

PUBLIC FACILITIES

OBJECTIVES

The Sector Plan Area is part of a wider geographic area used for the determination and evaluation of public facilities adequacy. During implementation of the plan's land use recommendations, the basic public facility objectives below must be met:

- Provide needed public infrastructure and services — including schools, health facilities, libraries, fire and rescue, and police — in a timely manner and with attention given to the needs of specific user groups.

EXISTING SITUATION AND ISSUES

Schools—There are two existing schools within the Sector Plan Area — Springhill Lake Elementary and Greenbelt Middle School. In addition, the Sector Plan Area is served by three other elementary schools (Hollywood Elementary, Greenbelt Elementary and Paint Branch Elementary), one other middle school (Martin Luther King, Jr. Middle School) and three high schools (Eleanor Roosevelt, High Point and Parkdale). Because the proposals of this sector plan would increase the amount of residential development previously expected in the area, school facilities recommendations should be reexamined. The provision of additional school(s) and/or renovation of existing schools in the area should be made to meet actual demand. (See Map 18.)

Based on a staff study prepared in January 1999 (which used the Round 6.1 COG Cooperative Forecast for dwellings), it was determined that an additional two elementary schools would be needed in Subregion II (the planning subregion that includes the Greenbelt Metro Sector) by 2010. It was also determined that no new middle or high schools would be needed. This study did not include the proposals of the Greenbelt Metro sector plan. The analysis prepared for this sector plan adds the students expected to be generated by the new residential proposals to the 2010 forecasts used in the

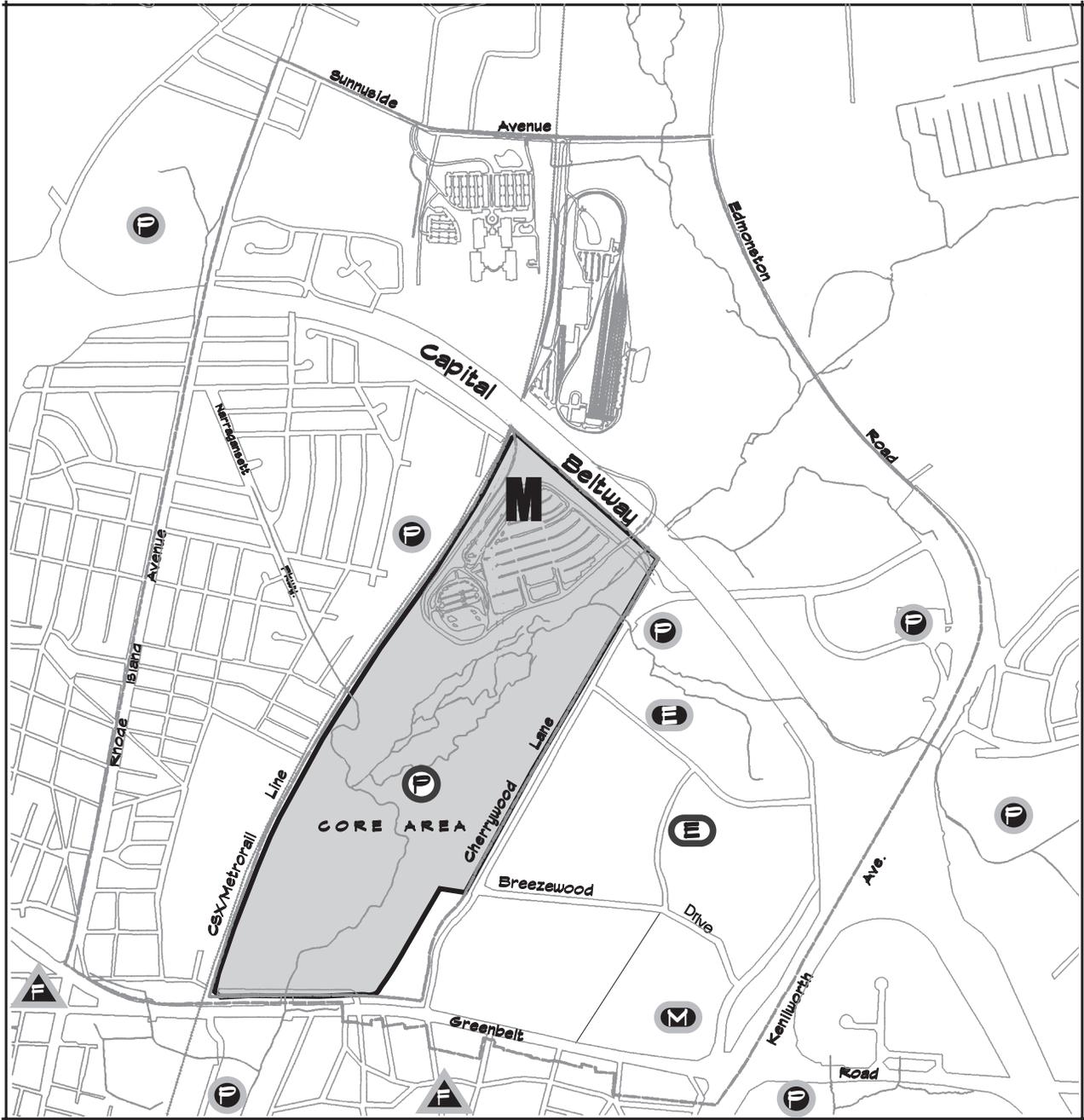
earlier study. The need for additional schools can then be determined.

Health Facilities—The Prince George's County Health Department does not operate any health facilities within the Sector Plan Area. However, the Cheverly Health Center is located about six miles to the south of the Baltimore-Washington Parkway and is easily accessible by bus service. The other nearby health center is the Belcrest Road Health Center which is located about five miles to the southwest on Belcrest Road in Hyattsville. It is also easily accessible by bus or Metro services.

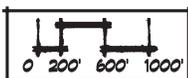
Libraries—There is no public library within the Sector Plan Area. The Greenbelt Branch library, the closest public library to the Sector Plan Area, is located on Crescent Road in Historic Greenbelt. The next closest library is the Beltsville Branch library located about three miles north of Sellman Road. At this time, there is no projected need for a new public library in the Sector Plan Area based on an analysis of the Greenbelt Branch and Beltsville Branch facilities' circulation rate, staff number, collection size, adequacy or program and meeting rooms, collection enlargement potential, fill rate for material requests, waiting times for reserve items and community size.

Fire and Rescue—This Sector Plan Area is primarily served by three fire stations — Branchville, Berwyn Heights, and College Park with the Greenbelt and Beltsville stations providing support. The need is based on two major criteria: (1) adequate response time for all three services — engines, ladder trucks, ambulance/ paramedic and (2) firefighting resources must be available for potential demand.

Police—This area is served by Beltsville and Hyattsville Stations, with the Capital Beltway being the dividing line. The Hyattsville Station (District I) currently has the capacity for 260 staff and now carries 100 personnel composed of 94



-  Existing Elementary School
-  Proposed Elementary School
(Actual location to be determined)
-  Existing Middle School
-  Existing Fire Station
-  Existing Park
-  Proposed Stream Valley Park
(Actual location to be determined)



Public Facilities

sworn officers and 6 civilian employees. The Beltsville Station (District VI) currently has a capacity of 95 personnel and currently maintains 94 staff composed of 86 sworn staff and 8 civilian employees. Expansion of the District VI station is severely limited since the station is co-located with the Beltsville Library which is planned to remain at this location. Based on the 1990 *Public Safety Master Plan* recommendations, a replacement for the Beltsville Station should be located in the Konterra area in the northwest quadrant of the intersection of I-95 and the proposed Intercounty Connector (ICC).

In addition to the County Police Districts I and VI (Beltsville), the City of Greenbelt Police provides protection for the area within the city limits, including Capital Office Park, Springhill Lake and Beltway Plaza. The Town of Berwyn Heights also operates a police department in the Sector Plan Area.

Water and Sewer Service—Water and sewer service is available for all properties in the Sector Plan Area. Except for the undeveloped portion of the Core Area and a few properties at the intersection of Sunnyside and Rhode Island Avenues, the Sector Plan Area is currently served by public water and sewer. Application must be made to WSSC for a category change from private to public service for the significant development anticipated in the Core Area.

Based on preliminary information from WSSC, an extension of the 24-inch water main on Greenbelt Road would be necessary for any substantial new development in the Core Area. Existing parallel 30-inch and 48-inch sewer lines traversing the Core Area will provide sufficient capacity to serve any substantial new development in the Core Area. Other capital improvement program-size sewers within the Core Area may be required for new development. Construction of new sewer extensions would cause temporary environmental disturbance.

Within the Sector Plan Area, there is an approved CIP project for a 96-inch water main rehabilitation along the north side of the Beltway through USDA and WMATA properties. This project is to provide for future growth and to improve the existing system. Environmental impacts will be addressed via the submission of this upgrading project to the Federal and State environmental agencies. There are no approved CIP projects for a sanitary sewer at this time within the Sector Plan Area.

RECOMMENDATIONS

Schools—The school guidelines contained in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* are reaffirmed by this sector plan. In the next four years, a new addition proposed at the Berwyn Heights

Elementary School and a renovation planned at the Greenbelt Middle School are expected to be completed. However, a new additional elementary school in this sector area is necessary to meet long-term demand, if the Core Area and Springhill Lake are to be developed and redeveloped.

Elementary Schools

- The residential recommendations of this sector plan would add 391 elementary school students to those assumed in the 1999 staff study. Therefore, the plan proposes a new elementary school in the general vicinity of Springhill Lake (shown by a floating symbol on the plan map). Normally, elementary schools should be on 12 to 15 useable acres. Given the scarcity of obtaining any large tract inside the Beltway, the plan recommends that the site for the new school be a minimum of 10 acres and should be as centrally located to the area it serves as possible. If Springhill Lake is not to be redeveloped, the new school should be located in the Core Area to meet actual demand for the new development in the Core Area.

Middle School

- The residential recommendations of this sector plan would add 85 middle school students to the number assumed in the 1999 staff study. However, this would not result in the need for an additional middle school.

High School

- The residential recommendations of this sector plan would add less than 200 high school students to the number assumed in the 1999 staff study. This increase would not result in the need for an additional high school.

Health Facilities

- The health care needs of the Sector Plan Area should be closely monitored to ensure continued adequacy. The County Health Department has improved service by consolidating smaller community clinics located at sites accessible by public transportation — bus or Metro services. The Cheverly Health Center provides all necessary health service needs for the area. At this time, the plan has no recommendation for future health care facilities.
- This sector plan reaffirms the Guidelines contained in the Public Facilities and Utilities element of the 1982 *General Plan*.

Libraries

- The plan recommends the continued use of the Greenbelt Branch library. The plan has no recommendation for future public libraries. However, the future needs of libraries

for the Sector Plan Area will be reviewed as a part of the process of amending the 1982 *General Plan*.

- This sector plan reaffirms the Guidelines contained in the Library Facilities and Service element of the 1982 *General Plan*.

Fire and Rescue

- The plan recommends no new facilities for the Sector Plan Area.
- This plan reaffirms the Guidelines contained in the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* as amended by the 1990 *Approved Public Safety Master Plan*.

Police

- The plan recognizes and supports a new District VI Station or addition to the existing facility as recommended in the 1990 *Approved Public Safety Master Plan*. As new development occurs in the sector area, a possibility of locating a police substation within the sector area should be evaluated.
- This plan reaffirms the Guidelines contained in the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* as amended by the 1990 *Approved Public Safety Master Plan*.
- Crime prevention programs and innovative patrol strategies shall be focused on areas with crime concerns.
- The continued use of the Community-Oriented Policing Program within the Sector Plan Area is strongly encouraged.