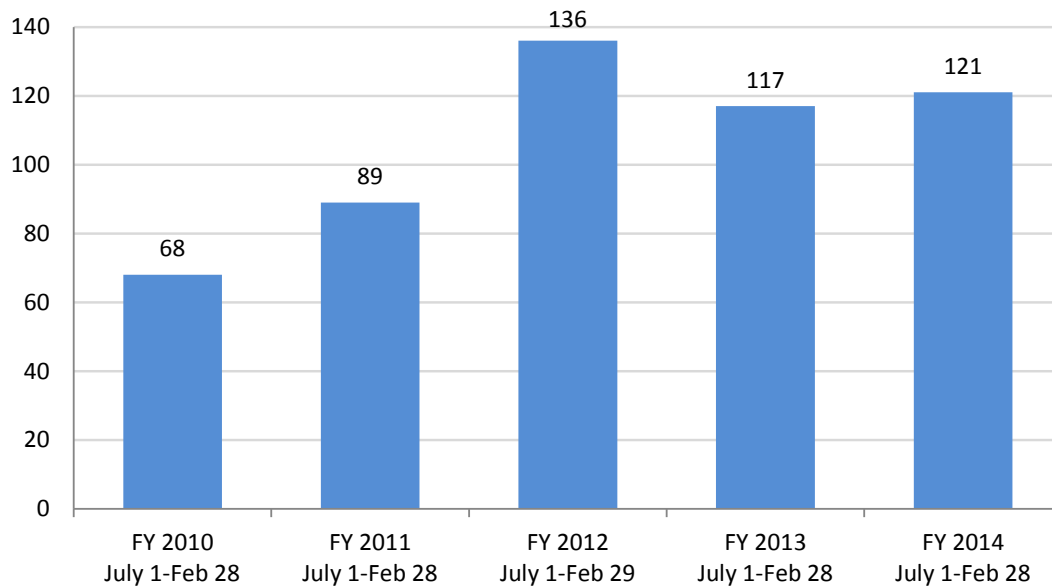
### Zoning Ordinance Rewrite

The newly rewritten **Zoning Ordinance** includes a provision requiring Planning staff to publish a calendar annually that will specify time frames for each major step of the review process with an overall objective of completing sketch plan reviews in 90 days and preliminary and site plan reviews in 120 days. This will provide greater certainty for applicants and should ensure that reviewers resolve conflicts more quickly so that plans can move forward in a timely manner.



## Statistics on Development Activity

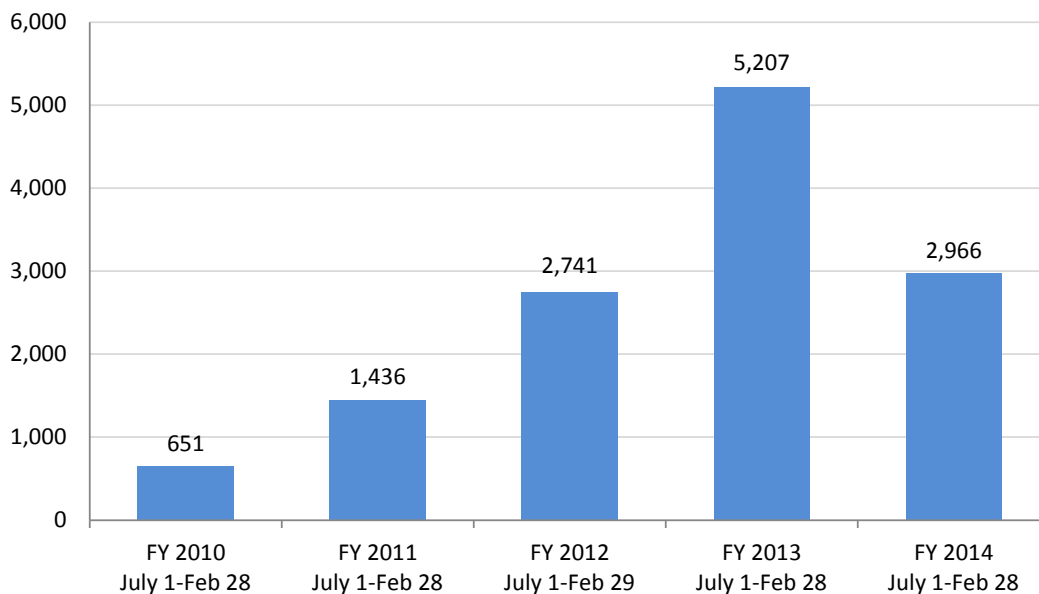
### Submitted Record Plats, July 2009 – February 2014



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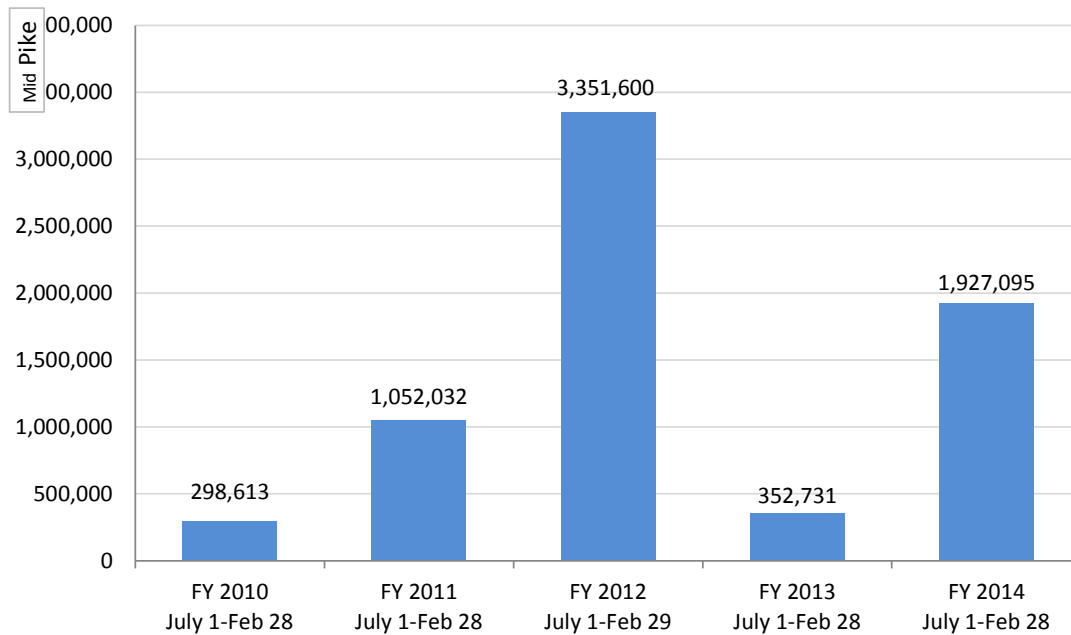
*Plats – The almost constant rate of record plat submission indicates continued confidence in the Montgomery County housing market.*

### Approved Dwelling Units for Preliminary and Stand-alone Site Plans, July 2009 – February 2014



*Residential units. The number of residential units approved to date in FY14 has decreased when compared to FY13 because a single project approved in FY13 included 2,200 residential units. Otherwise the numbers between FY14 and FY13 are similar.*

## Approved Gross Floor Area for Preliminary and Stand-alone Site Plans, July 2009 – February 2014



*Commercial Gross Floor Area (GFA). The amount of office space approved in FY14 has increased when compared to FY13, but is still well below the peak in FY12. A couple of projects that were approved in downtown Bethesda and Silver Spring resulted in the GFA increase in FY14.*

### Statistics on Historic Preservation Work Permits

**Historic Preservation** research and designation efforts led to the development of one amendment to the Master Plan for Historic Preservation currently before the Council and to contributions to the Planning Department's master plan process. The Parks Resources Amendment to the Master Plan for Historic Preservation, currently before the Council, recommends the designation of seven resources owned or maintained by M-NCPPC. The following sites have recently been recommended for historic designation:

- The Georgia Avenue Baptist Church, a site evaluated as part of the Glenmont Sector Plan, and designated by the Council.
- The Flower Theater, a site evaluated as part of the Long Branch Sector Plan.
- The Naval Ordnance Lab, a resource evaluated as part of the White Oak Science Gateway Master Plan (currently before the Council).

In addition to responding to specific requests for amendments to the functional plan, Planning Department staff will focus on community outreach to determine which elements of our 20<sup>th</sup> century past are most important to protect. This will include an exploration of how sustainability is reinforced by creative reuse of historic buildings and how to incorporate energy efficiency into historic structures.



## Streamlining Efforts

The Planning Department is continuously working to improve the development review process. This effort is complicated by the fact that provisions in the County code, although seeking to achieve important public objectives, often conflict with one another. Nevertheless, the Planning Department is progressing on many fronts.

The **Streamlining Development Initiative** is a cross-agency effort to identify changes that will result in a meaningful savings of time. Sixty-seven recommendations were presented, and the group continues to meet quarterly to monitor their implementation, measure success, and look for additional steps that can be taken. The Planning Department has greatly reduced the amount of time it takes to get resolutions completed, and attendance at Pre-DRC and DRC meetings is carefully monitored. The Planning Department is also keeping track of which agencies are providing their comments in a timely manner and which are not. Another change is that applicants now receive comments related to their plans prior to DRC so that time at the meeting can more productively be spent resolving conflicts.

## ePlans

All Preliminary and Site Plans are being processed and reviewed electronically through the Planning Department's electronic portal called **eplans**. It offers the regulatory agencies and applicants an opportunity to communicate more effectively and in a more expeditious manner. Record plats will be the next to "Go Live." Electronic review reduces the time needed to distribute plans and allows the dissemination of comments to all of the reviewers simultaneously. This means that an agency will know up front if their comments will create a problem for another agency.

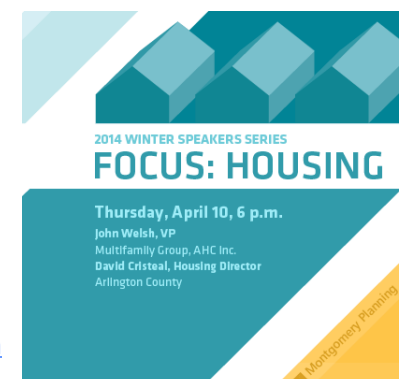
## Community Outreach Efforts and Recognition

In an effort to engage the diverse members of the residential and business community in Montgomery County, the Planning Department is focused on reaching the people who do not typically involve themselves in planning projects. These **community outreach efforts** are accomplished through a mix of traditional and new media strategies. Following the success of the original Makeover Montgomery conference in 2011, the National Center for Smart Growth Research and Education, the Montgomery County Planning Department and the Urban Studies and Planning Program at the University of Maryland have joined forces to host **MM2: Moving Forward Montgomery**. This three-day conference, happening in May 2014, will bring regional experts, community members and stakeholders together to consider how to best to adapt to demographic shifts, changing housing preferences, and growing infrastructure costs – all while making their communities more sustainable. Learn more about the conference at: <http://www.smartgrowth.umd.edu/makeover2>



The Montgomery County Planning Department **Winter Speakers Series** kicked off in January 2014 with a special focus on housing. Topics ranged from the correlation between housing and transportation to affordable housing and future development issues related to demographic shifts. The series was initiated because housing is one of the most critical issues in Montgomery County. Providing a free series of events to the public helps to continue the dialogue on how to solve housing issues in the County. Learn more about the Planning Department's Winter Speakers Series at:

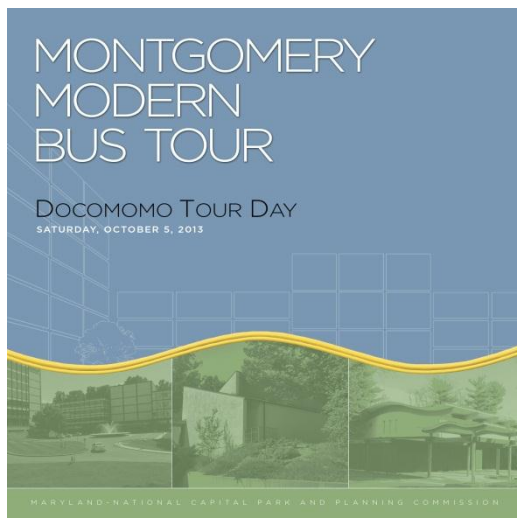
<http://montgomeryplanning.org/department/winter2014speakers/index.shtm>



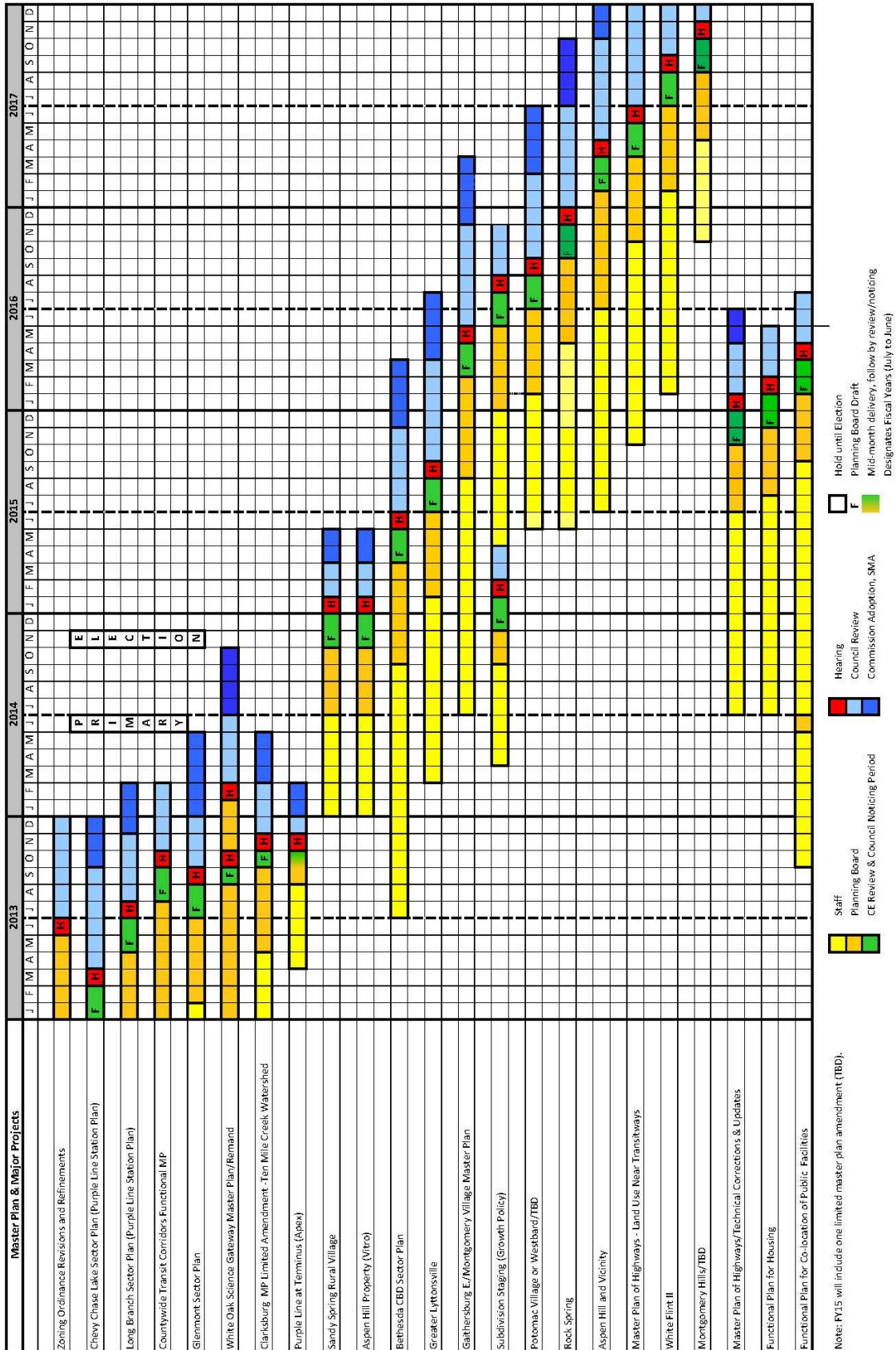
The Planning Department has cultivated a menu of options for planners to use for engaging the public through online **social media** strategies. Twitter, Facebook and weekly e-letters are a few examples of how information is pushed to followers and subscribers in a consistent and data-driven manner. Other online tools launched by the Planning Department's Web Team, such as online forums, visual preference surveys, interactive informational maps, and a focus on publishing for smart-phones and tablets, are examples of new initiatives that engage the public in a more interactive manner. Through cross-promotion with the Department of Parks' social media, this is an area that will be increasingly emphasized over the next six months with the goal of having more residents, business owners and visitors engaged with the news and updates of the planning process in the County.

### Awards and Recognition

- The [Montgomery Modern bus tour brochure](#) won a <http://marcomawards.com/> gold award in November 2013
- The National Association of Counties (NACo) Achievement Award for White Flint Implementation was awarded to the Planning Department in November 2013
- Montgomery Preservation Inc. awarded Historic Preservation Planner Clare Lise Kelly with the Montgomery Prize for her more than 25 years of dedicated work to historic preservation. The [Montgomery Modern](#) initiative, a documentation and educational program launched by Kelly and the Historic Preservation Office, was also recognized in March 2014 with an Historic Preservation Award by Montgomery Preservation Inc.

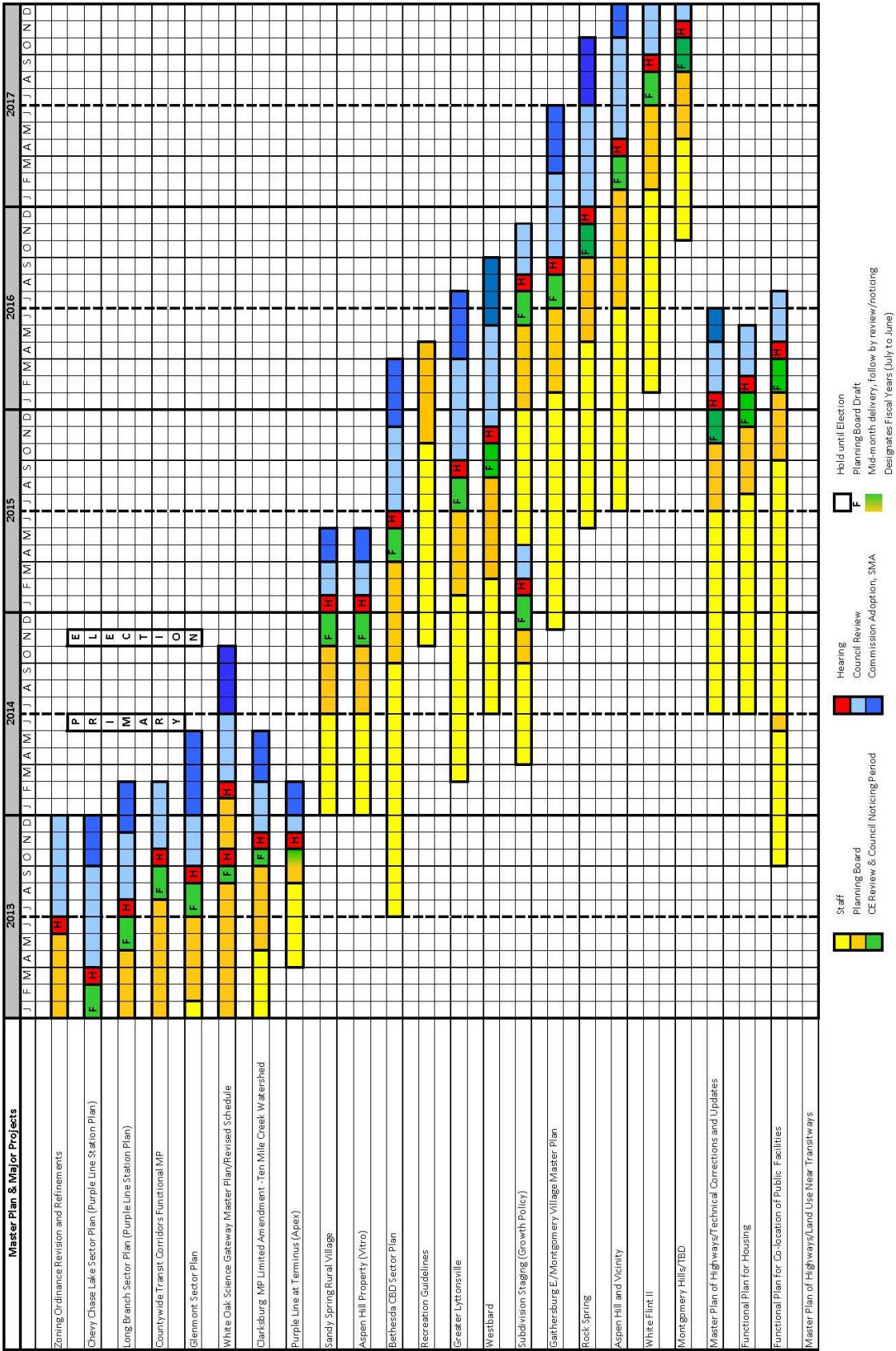


**Table 1 Planning Department Work Program – As submitted with FY15 Budget**



Note: FY15 will include one limited master plan amendment (TBD).

Table 2 Alternative Department Work Program- Potential Revisions





## Department of Parks

### Where we are (FY14)

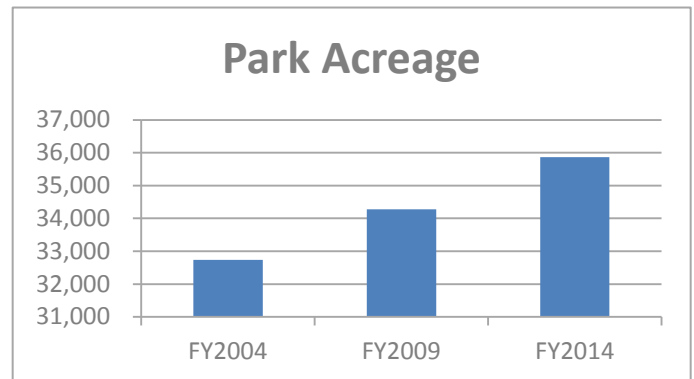
#### The Current Situation

Montgomery Parks is responsible for the management and upkeep of over 420 parks on more than 35,000 acres - 12% of the county's total landmass. With 635 work years funded in our FY14 budget, this translates to 0.02 work years per acre or 1.5 work years per park to support the planning, development, maintenance, management, policing, and operation of all of the amenities, facilities, cultural and historic resources, and protected natural areas within our many local, neighborhood, conservation, historic, recreational, regional, and special parks.

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#### Increased Responsibilities

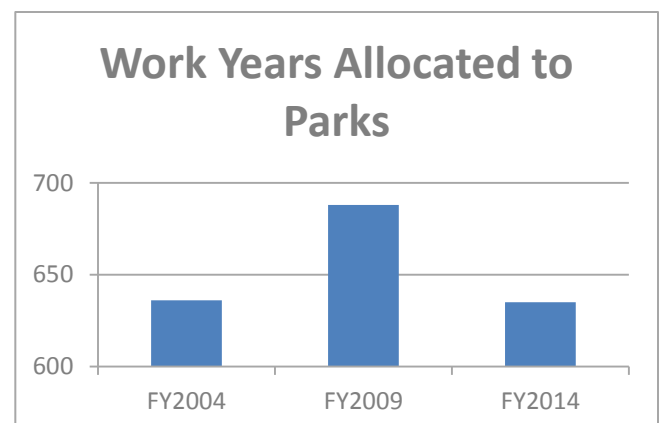
Over the past 10 years, the park acreage managed by M-NCPPC Montgomery Parks has increased by 3,126 acres or 10%. The acquisition of additional parkland acreage remains a critical part of our mission to conserve and protect our county's valuable natural resources, especially as our county continues to experience steady population growth and increasing development and urbanization.



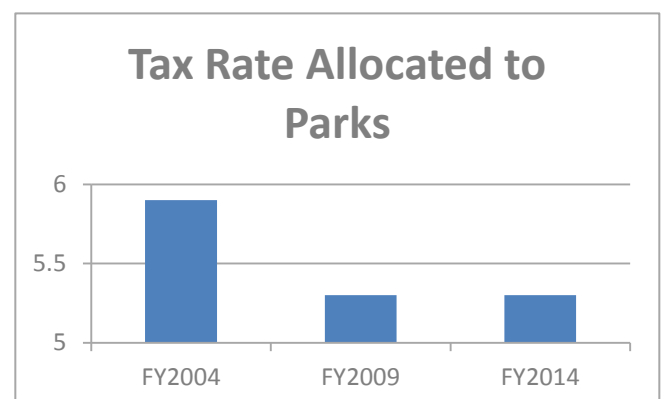
Over the past several years, unfunded mandates – such as the ADA settlement agreement, the NPDES MS4 permit, ICC Environmental Stewardship/Compensatory Mitigation projects, and support for the WSSC Consent Decree – have required the reallocation of significant resources originally intended to fund maintenance and operations.

#### Fewer Resources

The work years and tax rate in FY14 remain at or well below FY04 levels. While our FY14 operating budget is slightly above FY09 levels, this amount still falls short of covering the cumulative operating budget impacts of the parks and amenities developed over the past several years in response to population growth and public demand. After factoring in OPEB, rising benefits and retirement costs, debt service obligations, and the first salary adjustments for staff in three years, our actual funds available for operations in FY14 remain well below the level required to adequately steward and operate our county park system.



This has led to an unprecedented maintenance work order backlog, the delay of critical renovations and repairs to popular but aging amenities, such as playgrounds and trails, a decline in our ability to care for and protect our watersheds and other valuable natural resources, and the continued degradation of some of our county's most unique historic sites.





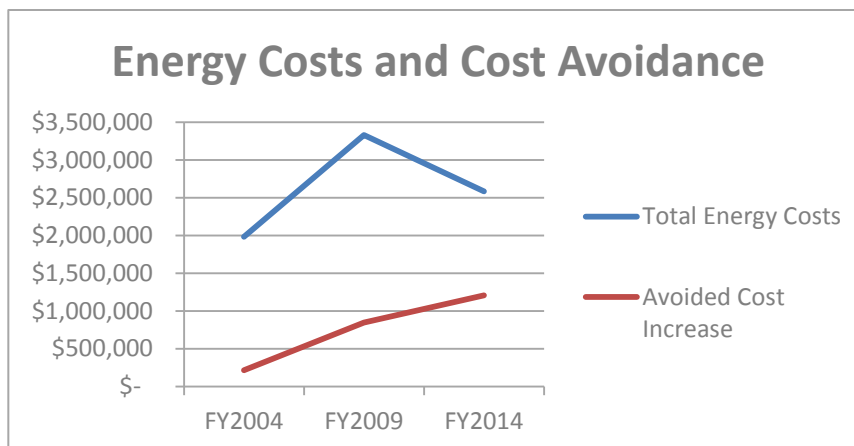
### We've Been Efficient

After a 2009 peak in energy costs of \$3,330,500, our aggressive efforts to reduce consumption and procurement costs for energy supply services has resulted in a cumulative cost avoidance of over \$1.2 million since 2004.

Through innovative and responsive programming, improvements in

management and marketing efforts, the Enterprise Fund has continued to operate in the black for several years, and finished FY13 with a net profit of \$1.3 million. This is being reinvested in critically needed facility repairs and improvements that will help boost participation numbers and future revenue growth.

Our Property Management Fund is projected to increase its revenue by 13.2% in FY15. This growth is directly related to program management improvements, including the standardization and implementation of annual rate increases for existing tenants, the negotiation of new leases for formerly unoccupied buildings, and a higher percentage of tenants paying fair market rental rates for building and land leases.

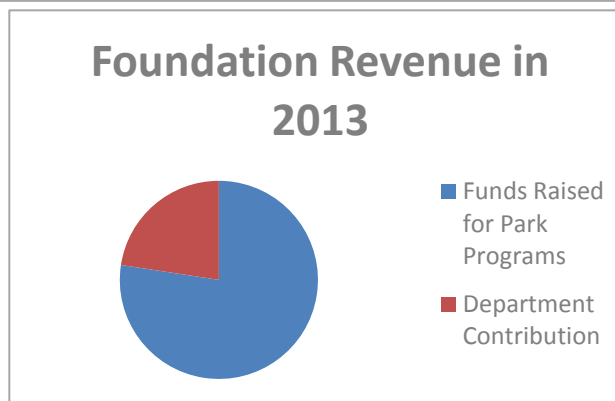
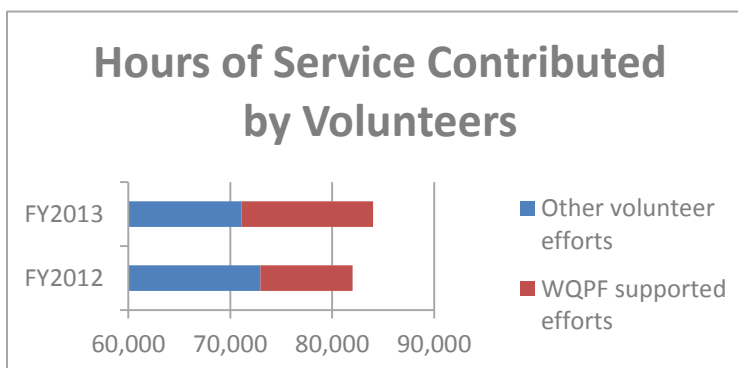


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### We've Been Resourceful

Volunteerism has seen a marked increase, from 887 volunteers contributing 44,416 hours in FY2005 to 11,672 volunteers contributing 84,017 hours in FY2013. Stream clean-up activity has been the fastest growing volunteer category, a direct result of the Water Quality Protection Fund resources allocated to our Department. A \$68,000 investment for a full-time volunteer coordinator led to a 131% increase in the number of annual stream clean-up events, attracting an additional 5,400 volunteers who contributed close to 13,000 hours – a value of close to \$300,000 – to remove more than 118,000 pounds of trash from our stream valleys, protecting and preserving our natural watersheds.

The Montgomery Parks Foundation is an increasingly invaluable partner to our Department, and it continues to generate resources to support otherwise unfunded programs and initiatives. In CY2013 (pending its annual audit, which is underway), the Foundation raised \$582,550 in net income for Montgomery Parks.



This represents a 40% increase over net income in CY12 and a 340% return on the Department’s FY13 contribution.

**We've Been Recognized**

M-NCPPC remains the only agency in the nation to receive the National Recreation and Parks Agency’s (NRPA) Gold Medal for Excellence in Parks and Recreation Management a record five times. Our awards list is long, and includes local, state and national awards in recognition of various trail projects, stream restoration efforts, forest ecology stewardship, urban park design, historic preservation initiatives, environmental planning and design efforts, and marketing campaigns, among others. Our comprehensive Vision 2030 and 2012 PROS plans garnered the 2013 Project Excellence Award from the Society of Outdoor Recreation Professionals and the 2012 Outstanding Regional or Comprehensive Plan Award from the National Capital Area Chapter of the American Planning Association.



Our employees are recognized leaders in our industry and regular presenters at the NRPA National Conference and the Maryland Recreation and Parks Association’s Annual Conference each year. Presentation topics have included new models for developing and activating urban parks, our innovative Park Prescription Program, and customer service training for field-based staff, among others.

**Where We Need To Be (FY15)**

**Preparing To Turn The Curve**

The past several years have been lean and difficult years for all public agencies. We have demonstrated efficiency and ingenuity during this time and maximized the impact of the valuable dollars allocated to us. In order to turn the curve and begin rebuilding our capacity to sustain and manage a growing and aging park system, a final “ingredient” is needed: resources. Our FY15 request is a small step in the right direction.

The County Executive’s recommended FY15 operating budget for Parks is \$2.8 million less than the Planning Board’s request. In order to meet the Executive’s recommended budget, Parks would have to cut programs in general park maintenance, public safety, tree care, equipment maintenance, trail maintenance, and outdoor court maintenance.

Think of it this way: If our FY15 request is fully funded, the annual cost per resident would be only \$87.50 for access to one of our nation’s most recognized park systems.

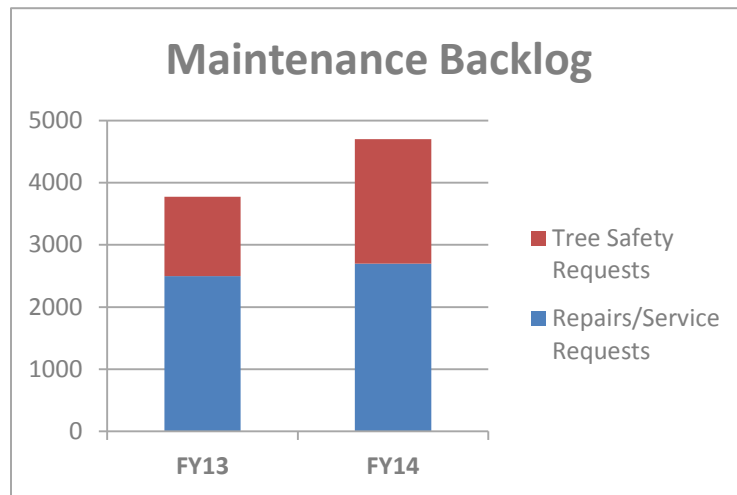


Even with a fully funded FY15 budget, we will continue to struggle to adequately meet the documented needs of a growing and diverse population while maintaining what we've got. **A critical component of our FY15 request is funding for essential needs within our department, which will improve public safety, begin to address our maintenance backlog, and increase public participation and awareness.**

If the County Executive's budget is adopted, these are the programs that will be impacted unless funding is restored:

- Our **Urban parks** in particular are seeing a marked increase in use as our county continues to urbanize, and much of this use is after typical park hours, requiring additional overnight patrols to ensure these parks remain

safe and secure for all users at all times. **The County Executive's proposed budget would make it impossible to provide a much needed increase in overnight urban park patrols.**



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- Our maintenance backlog has been growing steadily over the past several years, and **in FY14 the number of incomplete work order requests will reach almost 5,000**, including over 2,000 for tree service and removal alone. In order to avoid additional backlog and address outstanding requests in an efficient manner, funding for additional **maintenance staff and safe and functional equipment** for their use is critical. Additional support is needed to increase tree safety efforts, aimed at identifying and removing potentially hazardous trees in and around our parks and trails. **The County Executive's proposed budget would increase the existing maintenance backlog by an estimated 20%-30%.**

- Additional resources are also needed to support the planning, design, construction, monitoring, repair and maintenance of our heavily used 141-mile natural trail system. We are responsible for maintaining over 500 outdoor basketball and tennis courts in our parks, but only have the funding to renovate between four and six each year, leaving most in service long beyond the optimal life cycle of 25-30 years and in need of significant repairs. **The County Executive's proposed budget would compromise the service life of these assets and potentially increase liability.**

#### Meeting Our Major Known Operating Commitments

**The following are mandated or required work programs that are not viable reductions and must be funded regardless of our adopted FY15 budget.** These are comprised of obligated or mandated increases related to benefits and retirement, a second year of salary adjustments for our staff, the Council-directed consolidated registration system with MCRD and CUPF, the operating budget impacts of the new parks and facilities coming online in FY15, and the significant costs associated with major unfunded mandates such as the ADA settlement agreement and NPDES MS4 permit obligations.

**The 2011 ADA settlement agreement with the United States Department of Justice (DOJ)** requires Parks to conduct a physical audit of all park facilities, develop a Transition Plan that shows how we will improve countywide accessibility, and complete all required work to do so within five years. We

have begun this work, but need more dedicated staff to satisfy the requirements of the agreement, specifically to support the construction and retrofit requirements and the inclusion policy development work.

We received our first **NPDES MS4 permit from the Maryland Department of the Environment** in 2010. While we were required to obtain the permit and fulfill its requirements, no federal or state funds were available to offset the costs of the mandate. The purpose of the permit is to reduce storm water pollution coming from impervious surfaces and thereby improve water quality. We are required to develop Best Management Practices for each of the six Minimum Control Measures which include Personnel Education and Outreach, Public Involvement and Participation, Illicit Discharge Detection and Elimination, Construction Site Runoff Control, Post Construction Storm water Management, and Pollution Prevention. Many improvements have been initiated under the permit, but deficiencies still remain, and further progress requires dedicated staff to focus on this type of specialized water quality-related maintenance work.



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**In coordination with our colleagues** at the County's Office of Community Use of Public Facilities and the Department of Recreation, we have identified a workable approach to a consolidated registration system, addressing Budget Resolution 16-1373 passed by the County Council in May 2010. We are committed to working together to share resources, gain efficiencies, and streamline services in order to improve customer service through this new joint system. The implementation process is projected to take approximately 18 months, with the "go live" date of January 2016. Included in our FY15 request is initial funding for our portion of the contractual costs to implement the new system. Additional resources to support financial reconciliation for all three agencies are likely to be needed once the system goes live.

In FY15, ten significant parks and projects will be completed and opened to the public, requiring additional funding to operate and maintain. These include the **Germantown Town Center UrbanPark, Layhill Village Connector Trail, Little Bennett Interim Day Use Area, Northwest Branch Recreational Park, North Four Corners Local Park, Woodlawn Barn Visitor's Center, Clarksburg Greenway Hard Surface Trail, Little Seneca Greenway Natural Surface Trail, Inter-County Connector Reforestation Projects, and the Martin Luther King, Jr., Recreational Park Field Renovations.** In order to activate and sustain these parks and amenities for public use, our budget must reflect the Operating Budget Impact to cover the cost of the staffing, supplies, services, utilities, and security needed and operational.



## Where We Should Be (FY16 and Beyond)

Montgomery County's parks are the most visited public amenities in the County. Over 90% of our residents visit our parks, with more than 30% visiting at least monthly and close to 20% visiting every other week. <sup>1</sup>

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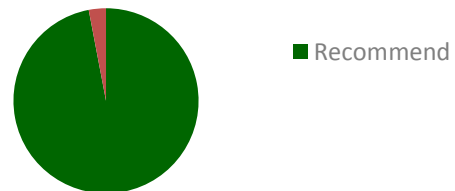
**We protect the county's watershed and provide safe, green outdoor spaces, fun and educational events and programs, a wide variety of free and affordable recreational activities for all ages and interests, and attractive, convenient and accessible gathering places that help bring communities together.**

### Parks Matter.

With a progressively diverse population of over one million in a county that is continuing to grow and urbanize, the demand for public open space is increasing. The 2009 County Resident survey showed that 91% of the population visits our parks, and most on a regular basis. Extrapolated from 2012 Census data, that's more than 914,000 people each year, and our County population continues to grow.

Trails, parks and playgrounds are among the five most important community amenities considered when selecting a home. <sup>2</sup> **The most important park amenities in this county, as identified by residents through our Vision2030 Strategic Plan (see Figure 7), are trails, natural areas, and playgrounds – amenities that rely on tax-supported funding for maintenance, renovation and replacement.** As our county population increases, the demand for these and other popular public park amenities will also grow – and additional resources will be required.

### 97% of Park Users Would Recommend Our Facilities and Programs to Friends...

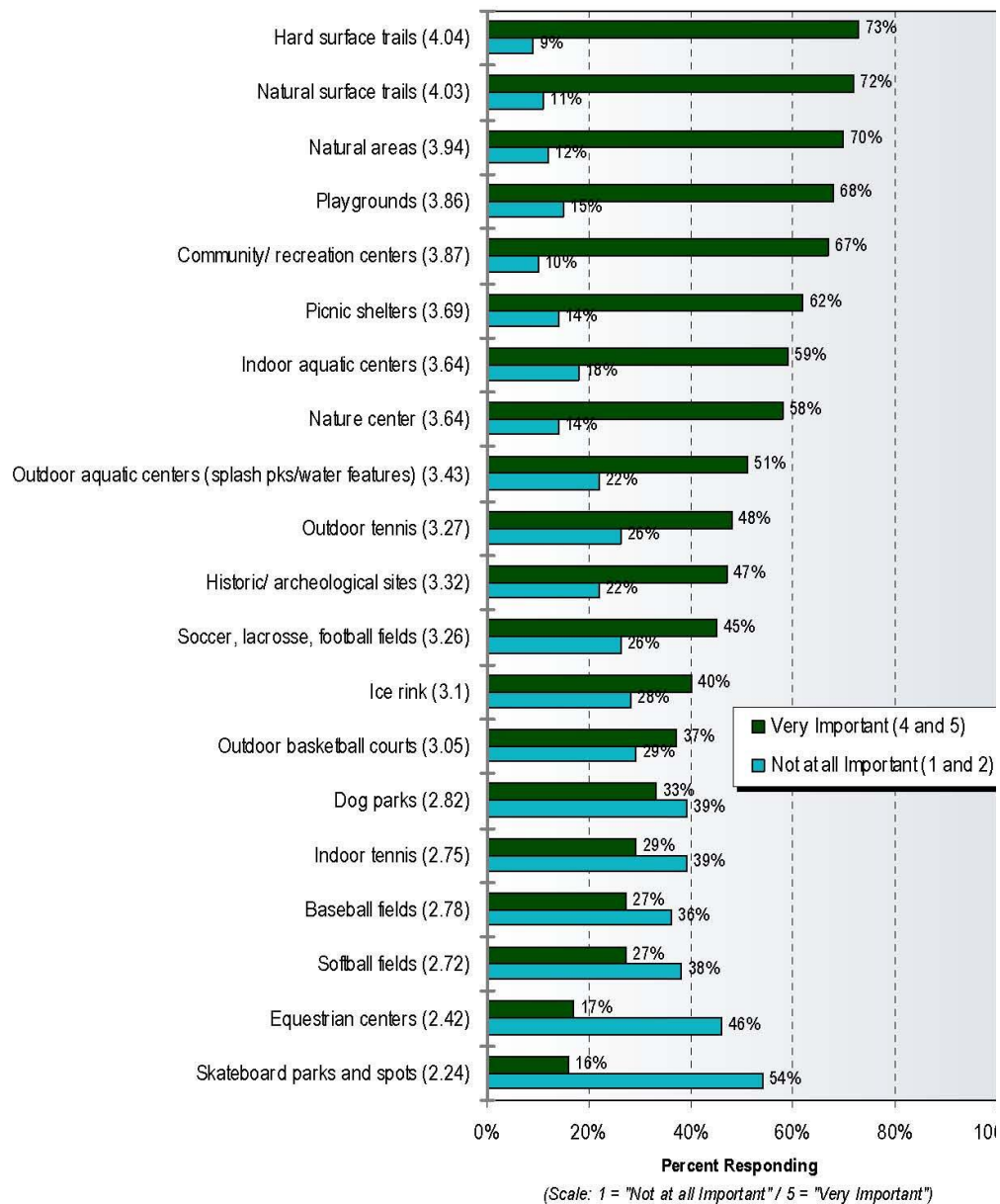


<sup>1</sup> Montgomery County Resident Survey, Page 13, Table 3, December 2009

<sup>2</sup> Po Pack and Schunel, Pack, A. & Schunel, "The Economics of Urban Park Planning," Parks and Recreation, August 200



**FIGURE 7**  
**IMPORTANCE OF FACILITIES TO YOUR HOUSEHOLD**



In the coming years, as our park system continues to grow in response to public demand and population growth, we will return to ask for the tools and resources we need to...

...Address needed repairs and replacements within two weeks rather than one month or more...Increase overnight patrols in urban parks to keep them safe as nighttime use continues to grow...Remove hazardous trees, limbs and branches before they fall... **Safety Matters**

...Reestablish diverse native plants to provide needed habitat for birds and butterflies...Remove non-native invasive plants and weeds before they choke out trees, understory and native plants...Reactivate flower beds that have remained dormant for years...Actively manage and steward our forests and trees to keep them healthy and standing for generations to come...Motivate residents to keep our parks free of litter and encourage recycling through targeted public awareness campaigns... **Nature Matters**

... Provide access to healthy fruit and vegetables to families with interest and need...Educate residents and our county youth about fresh food and how to grow it...Respond to the seven communities still waiting for garden sites and provide access to plots in existing gardens for those waitlisted...

#### **Community Gardens Matter**

...Partner with communities to offer festivals, fairs, and community events in our parks that engage and unite residents and create happy and healthy communities...Act as a catalyst to bring together our diverse communities in celebration and fun... **Community Events Matter**

...Use the right tools for the job...Keep critical equipment in service and productive to avoid maintenance backlog and delays...Introduce new technologies to manage workload and track impact...Reduce energy costs and minimize our carbon footprint... **Efficiency Matters**

...Preserve and share our history with residents and educate our youth about our past...Create an Agricultural History Farm Park that celebrates our agricultural past and engages families and students in agricultural learning and practices... **Historic Sites Matter**

...Provide volunteer opportunities to engage our county's youth while fulfilling Student Service Learning requirements...Educate our children about our valuable natural resources and instill a sense of ownership and curiosity ... Offer fun and educational afterschool events and programs for teens...**Youth Engagement Matters**



...Ensure that all voices are heard and considered...Identify and meet the needs of all residents of all ages and all backgrounds and interests...Nurture relationships with community organizations, civic groups and associations... **Public Input Matters**

**Parks Matter...for different reasons, for everyone, for every day.**

### Park Openings and Events

- Weed Warrior Volunteers Appreciation Dinner at Rockwood Manor on March 29, 2014
- April 6, All Day – Annual Persian Festival (Sizedeh Be-Dar) at Black Hill Regional Park on April 6, 2014
- The Carroll Knolls Local Park, located on Georgia Avenue and Evans Parkway will open on April 26. The opening ceremony will run from 11AM – 1PM.

### Awards and Recognition

- On October 10, 2013, Officer Megan Lau received the Non-Academy Instructor of the Year Award at the Public Safety Education and Training Center in Sykesville, Maryland. Officer Lau is an American Riding Instructor Association Instructor who has trained numerous volunteers and officers from this agency and other agencies.
- Park Police Special Operations Officers participated in the North American Police Equestrian Competition in Richmond, Virginia, October 11-13, 2013. Officer Megan Lau placed 2nd in Equitation Expert Class, 6th in Obstacle Course, and 3rd in Combined Award (Equitation and Obstacle). Four other officers also received awards in the competition.
- February 2014 - The Woodside Urban Park Facility Plan (submitted by Ching-Fang Chen) was selected as a 2014 Potomac Chapter Honor Award winner by the American Society of Landscape Architects. Award ceremony is April 3, 2014.
- March 2014 - Park Police Officer Williams received the Bronze Star for Valor Award from the Montgomery County Chamber of Commerce for helping to save three lives in a car accident and vehicle fire. Park Police Sgt. Gentry received the Community Service Award from the Montgomery County Chamber of Commerce for participation in the Honor Flight Detail for WWII Veterans.

### Parkland Acquisition and Dispositions

#### Land Acquired between October 2013 – March 2014

Little Seneca Greenway	72.85 acres
Long Branch Local Park	0.62 acres
Greenway Village Neighborhood Park	12.36 acres
Black Hill Regional Park	16.00 acres
Hoyles Mill Conservation Park	405.65 acres
Northwest Branch Stream Valley Park, Unit 7	10.64 acres
Patuxent River Conservation Park	0.15 acres
Muddy Branch Stream Valley Park, Unit 1	35.23 acres
Total Acres Acquired	554.50 acres

#### Land Disposed of between October 2013 – March 2014

Rock Creek Hills Local Park	-13.39 acres
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## Spring 2014 Semi-Annual Report: Schedule for Major CIP Projects

PDF	FY13	FY14	FY15	FY16	FY17	FY 18	BSY
Battery Lane Urban Park							
Brookside Master Plan Implementation (Visitor Center & Parking)							
Elm Street Neighborhood Park							
Evans Parkway Neighborhood Park							
Falls Road Local Park - Parking Lot Design							
Germantown Town Center Urban Park							
Greenbriar Local Park							
Kemp Mill Urban Park							
Laytonia Recreational Park							
Little Bennett Day Use Area							
M-NCPPC Headquarters Project							
North Four Corners Local Park							
Northwest Branch Recreational Park							
Rock Creek Maintenance Facility							
Warner Circle Special Park (Facility Plan and Design)							
Woodlawn Barn Visitors Center							
Woodside Urban Park							

■ Design    ■ Construction    ■ Procurement

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### Major Projects Completed in FY13

Darnstown Square Heritage Park  
 East Norbeck Local Park  
 Takoma-Piney Branch Local Park  
 Little Bennett Campground Parking Lot  
 Meadowbrook Stable Improvements  
 Woodstock Equestrian Center

### Major Projects Completed in FY14

Evans Parkway Local Park

PARK & TRAIL PLANNING MAJOR PROJECTS SCHEDULE	2 0 1 4												2 0 1 5																							
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
	FY 14						FY 15						FY 16																							
COUNTY-WIDE PARK and TRAIL PLANS																																				
2012 Park, Recreation, and Open Space (PROS) Plan Implementation																																				
Site Selection for Skate Parks, Dog Parks, Community Open Space, Community Gardens, Cricket Fields										P																										
Athletic Field Repurposing Study						P																														
Service Delivery Strategies: Maintenance Yards, Nature Centers, Park Police Headquarters																					P															
Urban Park Plans																																				
Urban Park Guidelines: Amount and Performance Standards											AP																									
Urban Park Elements Concept Plans																																				
Silver Spring Pilot Urban Dog Park Concept Plan				AP																																
Wall Park Interim Concept Plan											AP																									
Trail Plans																																				
Countywide Park Trails Plan Amendment						S			PH		AP																									
Area Trail Plans (by Service Area priorities)															I				S			PH		AP												
Regional And Recreational Park Plans																																				
Northwest Branch Recreational Park MP																																				
Ovid Hazen Wells Recreational Park MP Limited Amendment				I			S		PH		AP																									
Wheaton Regional Park MP Limited Amendment															I					S			PH													
Agricultural History Farm Park Amendment																			I				S													
PARK, TRAIL, AND OPEN SPACE RECOMMENDATIONS in PLANNING DEPARTMENT PLANS																																				
Sandy Spring Rural Village													PH		A																					
Subdivision Staging/Growth Policy													PH		A																					
Functional Plan for Co-location of Public Facilities																																				
Greater Lyttonsville																				PH																
Aspen Hill and Vicinity																																				
White Oak Science Gateway/Remand						A																														
Rock Spring																																				
Gaithersburg East/Montgomery Village Sector Plan																																				
Potomac Village or Westbard																																				
Clarksburg – 10 Mile Creek				A																																
Functional Plan for Housing																																				
Master Plan of Highways-Land Use Near Transitways																																				
Aspen Hill Property (Vitro)													PH		A																					
Bethesda CBD																		PH						A												

**COLOR KEY**

<b>P</b> PLANNING BOARD DISCUSSION	<b>PH</b> PUBLIC HEARING	<b>I</b> ISSUES/OBJECTIVES/OUTREACH REPORT	<b>AP</b> PLANNING BOARD APPROVAL	<b>S</b> STAFF DRAFT	<b>A</b> COUNCIL ADOPTION
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# Semi-Annual Report

Spring 2014



Montgomery County Department of Parks | Montgomery County Planning Department  
MontgomeryParks.org | MontgomeryPlanning.org  
M-NCPPC Montgomery County