



COMMUNITY FACILITIES PLAN

7.1 OVERVIEW AND RECOMMENDATIONS

An area's community facilities help create and reinforce a sense of social cohesion—a sense of community. The Commission on the Future (1988) defined a sense of community as “a feeling of belonging to a local area and having an interest and a stake in what happens there.” Area residents rely on community facilities for needed services, and, ideally, they should be located in relatively close proximity to the neighborhoods they serve or, if they are user-oriented, to transit.

A. COMMUNITY FACILITY OBJECTIVES

- Provide for services and facilities that meet the present and future needs of the community.
- Provide green spaces in appropriate locations.
- Broaden the range of facilities to meet the demands of a varied population, including the handicapped.

B. PLAN RECOMMENDATIONS

Park and Recreation Facilities

- Extend the existing Wall Local Park at Old Georgetown Road and Executive Boulevard through parkland dedication to include the parcel to the north currently used as an automobile dealership parking lot.
- Provide 5 urban amenity open spaces, to be located at (1) Twinbrook Metro, (2) Montrose Crossing, (3) White Flint Metro, (4) Rock Spring Park, and (5) the Grosvenor Metro site.
- Maintain a significant portion of the right-of-way for the Montrose Parkway as a greenway.
- Locate two new soccer fields on the state owned land west of Tildenwood Drive.
- Upgrade existing older park facilities to meet the needs of the current population.
- Keep all fields in safe, playable condition, especially fields at closed schools.
- Maintain public access to playing fields at closed schools.



- Improve handicapped access to existing parks by removing barriers such as steps, installing appropriate play equipment, and providing accessible picnic facilities.
- Support the Adopt-a-Green-Space program.

Community Recreation Centers

- Provide a community recreation center for the North Bethesda-Garrett Park Planning Area on the Davis parcel at Rock Spring Park.

Public Schools

- Assure that safe pedestrian access is provided to all school facilities.

Libraries

- Consider the expansion of the Davis Library on its present site if additional library service is needed in the planning area in the future.
- Support the provision of satellite library service from “storefront” or kiosk-style library facilities in the future.

Cultural Facilities

- Support the proposed expansion of the Strathmore Hall Arts Center as envisioned by the Strathmore Hall Foundation. (See land use recommendations for the Grosvenor Sector Plan area).

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Public Safety

- Support the use of small police substations throughout the planning area as conditions warrant. Suitable locations include Sector Plan areas and Rock Spring Park.

Post Offices

- Support a new post office in the southern part of the planning area.
- Support a separate ZIP code for North Bethesda.

Elderly Housing Facilities

- Support the provision of adult day-care facilities.
- Encourage the location of elderly housing and elderly support services along bus routes.
- Support the provision of affordable elderly housing through the special exception process.
- Support the consideration of land in public ownership for affordable elderly housing.

Child Day Care Facilities

- Support provision of day care centers at Metro stations in the planning area.

- Encourage the provision of child day-care facilities at other appropriate locations in the planning area.
- Consider day care centers as an amenity associated with applications for optional zones.
- Require the provision of day care facilities as part of the redevelopment process in areas where redevelopment occurs.
- Support expanded use of public buildings for child care.

Housing For Special Populations

- Support the provision of housing for special populations through the special exception process.

7.2 PARK AND RECREATION FACILITIES

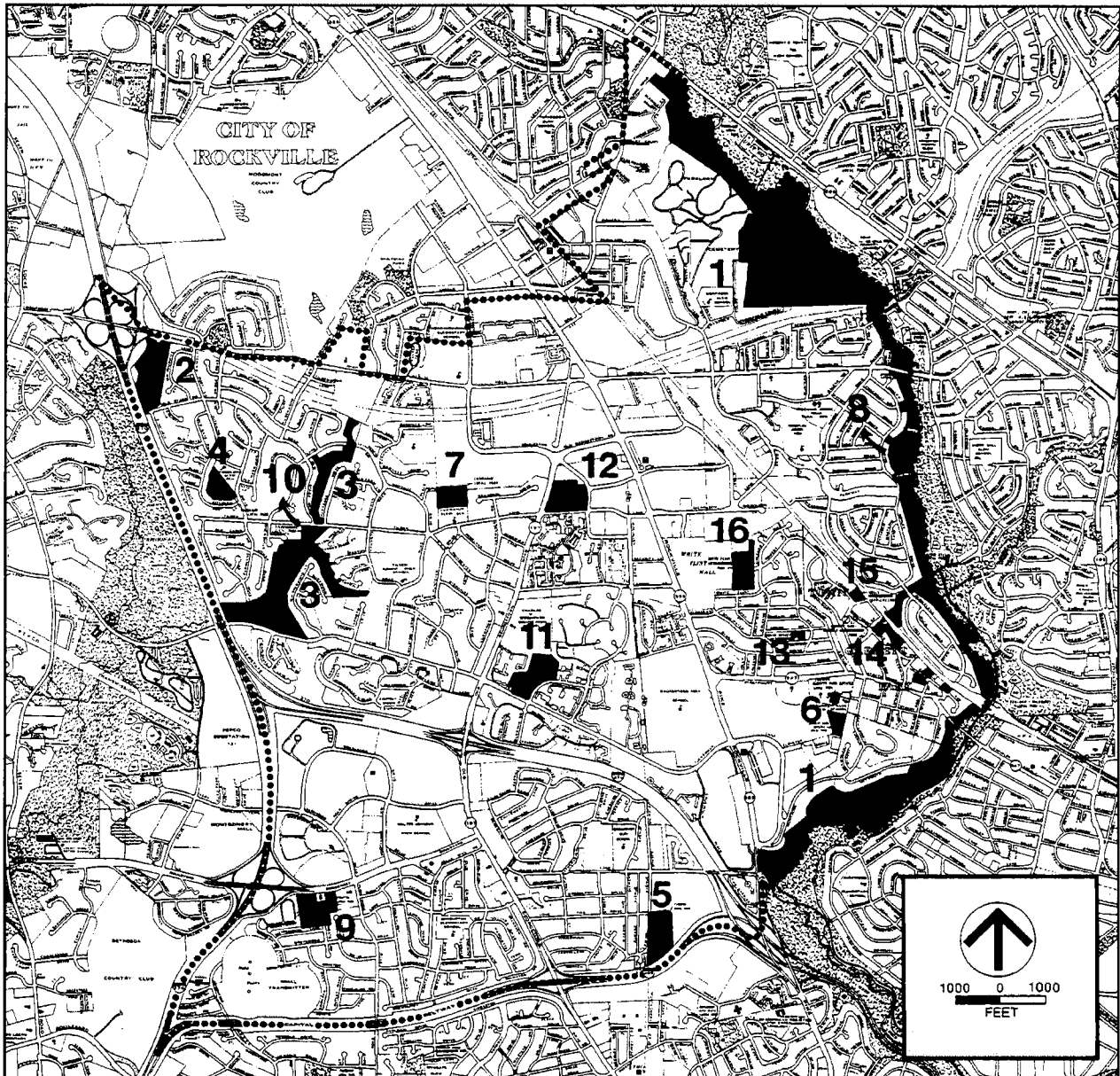
Public parkland and recreation facilities play an important role in the well-being of a community. Parkland enhances quality of life by providing visual relief from the built environment, and provides an opportunity to experience nature within a largely urban environment. In addition, open space contributes to the natural environment by providing wildlife habitat, improving air quality, and preserving water quality, soils and slopes, and protecting fragile species.

A. EXISTING AND PROPOSED FACILITIES

The Department of Parks manages 504 acres of parkland in the North Bethesda-Garrett Park Planning Area. One hundred and sixteen acres are developed for active use. (See Table 13 and Figure 68.) In addition, portions of the Rock Creek Stream Valley, as well as the entire Tilden Woods Stream Valley, are within the planning area.

Local use parks are divided into two types, “neighborhood parks” and “local parks.” Neighborhood parks are relatively small, and are developed primarily to serve the residents of nearby residential communities. They generally provide play equipment, informal sitting areas, and sometimes small playfields. They may also include tennis or multi-use courts. There are four neighborhood parks in the planning area: Druid Drive, Garrett Park-Waverly, Wells, and White Flint Neighborhood Parks. Local parks are developed to serve a larger community than neighborhood parks. The major difference between neighborhood and local parks is that the latter provides athletic fields in addition to playground and picnic areas. There are nine local parks in the planning area: Farmland Drive, Fleming, Garrett Park Estates, Luxmanor, Randolph Hills, Stratton, Tilden Woods, Timberlawn, and Wall.

In addition to Montgomery County parkland, the Town of Garrett Park manages several small parks that include a softball field, a tennis court, a playground, and a hiking trail.



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STREAM VALLEY PARKS

- 1. Rock Creek
- 2. Cabin John Park
- 3. Tilden Woods

LOCAL PARKS

- 4. Farmland Drive
- 5. Fleming

- 6. Garrett Park Estates

- 7. Luxmanor
- 8. Randolph Hills
- 9. Stratton
- 10. Tilden Woods
- 11. Timberlawn
- 12. Wall

NEIGHBORHOOD PARKS

- 13. Druid Drive
- 14. Garrett Park-Waverly
- 15. Wells
- 16. White Flint

TABLE 13

DEVELOPED PARKS IN NORTH BETHESDA-GARRETT PARK

NAME	Park Acreage	Community Building	Open Shelter	Picnic Area	Playground Area(s)	Softball	Baseball	Basketball Multi-use	Tennis Courts	Foot-Soccer Overlay	Foot-Soccer Field
Druid Drive Neighborhood Park	0.4	No	No	No	1						
Garrett Park-Waverly Neighborhood Park	1.2	No	No	Yes				2L	2		
White Flint Neighborhood Park	8.7	No	No	No	1			1	2		
Farmland Drive Local Park	6.7	No	No	No	1	1	1		2	1	
Fleming Local Park	12.8	No	Yes	Yes	1	1		1L	2L		
Garrett Park Estates Local Park	3.6	Yes	No	Yes	2	1				1	
Luxmanor Local Park	6.5	No	No	No	1	1	1			1	
Parklawn Group Camping Area (1)	5.0										
Parklawn Group Picnic Area (2)	8.0										
Randolph Hills Local Park	18.0	No	No	No	1	2		1	2		
Stratton Local Park	11.1	No	Yes	Yes	1	1		1	2	1	1
Tilden Woods Local Park	7.0	Yes	No	Yes	1	1		1	2L	1	
Timberlawn Local Park	13.7	No	No	Yes	1						1
Wall Local Park	11.7	No	No	No	1			1L			
Wells Neighborhood Park	1.8	No	No	No	3						
Totals	116.2	2	2	6	15	8	2	4/4L	10/4L	6	1

L = Lighted Court

(1) Parklawn Group Camping Area available by Permit only.

(2) Parklawn Group Picnic Area available by Permit only.



TABLE 14

**NORTH BETHESDA-GARRETT PARK
BALLFIELD INVENTORY, PUBLIC SCHOOLS**

Active Schools	Softball	Number of Fields	
		Baseball	Soccer/Football
Ashburton Elementary	1		1
Farmland Elementary	1	1	1
Garrett Park Elementary			
Luxmanor Elementary	1	1	1
Tilden (holding school)	1	1	1
Walter Johnson High School	1	1	1/1
Woodward Intermediate	1	1	1/1

Closed Schools	Softball	Number of Fields	
		Baseball	Soccer/Football
Randolph Junior High	1		1
Grosvenor Elementary	1	1	
Rockinghorse Road Elementary	1		
Montrose Elementary	1		

Public schools in the planning area, both active and closed, also provide recreational facilities that may be available after school hours and on weekends. (See Table 14.) The Department of Parks has taken over the permitting of closed school fields in order to make them available for public use. A commitment from the Recreation Department and the Board of Education is needed to provide monies for the installation of goals, and for field maintenance and refurbishment.

The residents of the planning area are generally well-served by the existing open space and recreational facilities. Based on the 1990 estimated population there are approximately 15 acres of parkland per 1000 residents. This compares favorably to other down-County planning areas, as well as to the National Recreation and Parks suggested guidelines of 6.25 to 10.5 acres of parkland per 1000 residents.

In order to serve the future population of North Bethesda, this Plan recommends the extension of the existing Wall Park at Old Georgetown Road and Executive Boulevard to include the parcel to the north currently used as an automobile dealership parking lot; locating two new soccer fields on the state owned land west of Tildenwood Drive; the preservation of a continuous portion of the Montrose Parkway right-of-way as a greenway, including hiker/ biker facilities; and five urban amenity open spaces, to be located at (1) Twinbrook Metro, (2) Montrose Crossing, (3) White Flint Metro, (4) Rock Spring Park, and (5) the Grosvenor Metro site.

B. MEASURING OPEN SPACE AND RECREATION NEEDS

The need for additional recreation facilities is based on facility demand and future population projections. The 1988 **Park, Recreation and Open Space Plan** (PROS) identified a need for five additional soccer fields in the North Bethesda-Garrett Park planning area. Two fields were provided through the recent development of Timberlawn Local Park. A third was added during the renovation of Randolph Hills Local Park. Soccer fields, and playing fields in general, require large level areas and more space than any other local park activity. The lack of suitable available land in down-County planning areas such as North Bethesda-Garrett Park is particularly acute.

C. MEETING RECREATION NEEDS IN THE PLANNING AREA

Park Rehabilitation

Park rehabilitation provides the opportunity to evaluate whether or not the existing facilities meet community needs and to revise facilities to reflect changes. For example, in some cases, older families are moving out and new families with children are replacing them. Several North Bethesda parks have been proposed for renovation. Fleming, Tilden Woods, and Randolph Hills Local Parks are scheduled for rehabilitation of tennis courts or multi-use courts.

Adopt-a-Green-Space

Stub streets, paper streets, and other unused public rights-of-way offer opportunities for neighborhood green space. Fiscal concerns prevent the public sector from developing and



maintaining these small open spaces, but individual communities may wish to convert these small undeveloped areas to community maintained green spaces. Interested neighborhoods should contact the County Department of Transportation for details.

Subdivision and Dedication

The subdivision process provides an opportunity to acquire parkland through dedication. Potential sites are evaluated in terms of community needs, general appropriateness, fiscal constraints, and maintenance requirements.

To meet the planning area's—and the County's—open space needs, the traditional definition of open space as publicly owned land must be expanded. As land prices and development pressures increase, the buying power and the ability to negotiate for public land effectively decrease. Open space must also be preserved through the planning process. Open space and recreation facilities may also be dedicated by the developer to a homeowners' association. The Department of Parks recognizes this as a valuable tool in providing open space to meet the needs of new residents.

Open space can also be preserved without public cost by encouraging cluster development through the site design review process. For examples of proposals to preserve open space through the planning process, see this Plan's land use and zoning recommendations for the Georgetown Preparatory School, Strathmore Hall, and Aubinoe properties.

The Plan recommends that consideration be given to the acquisition of property required for a greenway, specifically the Montrose Parkway, via conservation easements, possibly through an intermediary organization such as the Maryland Environmental Trust.





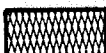



Urban Amenity Open Spaces

Urban amenity open spaces serve high activity areas. They can provide landscaped sitting areas, walkways, and limited active recreational opportunities. They can provide a buffer between residential areas and other land uses. The most heavily used urban amenity open spaces are adjacent to employment centers, where they provide a place for workers to eat lunch, read, socialize, and relax. These open spaces may be less heavily used at other times, but play equipment should be available for use by neighborhood children on weekends.

Suitable locations for urban amenity open spaces include large employment centers, transit station areas, commercial areas, and high density residential areas. Occasionally, they may be located on abandoned road rights-of-way where their development as parkland fulfills a need for open space or recreation areas.

Consideration should be given to the following guidelines in locating and developing urban amenity open spaces.



- | | | | |
|---|--|---|---------------------|
|  | Existing Public School |  | Post Office |
|  | Closed Public School (see text) |  | Library |
|  | Group Quarters |  | Fire Station |
|  | Church or Synagogue | | |
|  | Metrobus Facility | | |



1. They should be within five to ten minutes walking time of users.
2. They should include sitting areas, walkways, and landscaping.
3. Playground equipment and other small-scale active recreation facilities, such as multi-purpose courts, should be considered in areas serving a significant number of children.
4. Special consideration should be given to the needs of the elderly and the handicapped.
5. Urban amenity open spaces located on the periphery of high-intensity non-residential areas should include facilities to serve nearby residents.
6. Design should address minimizing maintenance costs.
7. Amenity open spaces should be of a sufficient size to support appropriate use by residents or workers and the public.
8. Consideration should be given to the appropriate amount of development necessary to support both the initial cost of the development and the long-term maintenance of the amenity space.

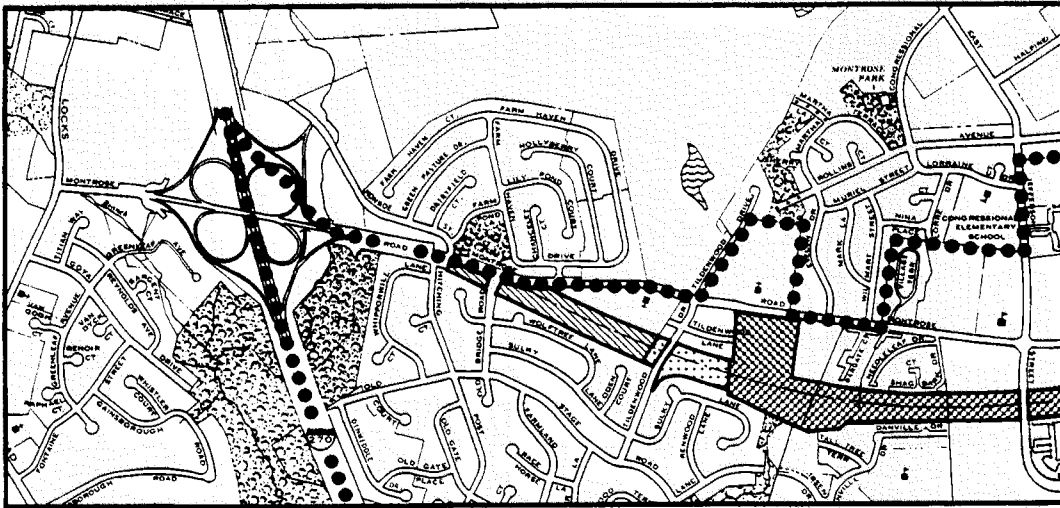
The Montrose Parkway Right-of-Way

The Montrose Parkway right-of-way comprises 145 acres of land in the planning area. Ninety-one acres are owned by the State Highway Administration. Forty-eight acres of property west of Old Georgetown Road remain in private ownership. The remainder of the right-of-way is owned by the M-NCPPC. (See Figure 70.)

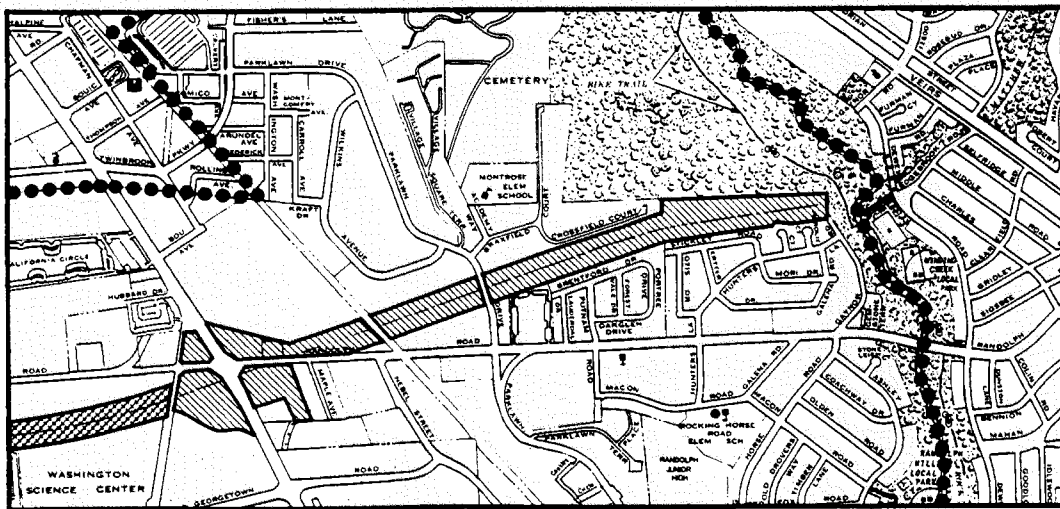
The right-of-way was designated to meet a transportation need for east-west traffic movement. It also offers an opportunity to provide a pedestrian/bicycle facility through the planning area and connecting to the Rock Creek hiker-biker trail.

The Montrose Parkway right-of-way connects a number of County parks, namely the Cabin John, Old Farm and Rock Creek Stream Valley Parks, as well as the Matthew Henson State Park. An aerial view of the right-of-way presents a linear greenway. This linear greenway would be a substantial addition to the County's open space. This Plan recommends that a portion of the right-of-way be maintained as a continuous greenway, including the portion not in reservation.

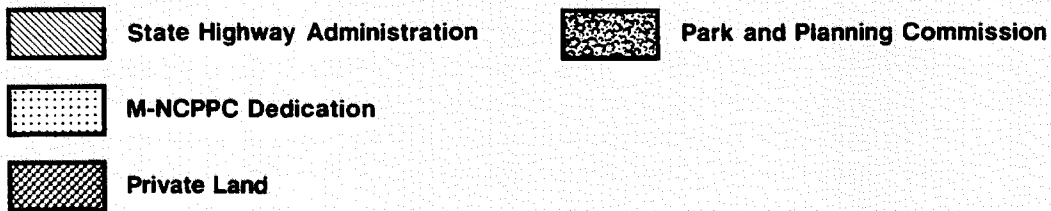
The Plan also recommends locating two new soccer fields on the state owned land in reservation west of Tildenwood Drive. The right-of-way is wide enough to accommodate both a future transit use and the two ballfields.



MONTROSE PARKWAY WEST



MONTROSE PARKWAY EAST





7.3 COMMUNITY RECREATION CENTERS

Community recreation centers provide a location for large community meetings and social gatherings, and for smaller social and programmed activities for all segments of the population. According to current Department of Recreation standards, a community recreation facility is needed for a population of 40,000 to 50,000. However, the Department of Recreation will soon begin revising its standards, and it is likely that the number of people that can be served by one center will be lowered.

These standards indicate a need for a community recreation center in the North Bethesda-Garrett Park area. The closest existing community recreation centers are the Leland Center in Bethesda, the Wheaton Center, the Bauer Drive Center in Aspen Hill, and the Potomac Center. Of these, the Wheaton Center is an older, smaller center than the others with much more limited facilities.

Community recreation facilities provide space for the following types of activities:

- Structured group and unstructured, self-directed physical activities such as weight lifting, aerobic dancing, and organized athletic programs for various age groups.
- Space for Senior Adult Programs. Recreation centers are heavily used by seniors for active and passive opportunities, particularly during the daytime.
- Space for meetings and group activities such as civic association meetings, garden clubs, scout meetings, league banquets, support groups, dances, corporate training programs, and wedding receptions.
- Public information about government and private services, programs and agencies.
- Space for special human service programs, such as food distribution and blood pressure checks, and temporary shelter in times of fire or other public emergency.
- Separate but adjacent space for privately operated child care services.

New community recreation facilities should allow maximum program flexibility and should be capable of reasonably easy physical modification to adapt to changing community demographics and leisure interests. The center would ideally be comprised of a set of fixed core spaces and a series of adaptable 1600 to 1800 square foot activity spaces.

It would be desirable to locate the community recreation facility in a park-like setting where outdoor play space can complement the indoor features of the center. The center should also have good accessibility to the service area and visibility to the public. It is recognized that in highly developed, urbanized areas of the County, it may be difficult to locate the center where it is adjacent to ballfields or other major park amenities. The site selected, however, must be adequate for a 23,000 square foot facility and necessary parking.

This Plan recommends the Davis parcel in Rock Spring Park as the location for a new community recreation center.

7.4 PUBLIC SCHOOLS

Public schools are an essential component of community life and should be an integral part of community structure. The need for new schools is determined by both the capacity of existing schools and the projected increase in student enrollment.

About 80 percent of the North Bethesda-Garrett Park Planning Area is within the Walter Johnson Cluster. Of the remaining 20 percent, approximately 15 percent is in the Wheaton Cluster, and five percent is in the Richard Montgomery Cluster (see Figure 71).

Four active elementary schools are located within the planning area: Ashburton, Luxmanor, Garrett Park, and Farmland. Two additional elementary schools—Wyngate in Bethesda and Kensington-Parkwood in Kensington—are located outside the area's boundaries but serve planning area residents. Woodward is the area's middle school, and Walter Johnson is its high school. Both the former Grosvenor elementary school and the former Tilden school are being used as holding schools for other County schools undergoing modernization.

The Board of Education programs capital funds for school modernizations. This program improves the quality of existing school buildings and adds classrooms or additional spaces as required. The Board of Education at times modifies service areas to balance enrollment with facility space.

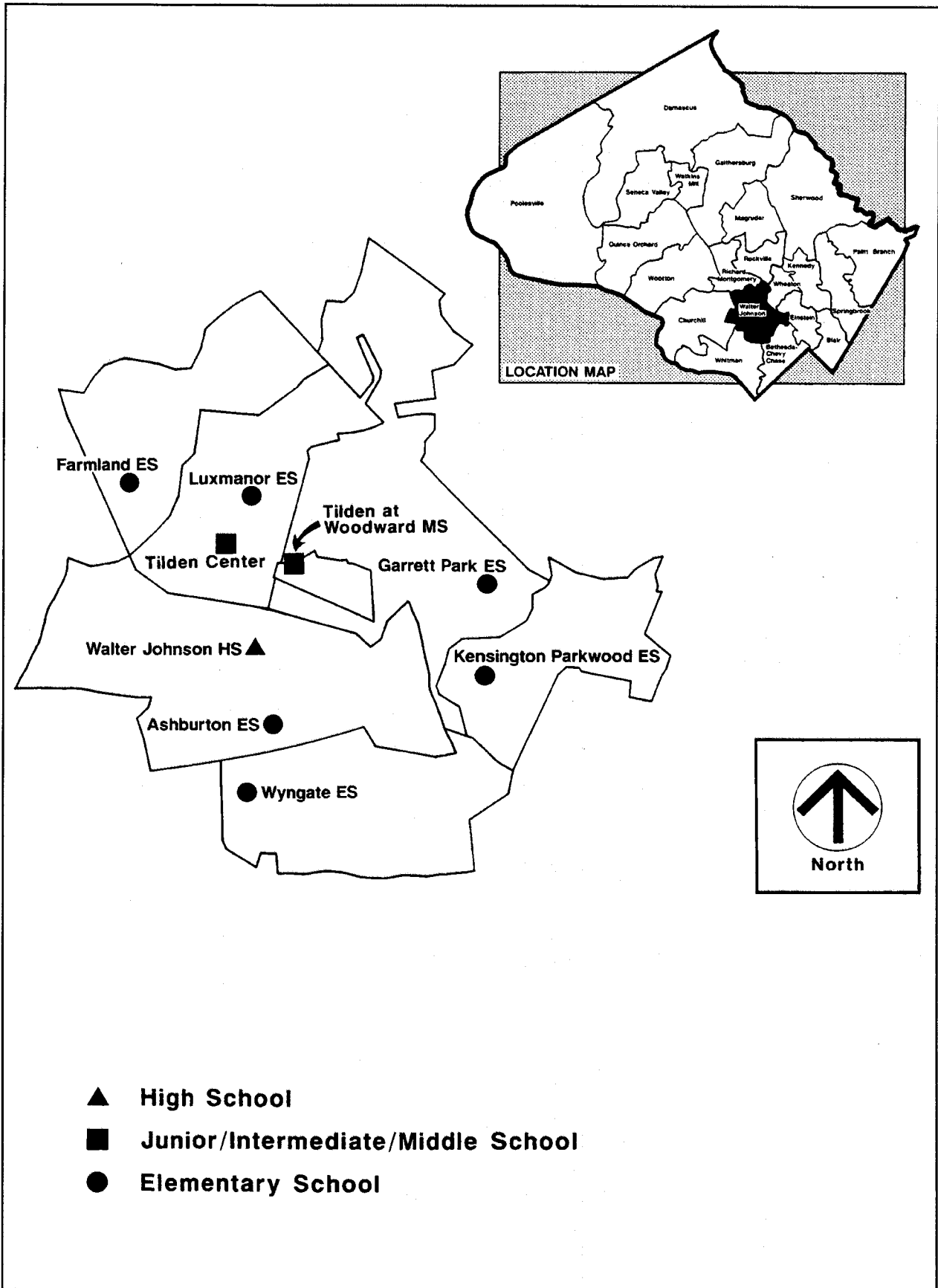
The Board of Education programs new public schools, additions, and modernizations through the Capital Improvement Program, and the Approved Master Plan for Educational Facilities. The timing of additions and modernizations are evaluated annually in these documents.

The North Bethesda-Garrett Park Planning Area contains three closed schools currently being used for various other purposes. The former Rocking Horse Road School has been retained by the Board of Education and is now used by the Board of Education's staff for administrative offices and for alternative education use. The former Randolph Junior High School is leased to the Greater Washington Jewish Foundation and operated as a community center and a private school. The former Montrose School had until recently been leased to a private girls' school which has since closed. The building has been returned to Montgomery County Public Schools pending a decision on future reuse.

It may be necessary in the future to reclaim school buildings for use as operating schools if future enrollments so require. No additional school sites are currently proposed for the North Bethesda-Garrett Park Planning Area.

7.5 LIBRARIES

Library service is provided to North Bethesda residents by the Davis Regional Library at 6400 Democracy Boulevard. The Davis collection includes a travel literature collection. A Special Needs Library, serving handicapped citizens, is located on the lower level of the same building. The Special Needs Library provides Talking Books for the blind and physically handicapped as well as home-bound and other adapted services.



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- ▲ High School
- Junior/Intermediate/Middle School
- Elementary School

Other public libraries serving this area include the Kensington Park Library on Knowles Avenue, and the Rockville, Twinbrook and Bethesda libraries. In addition, the Town of Garrett Park has a special-purpose children's library.

A private library, the Isaac Franck Jewish Public Library, is located in the Lehrman Community Service Building (formerly the Randolph Junior High School). This library is open to the public and has a Judaic collection that is unique in the Washington metropolitan region.

According to Montgomery County Department of Public Libraries criteria, no new community library will be needed in this planning area within the next six year period. However, there is a perception of unmet needs in at least some segments of the community, particularly in respect to overcrowding during periods of high use, and in terms of distance between existing facilities. It should be noted that the Library Department is considering providing satellite library service from "storefront" or kiosk-style operations in the future.

This Plan supports the expansion of the Davis Library on its present site if additional library service is needed in the Planning Area in the future. The Plan also supports the provision of satellite library service from "storefront" or kiosk-style library facilities in the future. Suitable locations include Metro stations and other activity centers.

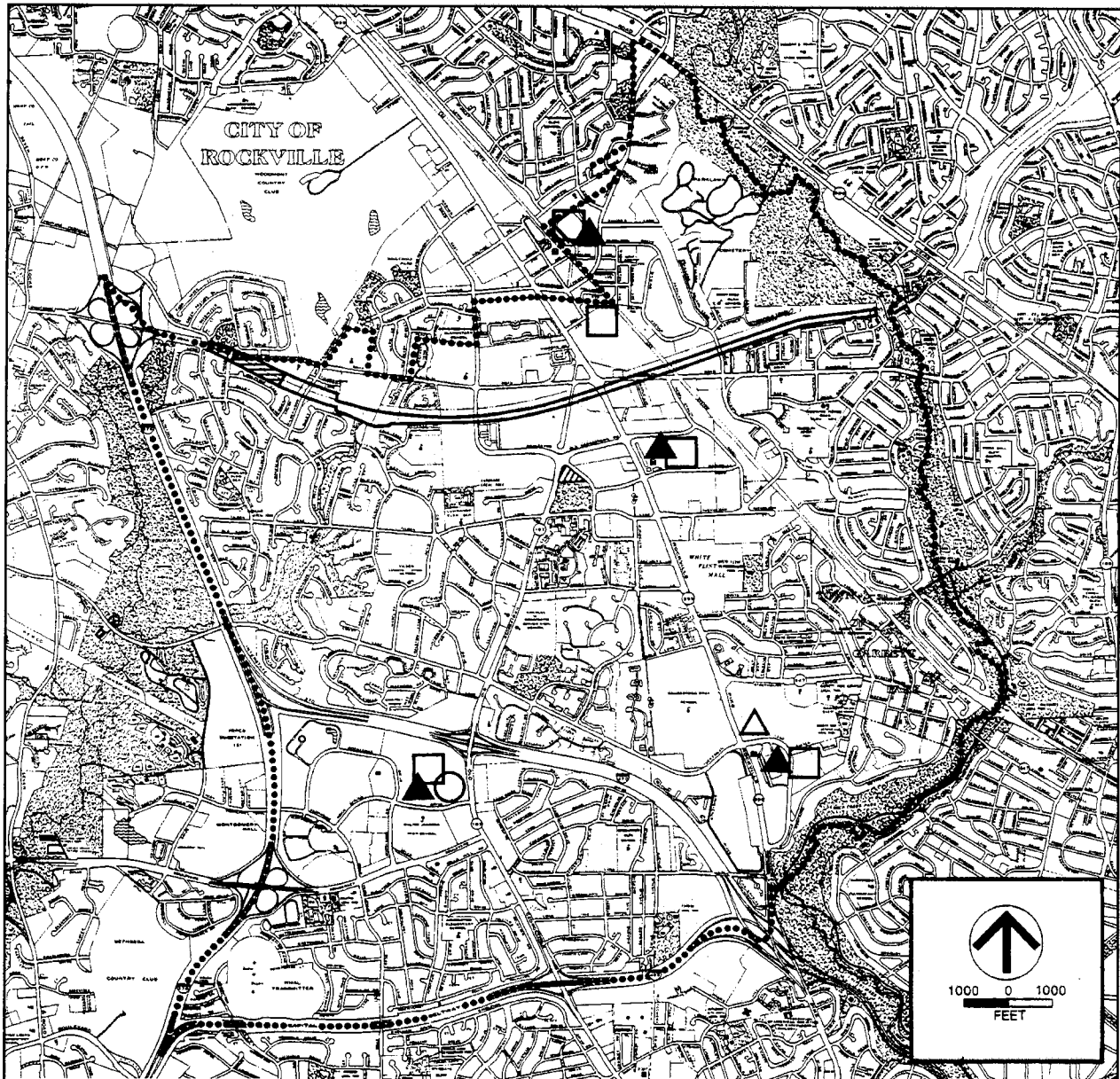
7.6 CULTURAL FACILITIES

The County's Strathmore Hall Arts Center is located on Rockville Pike in the Grosvenor Sector Plan Area. The County owns 11 acres and the historic structure, which has been run by a non-profit corporation (Strathmore Hall Foundation, Inc.) since 1983. The Foundation provides year round art exhibitions, indoor and outdoor concerts, lectures, special events, a Montgomery County authors' library, and a gift shop. The mansion can be rented for special events.

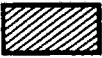






Existing facilities at Strathmore Hall include the mansion house, with its 100-seat music hall; the Gudelsky Pavilion, where outdoor concerts are held; and a stage to the east of the mansion for children's performances.

The Strathmore Hall Foundation has long-range plans to develop a cultural campus on the remainder of the site and, if possible, an additional ten acres of land that they hope to acquire from the adjacent American Speech-Hearing-Language Association property. These long-range plans include a 700-seat music hall, with an art gallery, a reception hall for up to 200 people, and possibly a museum.

This Plan supports the proposed expansion of the Strathmore Hall Arts Center as envisioned by the Strathmore Hall Foundation. (See land use recommendations for the Grosvenor Sector Plan Area.)



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-  Proposed Local Park
-  Montrose Greenway
-  Proposed Ballfields
-  Proposed Amenity Open Space
-  Proposed Community Center
-  Proposed Child Day Care Center
-  Proposed Cultural Center

7.7 PUBLIC SAFETY

Bethesda Fire/Rescue Station #26 is located at 6700 Democracy Boulevard. Other facilities serving the planning area are located on Rollins Avenue in Rockville and on Veirs Mill Road in Kensington. Fire station service areas are dictated by service response times. The Bethesda-Chevy Chase Rescue Squad, located outside the planning area, provides rescue and emergency service to part of the planning area.

According to the Department of Fire and Rescue Services' Draft Fire Defense, Rescue and Emergency Medical Services Plan (May 1991), no new fire and rescue stations are planned for this area at this time. An increased need for emergency medical services is expected in the future, and future traffic conditions may cause delays in response time. These problems may be solved by deploying rescue vehicles to strategic locations during hours of high demand so that travel distances will be reduced.

Police service in the North Bethesda-Garrett Park area is provided by the Bethesda and Rockville Police Districts. The Bethesda District Station is located at 7359 Wisconsin Avenue. The Rockville District Station is located at 1451 Seven Locks Road. The County's Bethesda Station currently covers calls and incidents originating in the area south of Tuckerman Lane, while the Rockville Station covers the area lying north of Tuckerman Lane.

The Police Department does not have any plans to increase the number of stations in this area. Changes in police district boundaries are not expected to result in a decrease of level of service to area residents because police service does not physically originate from the station where the call for assistance is received but rather from personnel already patrolling the district in cars, who are dispatched by radio. Depending on need, the Police Department may decide to use satellite stations within a district to provide decentralized service in the future.

This Plan supports the use of small police substations throughout the planning area as conditions warrant. Suitable locations include Sector Plan areas and Rock Spring Park.

7.8 POST OFFICES

Postal facilities are available at three locations in the planning area: in the White Flint Mall, in Garrett Park at 4600 Waverly Avenue, and behind the Wildwood Manor Shopping Center at 10217R Old Georgetown Road. The Rockville Pike Station at 143 Rollins Avenue in the City of Rockville is close to the planning area. Some planning area residents think that existing facilities are inadequate and inconvenient, and that a separate post office for this area would help promote community identity. This Plan supports a new post office in the southern part of the planning area, and supports a separate ZIP code for North Bethesda.



7.9 ELDERLY HOUSING FACILITIES

According to the County's Draft Area Plan for Programs on Aging FY 1991, "Housing is a significant issue for the elderly.. There remains [in the County] a need for housing and services that are low to moderately priced...." Affordable rental housing remains the most severe need.

Although the elderly are generally financially comfortable in North Bethesda, those with low incomes constitute a disproportionate share of all elderly people in the area. The elderly represent 57 percent of North Bethesda households with declared incomes under \$15,000.

According to the Montgomery County Division of Elder Affairs, there is only one licensed/certified provider of group senior assisted housing for the frail elderly in the planning area, Saint Mark House, at 6305 Tuckerman Lane. This facility offers assisted housing for up to 15 persons.

The Revitz House is a subsidized senior citizen apartment complex located at 6111 Montrose Road. It contains 250 one-bedroom apartments.

The Grosvenor Health Care Center is a privately run nursing home located at 5721 Grosvenor Lane that accommodates 145 individuals.

Other elderly housing facilities include the newly constructed Ring House on East Jefferson Street in Rockville. One hundred and twenty-three units are scheduled for development by Marriott off Tuckerman Lane.

This Plan supports the provision of adult day-care facilities and affordable elderly housing through the special exception process, and the consideration of land in public ownership for affordable elderly housing. It should be noted, however, that the possibilities are very limited for providing land in public ownership for this use, other than at the Grosvenor Metrorail Station. The Plan encourages the location of elderly housing and elderly support services along designated bus routes or near Metrorail.

7.10 CHILD DAY CARE FACILITIES

The Planning Area has two existing child day care facilities and two prospective facilities. The Marriott Corporation at Rock Spring Park has a child day care facility that serves children of its employees. The Housing Opportunities Commission development on Tuckerman Lane also includes a child day care center.

A special exception was recently approved for a day care facility for 80 children on a parcel owned by Parklawn Cemetery. This center is expected to serve children of employees at the Parklawn Building. The second NRC building at White Flint will include child day care facilities for children of employees.

Among the households in North Bethesda-Garrett Park requiring child day care, about 31 percent have paid care in their homes, compared to 19.7 percent county-wide. Relatively few, about five percent compared to the county's ten percent, report that they need to find paid care (MCPD, Demographic Model, 11/30/89).

The high number of existing and forecasted jobs in this planning area suggest a need for additional child care opportunities.

The Metro board of directors recently voted to consider day care centers on its property at Metro stations. Twinbrook, White Flint and Grosvenor are among the current stops that could accommodate day care centers. Vacant land could be donated by Metro or portions of parking lots could be designated for day care centers.

The following recommendations address future needs for child day care facility locations. The Plan supports the provision of day care centers at Metro stations in the planning area and encourages the provision of child day care facilities at other appropriate locations. The Plan supports expanded use of public buildings for child care. The Plan recommends that day care centers be provided as an amenity associated with applications for optional zones. In areas where redevelopment occurs, the provision of day care facilities should be required as part of the redevelopment process.

7.11 HOUSING FOR SPECIAL POPULATIONS

People who are physically and mentally handicapped can often be cared for best in a noninstitutional setting such as home communities with others having similar special needs. Such people generally are those who need supervision or assistance to function in a larger community. This Plan supports the provision of housing for special populations through the special exception process. As long as parking does not create an adverse effect on adjoining neighbors, such homes should be appropriate for any residential community. Efforts should be made to avoid an over-concentration of such homes in a particular neighborhood.