

CHAPTER VI—Public Facilities

VI. PUBLIC FACILITIES

Public facilities are a vital component in a community, providing services essential to everyday living and quality of life. Public facilities (including schools, libraries, police and fire/emergency medical services stations, parks and recreational facilities) were inventoried and assessed to determine their sufficiency for servicing the sector plan area. Figures VI-1a and VI-1b on pages 80-81 illustrate the public facilities that service the Marlboro Pike sector plan area.

PUBLIC FACILITIES GOAL: Improve and maintain public facilities throughout the Marlboro Pike sector plan area, and ensure that they are modern, attractive and well located to serve existing communities and future development.

Below are specific public facilities components that seek to achieve the overall goal discussed above.

A. Schools

The Prince George’s County Board of Education’s (BOE) Master Plan for the Pre-K to 8 and school consolidation initiative will affect two elementary schools within the sector plan. William Hall Elementary School will consolidate into pre-K to 8th grade and John Eager Howard Elementary school will close to turn into a charter school in the future. Six public elementary schools are located within the Marlboro Pike sector plan area and primarily service the area. Table VI-1 below lists 2007-2008 enrollment and capacity. Table VI-2 on page 82 highlights 2013 projected enrollment and capacity.

Five public elementary schools and one Pre-K through 8th grade school that primarily serve the area are located within the Marlboro Pike sector plan area. John Eager Howard Elementary School, though owned by the Board of Education, ceased operation as an elementary school at the end of the 2008-2009 school year. At the beginning of the 2009-2010 school year, William W. Hall Elementary School was converted to a Pre-K through 8th grade school and renamed William Hall Academy.

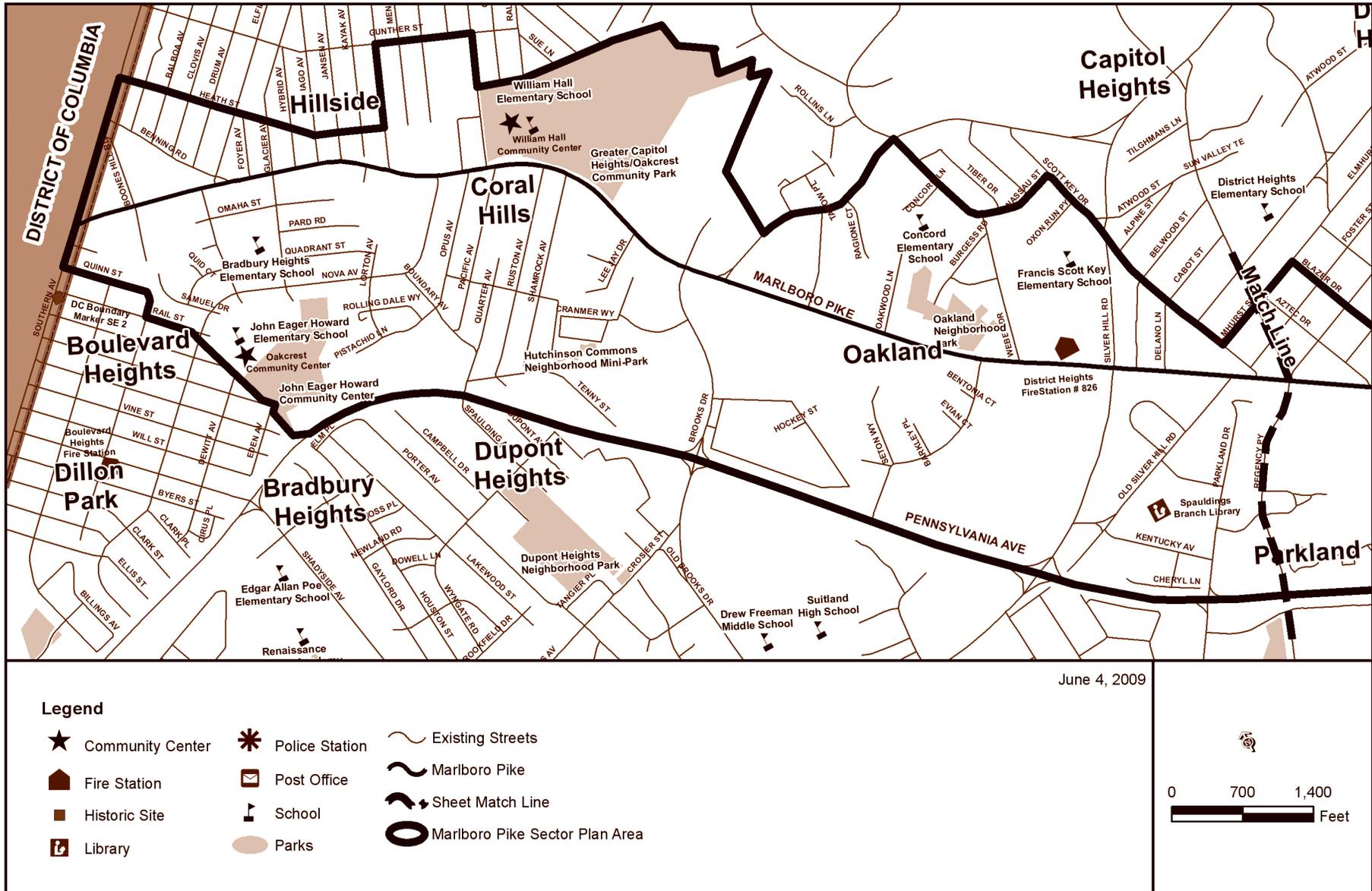
TABLE VI-1: MARLBORO PIKE SECTOR PLAN SCHOOL CAPACITY AND ENROLLMENT

SCHOOL NAME	ADDRESS	ENROLLMENT (2009-2010)	STATE-RATED CAPACITY	PERCENT OF CAPACITY	2009-2010 AVAILABLE SEATS
Bradbury Heights Elementary School	1401 Glacier Avenue	326	656	50%	330
Concord Elementary School	2004 Concord Lane	356	456	78%	100
Francis Scott Key Elementary School	2301 Scott Key Drive	504	749	67%	245
Longfields Elementary School	3300 Newkirk Avenue	344	406	85%	62
William Hall Academy	5200 Marlboro Pike	548	750	73%	202

Source—Prince George’s County Public Schools

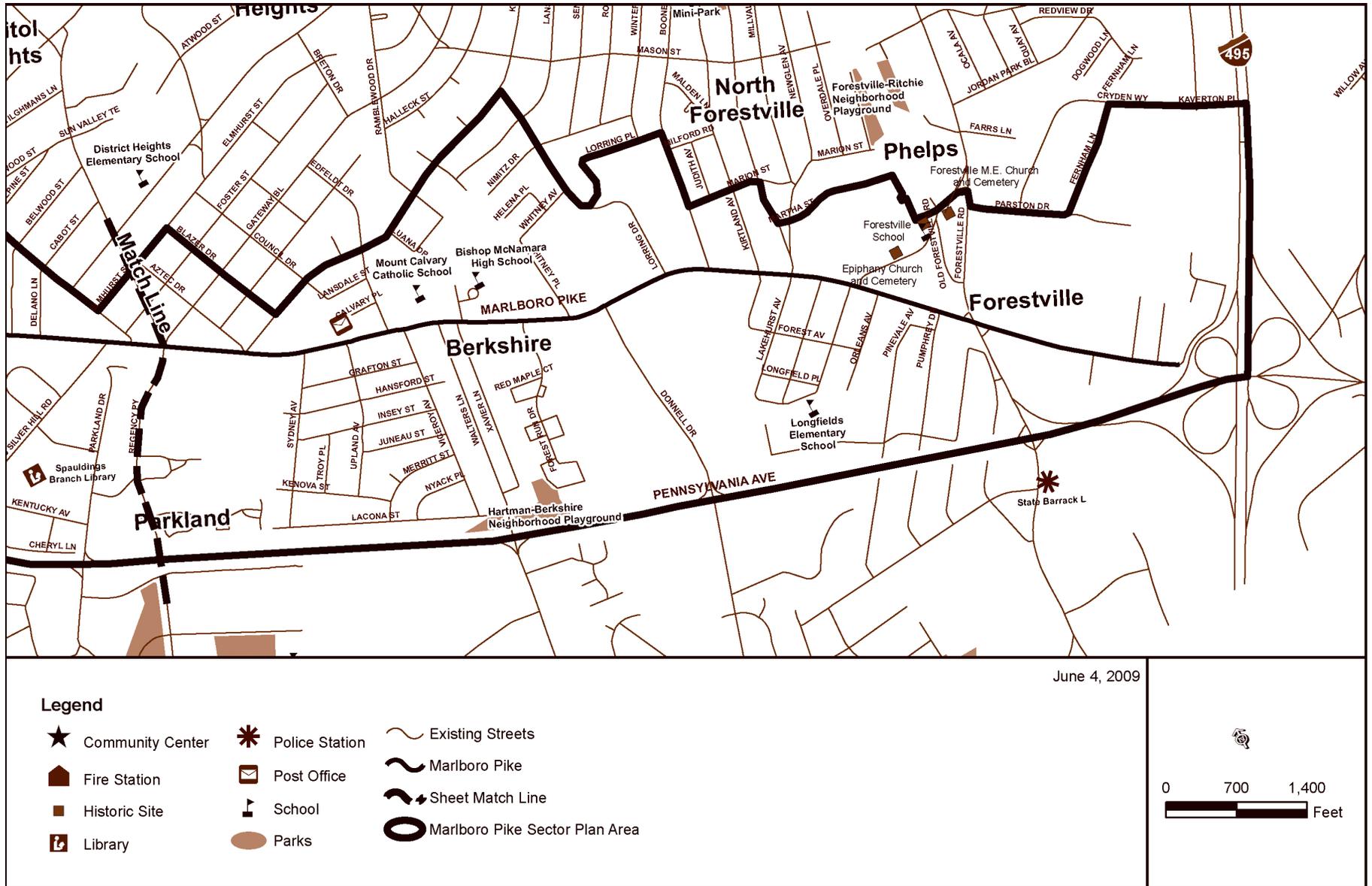
APPROVED MARLBORO PIKE SECTOR PLAN AND SMA

Figure VI-1a: Public Facilities/Existing Conditions



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Figure VI-1b: Public Facilities/Existing Conditions



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TABLE VI-2: MARLBORO PIKE SECTOR PLAN SCHOOL PROJECTED CAPACITY AND ENROLLMENT

SCHOOL NAME	2017 PROJECTED ENROLLMENT	STATE-RATED CAPACITY	PERCENT OF CAPACITY	2017 AVAILABLE SEATS	2009-2017 ENROLLMENT CHANGE
Bradbury Heights Elementary School	303	656	46%	353	-23
Concord Elementary School	226	456	50%	230	-130
Francis Scott Key Elementary School	560	749	75%	189	56
Longfields Elementary School	317	406	78%	89	-27
William Hall Academy	556	750	74%	194	8
Sector Plan Total	1,962	3,017	65%	1,055	-116

Source—Prince George's County Public Schools

Table VI-3 below identifies school facility conditions.

TABLE VI-3: MARLBORO PIKE SECTOR PLAN SCHOOL FACILITY CONDITIONS

SCHOOL NAME	BUILDING SIZE	SITE ACREAGE	2008 3DI FACILITIES CONDITION INDEX	2008 3DI FACILITIES CONDITION RATING
Bradbury Heights Elementary School	79,457	5.0	49.97%	Fair
Concord Elementary School	43,984	9.4	62.53%	Fair
Francis Scott Key Elementary School	86,814	12.4	Not Reviewed	Not Reviewed
Longfields Elementary School	52,565	11.7	63.73%	Fair
William Hall Academy	100,000	53.0	Not Reviewed	Not Reviewed

Source—Parsons 3DI, 2008

Table VI-4 (right) identifies these capital needs. No major improvements are recommended regarding existing public schools.

GOAL: Ensure that public schools are well-maintained in order to adequately service surrounding communities and future development.

POLICY 1: Preserve and maintain existing public schools within the Marlboro Pike sector plan area.

TABLE VI-4: IDENTIFIED CAPITAL NEEDS, 2008-2013

SCHOOL NAME	IDENTIFIED CAPITAL NEED, 2008-2013
Concord Elementary School	Fire Alarm
John Eager Howard Elementary School	Open Space Pod Conversion, Asbestos Hot Ceiling Tiles

Source: Prince George's County Office of Management and Budget, PGCPs

STRATEGIES:

- Ensure that all capital needs identified above are completed in a timely manner.
- Identify additional capital improvement needs to be addressed over the upcoming years to ensure that all buildings and properties are safe and functioning properly taking into account the future conversion of William W. Hall Elementary School to William Hall Academy, a Pre-K to 8 school.
- Support the expansion of enrichment and specialty programs within the public schools.

POLICY 2: Provide safe connections to schools within the Marlboro Pike sector plan area.

STRATEGIES:

- Provide continuous safe sidewalks throughout the Marlboro Pike area, especially around schools utilizing funding sources such as the Safe Routes to School Program.
- Improve pedestrian crossings to ensure better visibility, especially around schools.

B. Libraries

The Marlboro Pike sector plan area is served by the Spauldings Library, located at 5811 Old Silver Hill Road. This facility opened in 2006 and is approximately 24,000 square feet. Services provided at this facility include meeting space rental, computer and internet usage, and study rooms.

The Spauldings Library is identified as a main component of the Silver Hill Cultural Triangle Priority Area. Currently the library is underutilized by the surrounding communities. The policies provided below have been established to encourage library usage and transform this valuable resource into a cornerstone of the area.

GOAL: Encourage library patronage within the sector plan area.

POLICY 1: Ensure that the Spauldings Library becomes a prominent community asset within the sector plan area and offers a multitude of services and programs to encourage community usage.

STRATEGIES:

- Build partnerships with stakeholders to market and expand the services provided by the library.
- Provide an outdoor reading garden to encourage usage.
- Provide directional wayfinding signage to the Spauldings Library.

C. Public Safety

FIRE

The District Heights Community Fire/EMS Station 26 is located in the Marlboro Pike sector plan area. The station recently relocated to a state-of-the-art facility located at 6208 Marlboro Pike. The new facility features four engine bays and will house two fire engines, a ladder truck, an ambulance and two supervisory response vehicles. This facility will also offer meeting and conference areas.

The Boulevard Heights Volunteer Fire and Rescue Department is also located within the Marlboro Pike sector plan area at 4101 Alton Street. This department operates one ladder truck, two fire engines and one basic ambulance to service the surrounding communities.

POLICE

Although there are no police stations located within the Marlboro Pike sector plan area, the area is serviced by District III of the Prince George's County Police Department, which is located at 7600 Barlowe Road in Palmer Park, north of the sector plan area. The District Heights Police Station is located at 2002 Marbury Drive in District Heights and only provides services within the District Heights Municipality. The Maryland State Police Barrack L is also located within close proximity to the corridor at 3500 Forestville Road, which is just south of the sector plan area.

Safety is a major concern for citizens that live in surrounding neighborhoods and for businesses along Marlboro Pike. Criminal activity is a concern in certain areas throughout the Marlboro Pike sector plan area. Hotspots for criminal activity identified by the Prince George's County Police Department include the western end of the study area, along Silver Hill Road and adjacent to the Penn-Mar Shopping Center. Large underutilized shopping center parking lots are of most concern in these areas.

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Policies and strategies have been developed to address certain areas where criminal activity occurs, and to strengthen and unite communities and business owners in being less tolerant of this type of activity.

GOAL: Marlboro Pike is a safe and inviting atmosphere for community residents.

POLICY 1: Ensure that safety is improved in the Marlboro Pike Corridor.

STRATEGIES:

- Revitalize hotspot areas for criminal activity. Use crime prevention through environmental design (CPTED) principles to develop an atmosphere not conducive to crime.
- Limit and monitor businesses that attract criminal activity by limiting permits and licenses issued throughout the corridor and by having police conduct regular site visits.
- Provide amenities along the corridor that deter criminal activity, including pedestrian-scale lighting and security cameras.
- Develop a crime watch group—through coordination with local business owners, residents, the community coalition (once established), and the local police department—to be on the look-out and report suspicious activity.
- Assess vacant public facilities that exist within the area to determine if they could serve as other community uses.

D. Parks and Recreation

The Maryland-National Capital Park and Planning Commission (M-NCPPC) was originally chartered to protect and maintain the stream valleys in Prince George's and Montgomery Counties. The commission provides parks and other recreation facilities and programs to residents of Prince George's County. The commission owns 76.62 acres of parkland within the Marlboro Pike Sector Plan area. This includes a total of four developed park facilities in the Marlboro Pike corridor consisting of two park school centers, where a community center is co-located and shares space with a school. These are John E. Howard Community Center Park and the Oakcrest Community Park School Center. At present Marlboro Pike has an array of park land and opportunities for recreation. The main recreation facilities that exist are the Oakcrest Community Center and Community Park located at the intersection of Marlboro Pike and Capital

Heights Boulevard. This center was built in 2005 in partnership with the William Hall Academy (formerly the William E Hall Elementary School) and is operated by the Prince George's County Department of Parks and Recreation. The facility includes a gymnasium, fitness center, dance center, and multi-purpose rooms. Additional plans are underway to build outdoor recreational facilities linked to this center in Oakcrest Community Park. The outdoor recreation will include playgrounds, tennis courts, ball fields, and a basketball court.

The John Eager Howard Community Center is also located within the Marlboro Pike sector plan area at 4400 Shell Street, in Capitol Heights. The M-NCPPC community center is located within the John Eager Howard Elementary School and includes a gymnasium, game room, multi-purpose room, and a kitchen. Amenities located outside include play equipment, tennis courts, two athletic fields and a picnic area. A number of recreational programs, classes and after-school activities are offered at the center.

Figure VI-2 highlights the Oakcrest and the John Eager Howard Community Centers.

Figure VI-2: Oakcrest Community Park



The District Heights Municipal Center, adjacent to the sector plan area, provides additional recreation opportunities for the community. A privately operated sports complex also exists along the corridor in Great Eastern Plaza. This facility offers recreational opportunities related to health and wellness. The complex also offers youth league sports and tournaments, which form a significant contribution to the community. This complex is

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proposed as an anchor in the Health and Wellness Priority Area. See Figure VI-3 for a concept plan of the proposed complex.

A number of smaller neighborhood parks also exist throughout the sector plan area. These include the following, owned by M-NCPPC:

- Hutchinson Commons Neighborhood Mini-Park
- Oakland Neighborhood Park
- Hartman-Berkshire Neighborhood Playground

Amenities at these parks include play areas, picnic shelters, and basketball courts. The Oakland Neighborhood Park is undeveloped.

A bike trail also exists within the Marlboro Pike sector plan area along Pennsylvania Avenue between Walters Avenue and Parkland Drive. Bike trails are also proposed within the Oxon Run and Ritchie Branch greenways.

Figure VI-3: Oakcrest Community Park Plan



Although there are some opportunities for recreation, they are limited, especially for the area's youth. Additional recreational opportunities and programs are strongly desired, including bicycle trails and green community spaces.

GOAL: Encourage active and healthy lifestyles for residents in the community.

POLICY 1: Promote and enhance recreational facilities and open space areas to encourage usage by community residents.

STRATEGIES:

- Complete build out of the Oakcrest Recreational Center and Community Park as proposed in the existing site plan.
- Promote the Capital Sports Complex as an anchor in the Health and Wellness Priority Area located in the vicinity of Great Eastern Plaza.
- Provide accessible community open space within priority areas and along the corridor, where feasible, that are attractive and comfortable to use.
- Undertake, wherever possible, the acquisition and adaptive reuse of existing public facilities for recreational purposes as a means of redevelopment or economic revitalization of a priority area.
- Explore partnership opportunities with the City of District Heights to provide additional recreational options for local residents.
- Explore a formal partnership among residents, schools, and county agencies to create a community garden at Oakcrest Community Park.

POLICY 1: Provide bicycle linkages throughout the sector plan area that connect to recreational areas, parks, and schools as well as residential, commercial and employment areas.

STRATEGIES:

- Expand the bicycle trail network along the portion of Pennsylvania Avenue located within the sector plan area, and provide links to Marlboro Pike.
- Provide trails through the riparian green spaces along Oxon Run and Ritchie Branch.
- Utilize the Silver Hill Triangle area as a one-mile walking circuit

E. Water and Sewer Service

The Marlboro Pike sector plan area is serviced by the Washington Suburban Sanitary Commission (WSSC) for both water and sewer service. Planning for these services is handled through the county's Comprehensive Ten-Year Water and Sewerage Plan. The purpose of this plan is to provide for expansions of both systems in a manner consistent with county development policies and plans.

The entire sector plan area is served by the public community water and sewer system. It is important that land use development decisions and water and sewer service planning are coordinated to ensure that adequate capacity is in place to handle future development. Detailed water and sewer service recommendations for the area will be discussed as part of the Subregion 4 master plan.

GOAL: Ensure that the Marlboro Pike sector plan area is adequately equipped with the appropriate infrastructure.

POLICY 1: Maintain and/or upgrade the existing water and sewer systems within the Marlboro Pike sector plan area to ensure that the system can support existing and proposed development patterns.

STRATEGIES:

- Coordinate zoning changes within the Marlboro Pike sector plan area so that land development takes place in accordance with the Subregion 4 master plan, the capabilities of the existing system are not exceeded, and future expansions are planned accordingly.