

# Public Facilities

## *Overview*

Public parks, schools, libraries, community centers, and other public facilities serve as “community magnets” to help provide a sense of community. This Plan recommends a full range of public facilities around which the community will be built. Such facilities should be linked to neighborhoods by pedestrian and bicycle paths and public transit, and should be utilized to the greatest extent possible for local recreational, cultural, and civic activities.

The intent of the Master Plan is to identify general locations for these facilities based on current estimates of future facility needs. The need for public facilities will be reevaluated at the time of development by the relevant agencies and departments based on actual levels of development yield and County policies regarding those facilities at the time of development. The actual number and type of facilities built may differ from those identified in the Master Plan.

In addition to the public facilities that people go to for entertainment, education, and relaxation there are public facilities which are essential to the delivery of goods and services by the government and public utilities. These facilities tend not to be community focal points but are necessary for the functioning of the Study Area and the County as a whole. Some of these facilities are discussed in this chapter, while water and sewer service are discussed in the Implementation Strategies chapter.

## *Greenway Network*

The proposed greenway system is shown in Figure 48. It follows the main stream stems of three stream valleys: Little Seneca Creek, Little Bennett Creek, and Ten Mile Creek.

The intent of the Plan is to acquire, at a minimum, enough of these stream valleys to allow development of a trail system. These trails may be paved or soft surfaces that may be enjoyed by hikers, bikers, or equestrians. It is intended that these trails be constructed outside of the 100-year floodplain, wherever possible, with a minimum amount of clearing and grading and with a sufficient buffer from adjacent development. One of the opportunities for this type of trail is along some of the old logging roads in the Study Area.

More detailed work is needed to determine how much parkland will be required to implement the greenway concept. Assuming a guideline of a 300-foot wide acquisition area on each side of the stream, approximately 500 acres would have to be added to the County park system. To provide some flexibility, this guideline will be refined at time of subdivision review or at time of acquisition. Depending on the particular characteristics of a given stream segment, the actual width may be reduced or increased (in Damascus, for example, the Magruder Stream Valley "greenway" averages approximately 1,000 feet-wide).

The greenway system is an essential element of the Clarksburg Master Plan and has received virtually universal support from the community. Further planning work must be done to assure its realization, including:

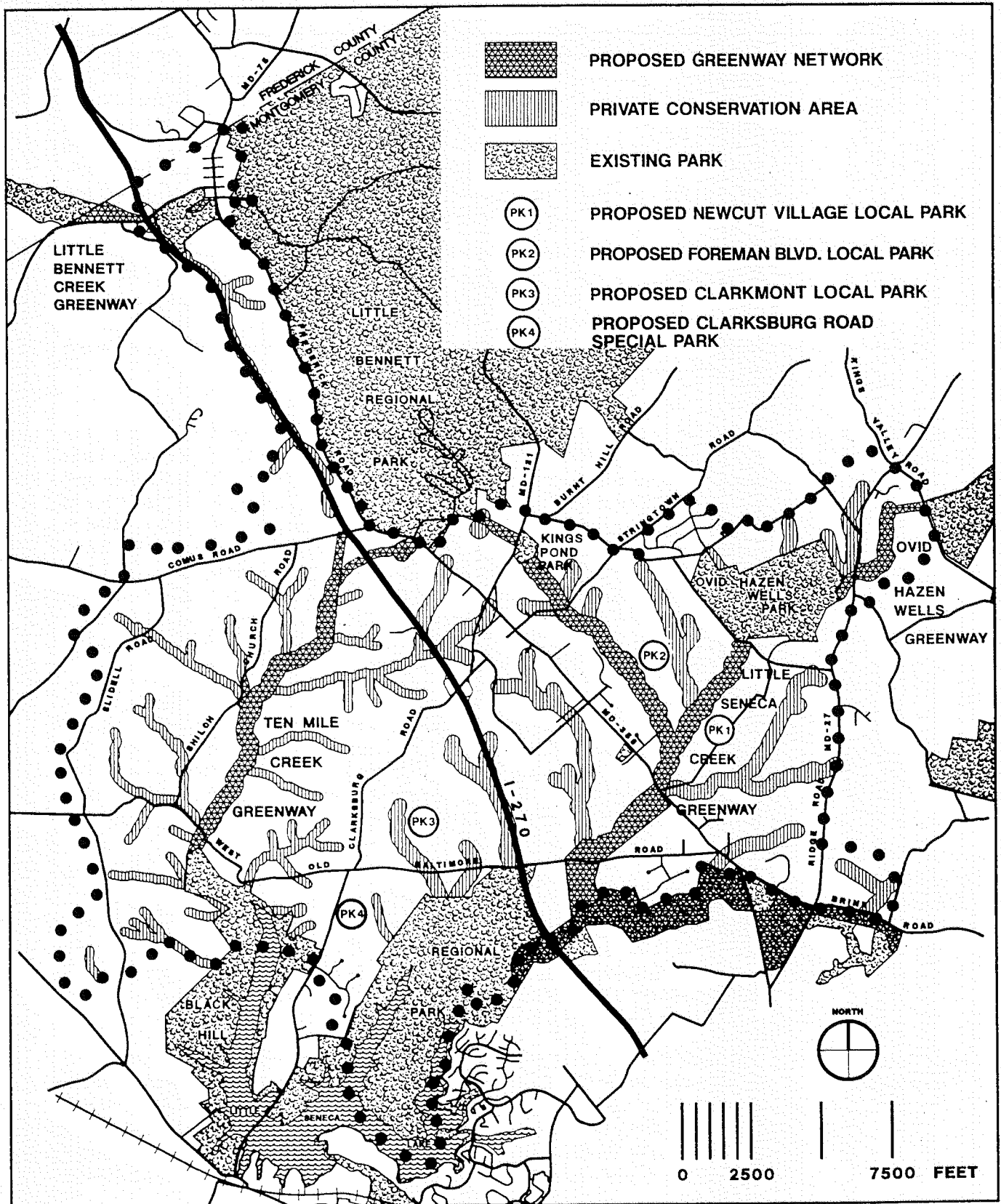
- Comprehensively planning the location and character of the greenways as they traverse Little Bennett Regional Park, Black Hill Regional Park, Ovid Hazen Wells Park, and Damascus Regional Park.
- Further defining which side of the stream valleys the greenway trail should be located.
- Exploring strategies for overcoming obstacles to movement along the greenway (road crossings, for example).

In addition to providing a trail network, the proposed greenway should also help protect natural communities along the stream valleys. To preserve larger ecosystems (in areas like Ten Mile Creek, for example), thousands of acres would have to be acquired. Although this strategy would maximize conservation opportunities, the financial implications are staggering.

A description of the various segments of the greenway is included in Table 12.

# Proposed Park and Open Space System

Figure 48



## Description of Greenways

Table 12

Segment	Description
Ten Mile Creek Greenway	<p>The Ten Mile Creek greenway is recommended to connect the western part of Black Hill Regional Park and the southern part of Little Bennett Regional Park. The greenway is planned to cross over I-270 along Comus Road due to limits on crossing under I-270 with the stream. The greenway is recommended to continue along West Old Baltimore Road to connect with the main entrance to Black Hill Regional Park and the Little Seneca Creek greenway. Approximately 200 acres are recommended for acquisition in the Ten Mile Creek sub-basin assuming an area 300 feet wide on each side of the stream (600 feet total).</p> <p>This Plan recommends that the location of an unpaved trail within the greenway be on the east side of the valley. Topographic constraints would make it extremely difficult to achieve the grading standards for a paved trail. The path may be located on the west side when environmental or functional considerations preclude construction on the east. This policy is intended to minimize potential conflicts with active agricultural activities on the west side of the stream.</p>
Little Seneca Creek Greenway	<p>The Little Seneca Creek greenway is recommended to connect the eastern part of Black Hill Regional Park with Kings Pond Local Park, the southern portion of Little Bennett Regional Park, and the western part of Ovid Hazen Wells Recreational Park. The greenway will cross under I-270 along West Old Baltimore Road due to limits on crossing under I-270 with the stream. The greenway is recommended to enter Black Hill Regional Park at the current entrance on West Old Baltimore Road. Approximately 280 acres are recommended for acquisition in the Little Seneca Creek Basin assuming an area 300 feet wide on each side of the stream (600 feet total). Of the 280 acres, approximately 180 acres are already in the acquisition program. North of Kings Pond Local Park, the total width of the greenway is recommended to be 300 feet where not associated with a stream valley.</p> <p>Within the Town Center District, the total width of 600 feet conflicts with the Plan's Land Use and Urban Design recommendations regarding the need to provide physical connections and an integrated development pattern in the Town Center. The Department of Parks will be evaluating the amount of land needed to achieve the park-like environment while achieving the Land Use and Urban Design objectives in this urbanized portion of the Study Area.</p>
Ovid Hazen Wells Greenway	<p>The Ovid Hazen Wells greenway is recommended to connect the eastern portion of Ovid Hazen Wells Recreation Park to the western portion of Damascus Recreational Park. Approximately 30 acres of new parkland is recommended for acquisition. Unlike the sections of the greenways which parallel stream valleys, this section of the greenway will be a total of 300 feet wide. In addition, a crossing of Ridge Road (MD 27) must be provided.</p>
Little Bennett Creek Greenway	<p>The Little Bennett Creek greenway is recommended to connect Little Bennett Park to conservation areas in Frederick County. It also would provide trail access to the camping entrance at Little Bennett Regional Park. This recommendation extends beyond the Study Area boundaries. The final decisions regarding the location of the greenway as it crosses Midcounty Highway in the vicinity of Little Bennett Regional Park must await more information regarding the character of Midcounty Highway.</p>



## *Parks and Recreation Facilities*

The Clarksburg and Hyattstown areas are conveniently located near two of the County's largest regional parks (Black Hill and Little Bennett). In addition, there are also large recreational parks in the general area as well as local parks. A key goal of this Plan is to link all parkland via a greenway network.

### **Plan Recommendations**

The proposed park and open space system is shown in Figure 48. The Plan reflects the following recommendations:

- Connect park facilities and natural areas to the greenway network.
- Designate generalized locations for additional local parks.
- Designate local parks that are integrated with future development.
- Coordinate the development of the master plan for Ovid Hazen Wells Park with this Plan.

### **Proposed Park System**

The proposed park system for Clarksburg includes regional parks, recreational parks, special parks, and local parks. A description of each park is included in Table 13.

#### **Regional Parks**

Regional parks serve large areas of the County and combine conservation and recreation in parks of more than 200 acres and preserve at least two-thirds of the park as conservation and natural areas. The Study Area contains or is adjacent to two regional parks: Black Hill Regional Park and Little Bennett Regional Park. Both parks are the subject of individual master planning efforts by the Department of Parks to guide further development.

This Plan recommends that the upcoming master plan for the Black Hill Regional Park address the need for sewer service parallel to I-270 which would reduce the need for a pump station north of the park in order to serve the drainage basin of the unnamed tributary of Little Seneca Creek. In addition, the master plan for Black Hill Regional Park should identify a greenway connection through the park that would connect the greenways in the Study Area with the park system along Seneca Creek.

#### **Recreational Parks**

Recreational parks are large parks (50 acres or more) that serve a variety of County-wide recreational needs and generally do not contain large environmentally sensitive areas. Regional parks tend to preserve more natural area than the recreational parks. The Study Area contains Ovid Hazen Wells Recreational Park and is adjacent to the Damascus Recreational Park and the North Germantown Greenbelt.

## Existing and Proposed Park System in the Clarksburg Study Area

Table 13

Type of Park	Name of Park	Existing Facility (1994)	Potential Future Facilities
Regional	<b>Black Hill Regional Park</b> (1,779 acres; 1,833 acres planned)	505-acre lake, boat ramp, and rentals, fishing, hiking, picnic areas with shelters, 2 playground areas, visitors center and park police station.	Park police station, fishing pier, and paved trails.
	<b>Little Bennett Regional<sup>1</sup> Park</b> (3,600 acres)	90 camp sites, hiking, golf course, amphitheater	Conference center, swim facility, day use area, playground and playfield, and interpretive center
Recreational	<b>Ovid Hazen Wells Recreational Park</b> (290 acres)	3 picnic shelters and play area and parking area. (A master plan for this park is under way.)	Athletic fields, picnic areas, playground facilities, recreation center, carousel and a natural area.
	<b>Damascus Recreational<sup>1</sup> Park</b> (277 acres)	Hiker/biker trail, ballfields, playground, basketball courts, tennis courts, and picnic areas.	
Special	<b>Clarksburg Road<sup>2</sup></b> (25 - 100 acres)		Athletic fields, playground, paved courts, parking, trails, and picnic and conservation areas.
Local	<b>Clarksburg Local Park</b> (3.8 acres)	Combination baseball/football field, recreation center, lighted basketball court, two lighted tennis courts, and parking area.	
	<b>Kings Pond Local Park</b> (13.8 acres)	Picnic area, softball diamond, fishing, football/soccer field, and parking area.	
	<b>Newcut Village Local Park<sup>2</sup></b> (10-15 acres)		Playing fields, hard surface courts, playgrounds, picnic areas, pathways, and parking.
	<b>Foreman Boulevard Local<sup>2</sup> Park</b> (10-15 acres)		Playing fields, hard surface courts, playgrounds, picnic areas, pathways, and parking.
	<b>Clarksburg Local Park<sup>2</sup></b> (10-15 acres)		Playing fields, hard surface courts, playgrounds, picnic areas, pathways, and parking.

## Notes:

<sup>1</sup> Adjacent to the Study Area.<sup>2</sup> New park proposed by this Plan.

The Department of Parks is currently developing a master plan for the ultimate development of Ovid Hazen Wells Recreational Park and the community will be included in this process.

Although a development plan for the park will be prepared and adopted separately from the Clarksburg Master Plan, certain key issues regarding future development of the park need to be resolved at this time. The most critical involves the extension of sewer lines through the park. The concept plan for the park channels more active recreation uses to the west side of the park where a sewer extension is envisioned. (This extension will ultimately serve Fountain View, a residential neighborhood built more than 25 years ago in anticipation of being one day served by sewer.) More passive uses are envisioned in the eastern portion of the park. This Plan does not endorse the extension of sewer to the east since it is not needed for park development.

Sewer service on the eastern side of the park is not being proposed. Property owners in that area have suggested that extending sewer through the eastern part of the park would be necessary for future park facilities, so properties east of Ridge Road could be served with an extension of that same sewer line. The Plan does not propose sewer service through the eastern part of the park.

The master plan for Ovid Hazen Wells Parks should be coordinated with this Plan and should consider the need for active and passive recreation areas, including a recreation center and athletic fields.

### **Special Parks**

An opportunity exists to obtain a special park through dedication that would provide active and passive recreation opportunities to new residents. In the West Old Baltimore Road area, this park would be adjacent to Black Hill Regional Park, and would have conservation areas in addition to active recreation facilities

### **Local Parks**

Local parks are generally larger than ten acres and provide both passive and active facilities, including ballfields, play equipment, tennis, basketball and multi-use courts, and, in some cases, a small community building. While all facilities are used on an informal basis, the ballfields and the community buildings can be reserved in advance. The Study Area contains two local parks: Clarksburg Local Park and Kings Pond Local Park.

In addition to the existing local parks, three more will be required to serve the recreation and physical fitness needs of future residents. These parks would be developed with playing fields, hard surface courts (tennis, basketball, etc.), playgrounds, picnic areas, pathways, and parking. These parks are shown on the Parks and Open Space System map (see Figure 48, page 157) as floating symbols. Floating symbols are intended to identify an area/neighborhood to be served, not a particular site. Specific guidance regarding the location of these parks includes, but is not limited to:

**Newcut Village Local Park:** 10 to 15 acres located adjacent to the greenway, generally flat to rolling topography, accessible by either a primary or secondary roadway, and integrated into adjacent neighborhoods.

**Foreman Boulevard Local Park:** 10 to 15 acres, located adjacent to the greenway, generally flat to rolling topography, accessible by either a primary or secondary roadway (either existing Shawnee Lane or Foreman Boulevard), and integrated into adjacent neighborhoods.

**Clarkmont Local Park:** 10 to 15 acres, located near the proposed elementary school, generally flat to rolling topography, accessible by either a primary or secondary roadway, and integrated into adjacent neighborhoods and commercial areas.

### **Recreation Center**

The Study Area currently lacks indoor recreation opportunities. This Plan recommends that the placement of an indoor recreation center be considered at Ovid Hazen Wells Park.

The typical program for a recreation center is a 40,000-square-foot building containing basketball courts, a weight room, multi-purpose rooms, and craft rooms. In addition, it may also contain an indoor or outdoor pool.

### ***Neighborhood Recreation Areas and Civic Open Space***

Recreational opportunities for residents, in addition to County operated parks, are needed within individual neighborhoods. These areas can be as simple and varied as tot lots, picnic areas, and usable open areas. Each new residential development in a neighborhood should provide adequate private open space and recreational facilities for its residents to enjoy nonstructured recreational opportunities.

In addition to, or in combination with, neighborhood recreation areas, civic open space helps provide areas for people to gather. In the areas around the transit stops civic open space helps identify each area as well as provide easily accessible meeting areas (see Land Use Plan chapter).

### **Public Schools**

Public schools are an essential component of community life and, therefore, must be an integral part of community design and development. The need for new schools is determined by the Board of Education based on both the capacity of existing schools and the projected increase in student enrollment.

It is the objective of this Plan to identify general locations for school facilities to meet the general and specialized educational needs of area residents.

### **Existing and Programmed Facilities**

The Study Area is currently in the Damascus High School Cluster. The status of schools in this cluster that serve the Study Area is outlined in Table 14.

The Damascus Cluster has a growing number of school age children. Two new elementary schools opened in the cluster, Clearspring Elementary School in 1988 and the Lois Rockwell Elementary School in 1992, to accommodate ele-



mentary enrollment growth. Elementary enrollment is still increasing in the cluster, with slowing of growth not expected until around the year 2000.

Dramatic enrollment increases that are occurring at the elementary school level will have a major impact on facility needs at the secondary level in the 1990s and beyond. At the mid-level, the Damascus Cluster is scheduled to reorganize to the middle school program which places grades 6-8 in middle schools. This will help to relieve capacity shortages at the elementary level and will necessitate construction of a second mid-level school to serve the cluster. This school, known as Damascus Middle School #2, is scheduled to open in September 1995.

At the high school level, Damascus High School will have insufficient capacity to accommodate projected enrollment. As a result, an 18-room addition to the school is scheduled to be opened in September 1995.

Together, the planned secondary school projects will provide needed space through the late 1990's. Projections indicate that after this period more enrollment growth will require additional capacity be added. The growth described for the Damascus Cluster in the 1990's does not include any development that may occur as a result of the new Clarksburg Master Plan. Nearly all projected enrollment reflects the aging of students already residing in the Damascus Cluster.

### **Plan Recommendations**

This Plan estimates that a total of 11 public schools may be needed to serve the projected public school age population of the Study Area. A new estimate of the number of schools needed will be made by the Board of Education at the time of development for purposes of land dedication. The proposed locations for these schools are shown on Figure 49. The "buildable" acreage for elementary school sites are generally 12 acres in size, while middle school sites are 20 acres and high school sites are 30 acres. Sometimes, sites may need to be bigger than 12, 20, or 30 acres to achieve enough buildable acreage. An important assumption in this recommendation is that the boundaries of a Clarksburg Cluster will roughly correspond to the Study Area boundaries near build out. Since it is impractical to provide more definitive assumptions, the cluster boundaries and the number of schools constructed will be dependent on actual student yields and the capacities of adjacent clusters.

### **High School**

This Plan recommends that a high school be located on a portion of a 62-acre site owned by the Board of Education at the intersection of Frederick Road (MD 355) and Shawnee Lane. The Board of Education has determined that only 30 acres are buildable and plans are under way to construct a middle school on this site until it can be converted later when needed for a high school. The ultimate development plan for this site should place special emphasis on an attractive frontage along MD 355 since this is a critical entry into Clarksburg.

### **Middle Schools**

This Plan recommends the need for two middle school sites as shown in

Figure 49. The site for Clarksburg Middle School #1 is located north of West Old Baltimore Road between MD 355 and the greenway in the Brink Road Transition Area.

The site for Clarksburg Middle School #2 is on the northwest corner of MD 27 and Skylark Road.

#### Elementary Schools

The existing Clarksburg Elementary School is recommended for relocation in the long-term (beyond 20 years) due to its inadequate size and the desirability of having the school better located in terms of future development patterns. The school has recently been modernized and is expected to continue operation at this location for many years to come.

The existing Cedar Grove Elementary School is on the northeastern edge of the Clarksburg Master Plan Study Area. Currently, this school is in the Damascus Cluster. It is not possible to predict at this point whether in the long term this facility will serve students from the Clarksburg Master Plan Study Area as construction proceeds or continue to serve students primarily from out-

### Public Schools by High School Cluster Serving Clarksburg Master Plan and Hyattstown Special Study Area

Table 14

High School Cluster/ School Name	Date Orig.	Year Modernized	Site Size (Acres)	Existing No. of Teaching Stations/ Classrooms
HIGH SCHOOL				
Damascus High School <sup>1</sup>	1950	1978	33.6	51 <sup>2</sup>
MIDDLE SCHOOL				
John T. Baker <sup>1</sup>	1971		20.0 (PK)	28 <sup>3</sup>
ELEMENTARY SCHOOLS				
Cedar Grove <sup>1</sup>	1960	1987	9.6	24
Clarksburg	1952	1992	9.9	18

#### Notes:

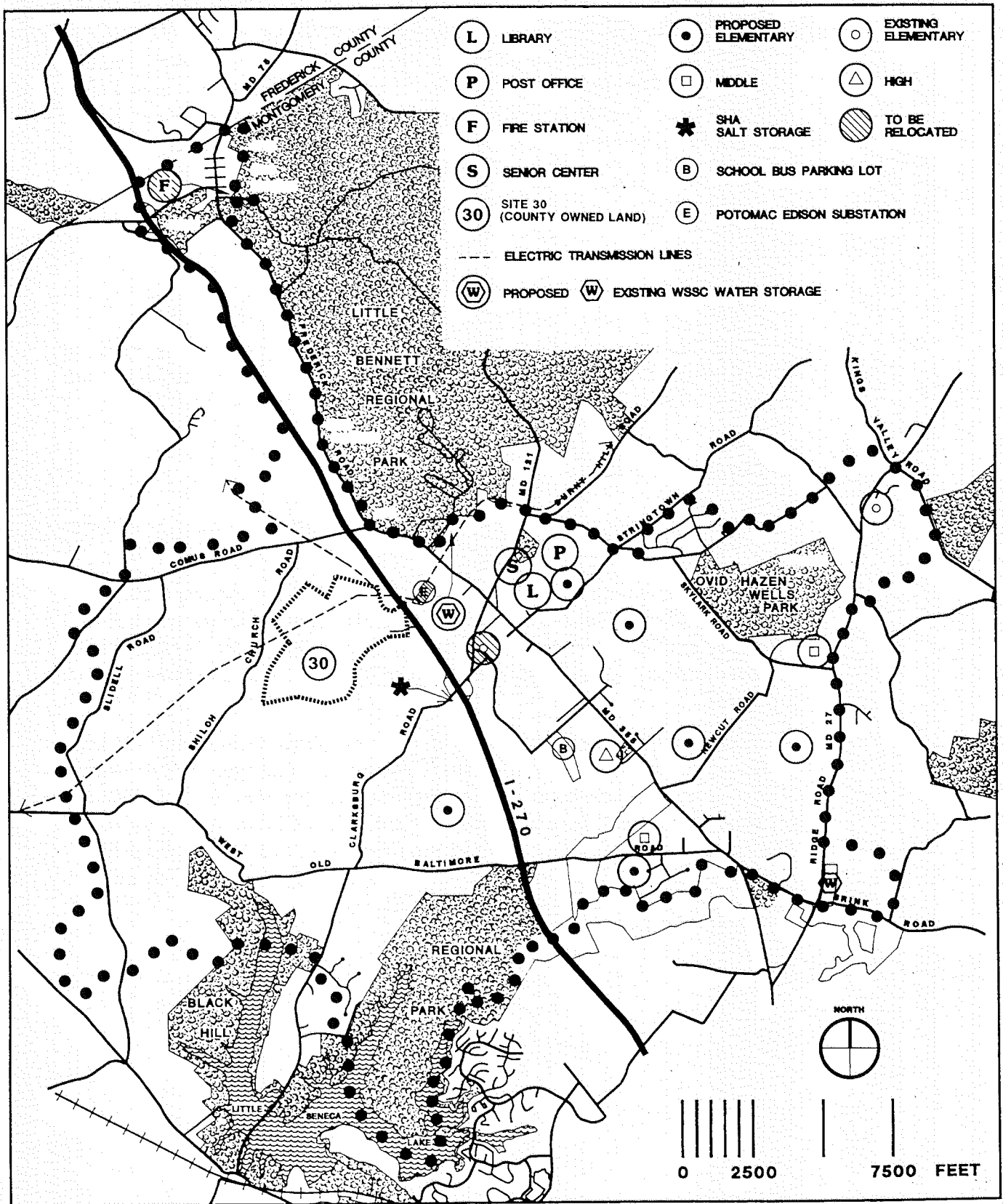
- <sup>1</sup> Schools are not located inside the Study Area, but service area falls within Study Area.
- <sup>2</sup> Damascus High School is scheduled to gain 18 teaching stations in September 1995.
- <sup>3</sup> Baker Middle School is scheduled to reorganize to serve grades 6-8 in September 1995. In September 1995, a second middle school in the Damascus Cluster is scheduled to open.

PK denotes an adjacent park site; park acreage is in addition to that shown.

Source: Approved FY 94 to FY 99 Capital Improvements Program,  
Montgomery County Public Schools, May 1993

# Existing and Proposed Public Facilities

Figure 49



side Clarksburg in the Damascus Cluster area.

Six new elementary schools sites are recommended for the Study Area. The general location of the proposed elementary schools are shown in Figure 49.

The school site locations are shown as floating symbols. Floating symbols are used to indicate the general location of the school site to serve a particular neighborhood. The final location of school sites will be determined by the Board of Education and will include the following locational criteria:

- Proximity and accessibility to the greenway.
- Accessibility to a primary or secondary residential street.
- Relation to transit.
- Central location (for walking) within the residential area.

This Plan envisions that it may be necessary to reevaluate the need for schools at the time of development and that reduced yields in housing units may reduce the need for school sites.

## Community Facilities

As the Clarksburg Master Plan Area and Hyattstown Special Study Area grow, the demand on social services, including child day care, will increase.

The programming and delivery of human services are the responsibility of the County government and private service organizations. Human services, such as elderly day care, teen programs, child day care, and recreation, should be provided throughout the Clarksburg Master Plan Area and Hyattstown Special Study Area.

This Plan recommends that existing and new public facilities include areas which can be used for human services, whether as a separate use or using a facility during off-peak hours. As the area becomes more developed the demand for these services will become more clear and suitable locations may be identified at that time. It is this Plan's intention that these facilities be accessible by transit to maximize their ability to be served by transit. This Plan's recommended locational criteria are outlined in Table 15.

## Community Facilities Recommendations

Table 15

Facility	Master Plan Locational Guidelines
Library	<ul style="list-style-type: none"> <li>• Close proximity to other public facilities in the Town Center, such as the community center, and to retail and office areas.</li> </ul>
Community Center	<ul style="list-style-type: none"> <li>• Close proximity to other public facilities in the Town Center, such as the library, and to shopping areas.</li> </ul>
Adult Day Care	<ul style="list-style-type: none"> <li>• Transit serviceable areas.</li> <li>• In or near employment or residential areas.</li> </ul>
Elderly Housing	<ul style="list-style-type: none"> <li>• Dispersed throughout the Study Area with concentrations near public facilities.</li> <li>• Near transit, local bus routes, shopping, and public facilities.</li> <li>• Dispersed throughout the Study Area with concentrations near public facilities.</li> </ul>
Child Day Care	<ul style="list-style-type: none"> <li>• Dispersed throughout the Study Area with concentrations near transit, employment areas, and concentrations of housing.</li> </ul>
Housing for Special Populations	<ul style="list-style-type: none"> <li>• Dispersed throughout the residential areas in the Study Area.</li> <li>• Located in areas conveniently served by local bus and regional transit service.</li> </ul>
Fire Station	<ul style="list-style-type: none"> <li>• Consider locating a station in Clarksburg, close to the Town Center (including the possibility of relocating station #9 from Hyattstown).</li> <li>• Utilize, if feasible, the site owned by the Hyattstown V.F.D.</li> <li>• Maximize access to the Study Area's road network.</li> </ul>
Police Station	<ul style="list-style-type: none"> <li>• If needed, consider an appropriately-sized police station in Clarksburg.</li> </ul>