

M-NCPPC



Montgomery County Department of Park and Planning

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

9500 Brunett Avenue  
Silver Spring, Maryland 20901

MCPB  
Item: B  
Date: 9/09/04

**Memorandum**

TO: Montgomery County Planning Board

VIA: Charlie Loehr, Director

FROM: Bill Mooney, Chief  
Enterprise Division

SUBJECT: Request for Comments – Public Private Partnerships

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**Staff Recommendation:**

Review partnership opportunities and approve for public input

The Maryland National Capital Park and Planning Commission (M-NCPPC) adopted a policy on Public Private Partnerships in December 2003. The policy establishes that the Commission will identify potential partnership opportunities and seek comment on those opportunities as well as other opportunities that may be brought to the commission.

During the past months, through site visits and meetings, a number of partnership opportunities have been identified. Some may have more potential than others. In addition to the concepts we put forth, we will request that the community provide ideas that they would like to see pursued through partnerships.

Subsequent to the comment process, staff will prepare information for the board that incorporates the comments and addresses work plan issues and priorities. The Board will review the input and determine what projects should be incorporated in upcoming work programs and/or the CIP program.

In preparing this document, input has been requested from many Park and Planning staff and their input has been very helpful in preparing this document. They were asked to comment on the following subject areas: Environmental, Development Opportunities, Project consistency with Board approved policy (e.g., approved park master plans), Park Policy, Transportation, Public Access,

Security, and Park Operations. In addition, input was sought from the Montgomery County Department of Recreation.

As you will note in Attachment 2, which is the cover message that was provided to staff, this is only a step in the process. Staff will be involved all along the way should any of these potential partnerships move forward.

## Request for Comments on Public Private Partnerships

The Maryland-National Capital Park and Planning Commission adopted a policy on Public Private Partnerships in December 2003. The policy establishes that on a regular basis and in concert with the Capital Improvements process, the Commission will identify potential partnership opportunities and seek comment on those opportunities as well as other opportunities that may be brought to the commission.

During the past months, through site visits and meetings, a number of partnership opportunities have been identified. Some may have more potential than others. M-NCPPC invites public comment on the identified opportunities and also invites the public to propose other partnerships that should be considered. The opportunities that have been identified at this time are detailed beginning on page three of this document.

Subsequent to the comment process, staff will prepare information for the board that incorporates the comments and addresses work plan issues and priorities. The Board will review the input and determine what projects should be incorporated in upcoming work programs and/or the CIP program.

In preparing this document, input has been requested from many Park and Planning staff. They were asked to comment on the following subject areas: Environmental, Development Opportunities, Project consistency with Board approved policy (e.g., approved park master plans), Park Policy, Transportation, Public Access, Security, and Park Operations. In addition, input was sought from the Montgomery County Department of Recreation.

Most of the comments have been provided below the respective partnership opportunity under a heading of Staff Comments. However, some of the comments pertain to all potential projects and development in parks. These comments are:

- ◆ Any development of a facility in the park system should have operating provisions that aid our department in maintaining the public's interest regarding fees, customer service, hours of operation, diversity of staff, variety of programs, and accessibility.
- ◆ Montgomery County Park Police currently are involved in the process with all park design, renovation, and construction projects. We work with planners, consultants, and the community by providing safety and security initiatives by utilizing Crime Prevention through Environmental Design Concepts (CPTED). Any structure that is utilized, renovated, or constructed should be reviewed and evaluated by the Park Police for security, i.e., alarms, intrusion detection, access control, natural surveillance, etc. The building also needs to be monitored by the Park Police.

- ◆ Any renovations/site work conducted on parkland is subject to review for potential environmental/tree impacts by the M-NCPPC Urban Forester.
- ◆ In general, it should be noted that some of the maintenance operations adjacent to a facility could become the responsibility of the tenant.

The Planning Commission will be seeking comment on the Partnership opportunities during their budget forum, which will be scheduled in early October. Information will be published on the M-NCPPC web site in the immediate future. Comments can be provided in writing to Bill Mooney, Manager of Public Private Partnerships at 9500 Brunett Avenue, Silver Spring, MD 20901. Comments can also be provided by Email at [William.mooney@mncppc-mc.org](mailto:William.mooney@mncppc-mc.org).

## **CABIN JOHN TRAIN**

**Description:** Cabin John Train is a small-scale train operating in Cabin John Regional Park (CJRP). The train is operated on a seasonal basis providing rides for children. In general, the admission covers the cost of operations for the train, but does not generate sufficient revenue to provide for long-term capital improvements for the facility. In addition to the train, train shed, tracks, and ticket booth, there is a building that has been used as a snack bar in the past. This building is approximately 2,000 square feet. It should be noted that the existing building has problems with mold and probably needs extensive remediation – possibly replacement.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a not-for-profit entity interested in operating the train in Cabin John Regional Park. Included in this opportunity would be the potential to utilize the attached former snack bar area for the development of a model train layout and/or a children's party room. The partner would be able to generate revenue through charges for rides on the train (which have ranged from \$77,000 to \$103,000 over the past five years) and admission to the model train exhibit. The partner would be expected to be responsible for maintenance of the facility and for any future capital improvements.

### **Staff Comments:**

- ◆ There is an archaeology site (#520-A, Cummings Site) nearby.
- ◆ The slopes in the sensitive areas outside the existing track loops limit the site.
- ◆ More detail is reflected in the Natural Resources Inventory and the Forest Stand Delineation (NRI/FSD) prepared for some of CJRP.
- ◆ CJRP is limited by the 1/3 / 2/3 development ratio and is very close to the limit. Any development in new pervious area would be constrained by this limitation.

## **WOODLAWN MANOR**

**Description:** Woodlawn Manor is in historic Sandy Spring, Maryland and the site is designated as historic on the Montgomery County Master Plan for Historic Preservation. Woodlawn Manor is currently operated by the Enterprise Division as a location for social or business events. The building is a Georgian-style Manor House in a quiet bucolic setting with several associated historic outbuildings (a smokehouse, a tenant house, a log cabin, and a stone barn).

Please note that there are plans underway to renovate the stone barn as a visitor's center/trailhead for the Rural Legacy Trail. Short-term stabilization of the structure is currently underway.

Woodlawn Manor has five uniquely designed rooms that are perfect for small meetings, intimate social affairs, or outdoor events, either in the gazebo garden or under a tent on the beautifully landscaped lawn. Space indoors will accommodate up to 125 guests. Outdoors provide many additional possibilities.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a not-for-profit or for-profit entity that might be interested in operating the Woodlawn Manor – specifically the house and outbuildings other than the stone barn. The facility could be used for any number of possible programs from a Bed and Breakfast to a conference facility to a residential use. The partner would be expected to be responsible for maintenance of the facility and for any future capital improvements.

In the future, M-NCPPC may also work towards establishing a partnership with a group interested in operating the visitor's center in the stone barn; however, this partnership opportunity would not be considered until the renovation of the barn is fully funded and ready for construction.

Any and all changes to the exterior of historic buildings and/or to the environmental setting of the manor house must be reviewed and approved by the Montgomery County Historic Preservation Commission.

### **Staff Comments:**

- ◆ There are several historic trees located on the site close to the Manor House. They should be considered when any future uses are being planned for this site.
- ◆ There is an NRI/FSD approved for the park.
- ◆ The park is in the headwaters of Northwest Branch - additional paving and buildings will be minimal.
- ◆ This is the park with the Rural Legacy Trail commemorating the Underground Railroad and any use of the Woodlawn Manor should be coordinated with Gwen Wright and Susan Soderberg.

- ◆ The interior and utilities systems may need to be changed to satisfy the building code to become any commercial type of operation.
- ◆ Sprinklers may be required.
- ◆ Water and sewer are currently not provided, but are scheduled to be in the near future.
- ◆ This facility is adjacent to the Park Police Special Operations Section and the Maryland State Police Helicopter Unit. This is a secured police facility with a helicopter, which can get very noisy when landing and taking off.
- ◆ M-NCPPC has a long-term deer management program occurring at the Woodlawn Special Park.

## **JOSEPH WHITE HOUSE**

**Description:** The Joseph White House is located in Boyds and was built around 1820. It is a fine example of Federal architecture. The site is designated as historic on the Montgomery County Master Plan for Historic Preservation, as is the site on which it is located.

Extensive structure repairs and rough-in of plumbing, electrical, and HVAC systems have recently been completed at this historic property. Significant interior renovation and reconstruction of the front porch is still necessary.

The Joseph White House is adjacent to the Rickman Horse Farm Park, which is being operated as a therapeutic riding facility.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with an individual or organization that may be interested in operating or utilizing the Joseph White House. The facility could be used for any number of possible programs from a Bed and Breakfast to a small meeting facility or a headquarters for an organization to a residential use.

The building is being stabilized by the M-NCPPC but is still in need of extensive modernization and construction. The partner would be expected to be responsible for completing the renovation, maintenance of the facility, and for any future capital improvements.

Any and all changes to the exterior of historic buildings and/or to the environmental setting of the manor house must be reviewed and approved by the Montgomery County Historic Preservation Commission.

### **Staff Comments:**

- ◆ NRS/FSD approved for the park.
- ◆ No water and sewer.
- ◆ Activities must be compatible with the equestrian use of the park.
- ◆ This historic property is an integral part of the County's and State's Recognized Heritage Areas, as part of the Farming History Cluster. The Joseph White House has also just been stabilized preliminary to possible use as office facilities for equestrian activities. Work will soon begin on a Strategic Plan for historic structures in our ownership and the upcoming revision of the Park and Open Space Plan and will also provide more direction as to how these properties might be incorporated into the overall Partnership program.



## **HOLLAND STORE (aka RED DOOR STORE)**

**Description:** The Holland Store was built in the mid-1800s and is a fine example of an early country store. It is located in Sandy Spring across the road from Woodlawn. The site is designated as historic on the Montgomery County Master Plan for Historic Preservation, as is the site on which it is located.

The building is zoned commercially and is currently leased as a small store with adjacent parking. Extensive repairs, upgrades of utilities, and both interior and exterior renovation are needed.

The property was purchased as part of the Legacy Open Space program and the adjacent land will remain open in perpetuity.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with an individual or organization that may be interested in operating or utilizing the Holland Store (aka Red Door Store). The facility should be used commercially with numerous possible functions: general store, antique store, coffee shop, etc.

Minor stabilization work has been done to the building by the M-NCPPC but is still in need of extensive modernization and construction. The partner would be expected to be responsible for completing the renovation, maintenance of the facility, and for any future capital improvements.

Any and all changes to the exterior of historic buildings and/or to the environmental setting of the manor house must be reviewed and approved by the Montgomery County Historic Preservation Commission.

## **DARBY HOUSE AND STORE**

**Description:** The Darby House and Store are located in the Beallsville Historic District. Both buildings were constructed in the early 20<sup>th</sup> century and are important as an early general store with the associated storeowner's residence. The structures are designated as historic on the Montgomery County Master Plan for Historic Preservation, as part of the Beallsville Historic District.

The store is zoned commercially but has been vacant for many years. The house is in the RDT zone and was occupied until recently. The store will need extensive structural repairs, utility upgrades, and both interior and exterior renovation. The house needs limited renovation.

The Darby House and Store property is contiguous with Woodstock Equestrian Facility. The property was purchased as part of the Legacy Open Space program and the adjacent land will remain open in perpetuity.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with an individual or organization that may be interested in operating or utilizing the Darby House and Store. The house could be used for any number of possible programs from a Bed and Breakfast to a small meeting facility or a headquarters for an organization to a residential use. The commercially zoned store could house a general store, an antique shop, a coffeehouse, etc.

The building is being stabilized by the M-NCPPC but is still in need of extensive modernization and construction. The partner would be expected to be responsible for completing the renovation, maintenance of the facility, and for any future capital improvements.

Any and all changes to the exterior of historic buildings and/or to the environmental setting of the manor house must be reviewed and approved by the Montgomery County Historic Preservation Commission.

## **MUNCASTER RECREATIONAL PARK**

**Description:** Muncaster Recreational Park is located in the Rock Creek Planning Area, east of Gaithersburg, northeast of Route 124 and Muncaster Mill Road. The park is undeveloped, and the Pope Farm temporarily uses a portion. It has 105 acres of existing parkland including gently rolling, wooded and open areas, and small tributary streams. The vision for this park includes both active and passive areas and trails. The Implementation Study states that a development plan will be prepared to provide for the future construction of this park. The area of the park located adjacent to Route 124 may be suitable for high intensity recreation (e.g., indoor tennis, roller hockey, etc.)

The following statements regarding Muncaster Recreational Park are included in recent documents.

1. The 2001 PROS Plan Implementation Study

*In describing Future Potential Recreational Park development, the implementation study indicates that there are several recreational parks whose development is crucial to serving longer-range countywide recreational needs including Muncaster Recreational Park.*

It states that Muncaster Recreational Park has direct access from Route 124 and is adjacent to a commercial area. It has the potential to provide a more commercial type of recreation with lighting than may be acceptable in the other undeveloped recreational parks that are near housing. Among the uses that may be considered include: an in-line skating rink and skateboard facility and an indoor tennis or indoor soccer facility. This park also has some sensitive environmental areas that should be carefully planned to minimize the impacts and provide for future co-location of facilities with shared vehicular access and parking where feasible.

2. The Upper Rock creek Master Plan

The Plan states that:

*The majority of the 105-acre Muncaster Recreational Park, which is located adjacent to the Pope Farm Nursery, cannot be developed for active recreation because it falls within environmental buffer areas. An approximately 11.8-acre area adjacent to MD 124 is suitable for active development and should be considered for lighted, high/impact facilities because it is adjacent to an industrial area and has access from an arterial. This facility could include indoor soccer or indoor tennis. A skateboard park and roller hockey rink could be considered as well. Picnic areas, a playground, trails and nature areas could be located in the wooded areas. An additional six acres of developable land is adjacent to the Pope Farm and may be considered for future local recreation use to serve the adjacent subdivision.*

*The master plan also highlights the sensitivity of the Upper Rock Creek watershed (Use III stream) to additional impervious surface (i.e., buildings, paving, sidewalks, etc.). The area, including this property, has been designated a Special Protection Area and will have a limitation of 8% of the total site for impervious surfaces (the law change is currently under consideration by County Council). The legislation, as currently written, would require a waiver if more imperviousness is needed to accomplish the intended public purpose.*

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that would develop the Muncaster Recreational Park in partnership with the Commission. The partner would prepare a master plan for the park that would incorporate their concept for a significant indoor recreation facility and several outdoor facilities that Park and Planning staff would designate as preferred facilities.

#### **Staff Comments:**

##### Environmental

- ◆ The northwest corner of the park falls within the Montgomery Airpark safety zones and the 60 - 64 noise contour. Based on the airport proximity, there will be building and height restrictions and noise impact limitations. The Revenue Authority will need to purchase or control (through MOU) a portion of this site to satisfy FAA safety requirements.
- ◆ An environmental study has not been conducted at the Muncaster Recreational Park.
- ◆ Potential buffers may need to be established between "high recreation use areas" and the natural areas. In particular, the greenway provides habitat for birds and mammals that may be disturbed by excess light and noise.
- ◆ Stormwater control will be necessary to direct runoff from impervious surfaces to a basin, rather than the stream.

- ◆ The sensitive areas in this Use Class III, headwater area, limit development. It is also now in the Special Protection Area, which has other limitations for development. Imperviousness limitations and Special Protection Area require minimizing paving and buildings, more stormwater management requirements.
- ◆ There are archaeological sites in the park.

#### Development Opportunities

- ◆ This park will also complement Laytonia Recreational Park that is off Airport and 115, a more active park with a library.
- ◆ The area of this park currently being used by the Pope Farm will continue to be used as part of the nursery program and should not be considered a temporary use.

#### Montgomery County Department of Recreation

*Much recent discussion has focused on the results of the Shady Grove Plan. The report identifies the possible need for a Community Recreation Center in the study area. The Department of Recreation has commented that the current projected population of the development area is probably not sufficient, by itself, for that level of service. However, when the larger area, incorporating the adjacent Upper Rock Creek Master Plan area is included, the population warrants this consideration based on the currently accepted criteria of 30,000 population for Community Recreation Centers. Muncaster Park could potentially be considered as one of a number of locations in that vicinity to be looked at as a part of a future Site Selection process.*

## RIDGE ROAD RECREATIONAL PARK

**Description:** Land for this 56.16-acre park located at 21155 Frederick Road in Germantown, was acquired by M-NCPPC in 1991. The park features two softball fields, a baseball field, and a soccer field. All fields are lighted and irrigated. Three picnic shelters surround a colorful playground. An in-line skating rink can be reserved for street hockey games or is available on a first-come, first-served basis. There is a half-acre, fenced dog exercise area. Other park amenities include: a network of hard and natural surface trails, tennis courts, five water fountains, four lighted parking areas, and two restrooms.

When the park was developed, a site for future development was prepared. At the time, it was anticipated that the site would be used for a three-sheet indoor ice skating facility. The facility has not been built and is not anticipated to be built in the near future, if at all. The pad is finished with structural fill and has utilities to the pad. In addition, infrastructure in terms of stormwater management and parking has been provided in the park.

**Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that would develop the existing pad site in the Ridge Road Recreational Park in partnership with the Commission. The partner would propose a major indoor (or outdoor) recreational facility that would be responsive to the needs and market of the Germantown and surrounding communities.

### Staff Comments:

- ◆ Additional clearing in this area would be a significant issue because wooded stream buffers, mostly within a biodiversity area, surround the existing facility. Stormwater management and sediment and erosion control would be an issue.
- ◆ There is an approved NRI/FSD for the park.
- ◆ The park is outside of Special Protection Area and no stream buffers are directly affected.
- ◆ This is a possible site for a recreation center.
- ◆ The lighting of the existing fields has been an issue in the community. New uses will need to be sensitive to this, and the pad's proximity to the residential area.
- ◆ Access and internal circulation are good, an asset in partnering?

**Montgomery County Department of Recreation**

*At the current time, no projections have been developed for the area surrounding the intersection of Ridge and Frederick Roads in Germantown. Future planning efforts will certainly require review and analysis of the major population center in this area. Although no existing plan delineates required facilities, the population characteristics and numbers would generally indicate the potential need for both a Community Recreation Center and Aquatic Center in this area.*

**Other**

The Germantown Master Plan Area currently has a recreation center and the UpCounty Service Center.

## **CHEVY CHASE COMMUNITY CENTER**

**Description:** In a new development (Wisconsin Place) in Chevy Chase the developer (New England Development) is providing a community center as a public amenity. The center is approximately 20,000 square feet and as designed contains a community room, art room, music room, multi-purpose room, small kitchen, 6,309 square foot gymnasium with bleachers, a child care room, lockers, and areas for fitness and aerobics. The structure of the building has been determined and is integral to the design of the major building that it is part of and therefore is not able to be changed. In addition, the community has had a lot of input into the facility and the expectation for its eventual use. Nearby is a Metro Station. The center has parking below and loading docks.

**Opportunity:** The M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that would operate the community center.

### **Staff Comments:**

- ◆ Under construction (starting August 27, 2004).
- ◆ Operation of the facility must provide for open access by all members of the community, i.e., no membership required.
- ◆ Will serve indoor recreation needs for Chevy Chase.
- ◆ This site is adjacent to a future small baseball field.



## TENNIS

**Description:** In addition to numerous outdoor tennis facilities, M-NCPPC operates two indoor facilities: Cabin John Regional Park Indoor Tennis (6 courts) and Wheaton Regional Park Indoor Tennis (6 courts).

The facility at Cabin John is generally regarded as more “successful” in terms of financial stability. Cabin John is a metal structure and was built as a partnership over twenty years ago and operated by a for-profit entity for twenty years – after which it became the property of M-NCPPC. Cabin John is generally over subscribed and court time is often determined by lottery. The Cabin John facility plan currently envisions an additional six indoor courts at the same location as the existing six courts.

Wheaton Tennis is a steel superstructure covered with a tent-like skin. The facility is able to cover operating costs, but is not able to support any substantive capital expenditures in the near future. It is currently anticipated that Wheaton will need major capital infusion in the near future. Wheaton is not over-subscribed and generally experiences its highest use in inclement weather and during the winter months.

In addition to the two indoor sites, there is a major concentration of 24 outdoor courts at Olney Manor Recreational Park. These courts are available for permitted use and to the public on a first come first serve basis, when courts are not permitted.

**Cabin John Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that would propose to construct the additional six indoor courts at Cabin John.

### Staff Comments:

- ◆ Additional clearing beyond what is envisioned in the park master plan would be a significant issue because wooded stream buffers, mostly within a biodiversity area, surround the existing facility.
- ◆ Stormwater management and sediment and erosion control will be an issue.
- ◆ Adjacent biodiversity area would be affected.

**Olney Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that would construct/erect a tennis bubble at the Olney tennis facility and operate the 24-court complex. Under this potential partnership, it is anticipated that the indoor facility at Wheaton would not continue in operation.

The May 2004 Planning Board Master Plan Draft is the current guiding document; future needed facilities are noted, including, e.g., a pool and a skateboard park. See attachment 2 for comments from pages 111-113.

**Staff Comments:**

- ◆ Additional clearing of forest would be an issue, depending on the location of the facility.
- ◆ There may be an archaeological site in the area.
- ◆ Adjacent forest would be affected.
- ◆ This park is in the headwaters of Northwest Branch, minimize additional paving and buildings.

**Reuse of the Wheaton Indoor Tennis Site Opportunity:** M-NCPPC would like to have comment on the potential for a partnership with a for-profit or a not-for-profit entity that propose a reuse for the site of the Wheaton indoor tennis facility. The existing structure covers six tennis courts and approximately 40,000 square feet. In addition, there are six outdoor tennis courts next to the indoor facility that may or may not be available for reuse, depending on market analysis.

**Staff Comments:**

**Montgomery County Department of Recreation**

Reuse of Wheaton Indoor Tennis Site - One of the consistent messages that our Sports staff keeps receiving is general demand for more field sport space. Often, weather and daylight are significant factors that inhibit the maximum utilization of existing facilities. Field lights are unpopular and expensive. Perhaps there is sufficient market for this facility to be renovated for use as a multipurpose athletic venue. Current synthetic floor surfaces will allow for tennis, badminton, volleyball, soccer, lacrosse, football, field hockey, etc., as well as be serviceable for general public gatherings. It could be possible to return the facility to economic viability and provide sought-after space for added recreation activities.

## Attachment 1 – Olney Master Plan comments on Recreation

**Recreation Opportunities:** The Olney area includes one recreation park, one conservation park, three stream valley parks, eight local parks, and seven neighborhood parks. Although analysis of park needs based on population estimates and projections indicate Olney is generally well served by park and recreation facilities, a need for three additional ball fields is projected by the year 2010. The County Recreation Department has identified a future need for an outdoor pool in this area of the County. Residents have prepared a petition requesting a skateboard park to serve Olney area youth.

Three properties in the Southeast Quadrant are appropriate for purposes of active and passive recreation and should be acquired as parkland. Two of these properties, Kimble and Graefe, are located adjacent to the Olney Manor Park. The Kimble property, with an existing open field, could be buffered from adjacent homes by evergreen plantings and provide the opportunity for one or more of the following: a picnic/playground area, a soccer/lacrosse field, or an outdoor pool. Acquiring all or part of the wooded Graefe property could provide nature trails and other passive recreation opportunities with a buffer for nearby homes. Acquiring both properties would allow the greatest flexibility in terms of providing additional active and passive recreational facilities, while allowing a natural buffer at the park's edge. The third property, the approximately 17-acre portion of the Casey property next to Farquhar Middle School, would serve the need for a future active recreational local park in the area and could be shared by the school.

In addition, the former Oaks Landfill should be reserved for the future recreational needs of the area. The landfill buffer area is currently used for a natural surface trail, but other future uses are possible including a picnic/playground area or an equestrian area.

An open field area exists on the parkland in the Reddy Branch Stream Valley Park adjacent to the Olney Boys and Girls Club. It could be needed to meet the future active recreational needs of the local community, the Rosa Parks Middle School, and the Olney Boys and Girls Club. It should be reserved for future active recreation needs.

### Recommendations:

1. Expand Olney Manor Recreational Park through acquisition of the Kimble property and all or part of the Graefe property.
2. Construct a skateboard park facility at Olney Manor Park.
3. Acquire the open field site adjacent to Farquhar Middle School for a new local park.

4. Reserve the existing open field parkland area adjacent to the Olney Boys and Girls Club for future active recreation, if needed.
5. Develop nature trails in Cashell Neighborhood Park to provide community connections and access to the natural areas of the park.
6. Retain Griffith Local Park primarily as a passive recreation area. The area has become wooded. Future picnic or playground facilities could be considered, if desired by the community.
7. Retain the Oaks Landfill site for existing and future recreation purposes except for the area on the west side of Riggs Road.
8. Recognize the long-term need for an outdoor aquatic facility.
9. Acquire the vacant WSSC property along Olney Mill Road to provide trail access to the Olney Boys and Girls Club site, if it is not needed for WSSC use.
10. Expand Norbeck-Muncaster Mill Neighborhood Park by a minimum of 5.4 acres as required by the Planning Board in the approval of Small's Nursery subdivision. The precise amount and configuration of the proposed parkland will be determined in conjunction with the SHA study regarding road improvements at the intersection of Georgia Avenue and Norbeck Road.
11. Expand the development at East Norbeck Local Park to provide additional parking, a soccer field, and total park renovation.
12. Require major new subdivision developments to provide private neighborhood recreation and trail connections to parks and park trails to serve their new residents.