

# ATTACHMENT 10

**From:** [Quattrocchi, Dominic](#)  
**To:** [Butler, Patrick](#)  
**Subject:** WMAL language from Parks for Staff Packet insertion:  
**Date:** Friday, June 02, 2017 2:16:44 PM

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Patrick

See attached as discussed. I'll let you know early Monday if our Directorate proposes any changes.

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## **WMAL Property 120160290 Park Comment June 2, 2017**

Based on the proposed unit density of this plan, the existing local area population and the network of surrounding roads that create pedestrian barriers (Interstates 270 and 495, Democracy Blvd, Old Georgetown Rd), Montgomery County Parks believes that additional open space typical of a neighborhood park is needed to adequately serve this proposed community and to minimize overuse of existing Park resources. Parks raises additional concerns about the limited flexible open space being provided.

Applicant proposed a 4.3 acre dedication to MCPS. MCPS has developed renderings for a compressed 3 level elementary school. The preliminary/site plan should acknowledge that a school on this acreage will not provide adequate additional public open space.

The Department of Parks recommends the WMAL applicant consider providing additional open space opportunities to meet unmet recreational needs that will be compounded by adding approximately 1,000 additional residents to an underserved area. Open space should be focused adjacent to the proposed 4.3 acre school site to create efficiency and synergy between the future school and school programming. This would lessen stress to the already over utilized Stratton Local Park – the only park in the vicinity, while providing close to home recreation for the new residents. Although there may be no school development in the short term, when the school site is developed there will be inadequate open space for both school programs and public open space use.

Planning Board approved policies including the *Vision 2030 Strategic Plan for Parks and Recreation (2010)* and the *2012 PROS Plan* cite a need for amenities including trails, playgrounds, courts, dog parks,

fields, and community open space in this service area. However, Montgomery County Parks acknowledges that the Area Master Plan provides no support for parkland exaction on the WMAL property.

The proposed perimeter loop trail of approximately 1.5 miles should, where applicable, be relocated along the edge of existing woods and not interior to the woods so as to limit tree impact, provide better incorporation and synergy with the community and to better conform with CPTED principles.