

## COMMUNITY-BASED PLANNING DIVISION

*John A. Carter, Chief*

### SUMMARY OF ACTIVITIES

#### Master Planning

Master Plans Underway:

- Olney Master Plan
- Damascus Master Plan
- Shady Grove Sector Plan
- Gaithersburg Vicinity Master Plan
- Twinbrook Sector Plan
- Amendment to the Woodmont Triangle District in the Bethesda CBD

Sectional Map Amendment Underway:

- Upper Rock Creek Area Master Plan

#### Regulatory Planning

Over 19 Mandatory Referrals Underway or Completed Including the Following:

- Improvements to South Lake Elementary School
- Beverly Farms Elementary School
- Judith A. Resnick Elementary School
- Clarksburg Area High School
- Spark M. Matsunaga Elementary School
- Magruder High School Stadium Lighting
- Neelsville Middle School
- Wayne Avenue Plaza
- Northwest Cluster Elementary School No. 7
- White Flint Metro Parking Garage
- Montgomery Airpark Land Exchange
- Public Service Training Academy
- Wheaton High School Stadium Lighting
- Einstein High School Stadium Lighting
- Blake High School Light Pole and Monopole
- Fairland Elementary School
- Banneker Middle School
- Kensington-Parkwood Elementary School
- Laytonsville Annexation

Local Map Amendments Underway or Completed Including the Following:

- Woodside Courts Townhouses in North Silver Spring
- National Park Seminary in Montgomery Hills
- Normandie Farm zoning case for a Country Inn in Potomac
- Removing a Country Inn Zone in the Rural Area
- 4901 Woodmont Avenue in the Bethesda CBD

Over 30 Special Exceptions Underway or Completed Including the Following:

- FASEB Building in Bethesda
- Development Plan Amendment on University Boulevard in Wheaton
- Winchester School Special Exception in Olney
- Washington Gas Utility Building Special Exception, Upper Rock Creek Park
- A request for productivity housing in the Decoverly area of Gaithersburg
- A new public utility project for the Washington Gas Company in Needwood Regional Park
- Expansion of St. Andrew's School in Potomac
- Landscape contractor and related uses in the Rural Area
- Child Care Center in the Rural Area

## AWARDS AND MERITS

- **Charter Award for the Congress of the New Urbanism** – The Department, developer and project architect received an international award for the planning process and community design concept for a new neighborhood located at Twinbrook Metro.
- **American Planning Association's 2004 National Planning Conference** – The Department was invited to lead workshops and sessions concerning innovative planning for central business districts and transit oriented communities.
- **Americans for the Arts and the National Assembly of State Arts Agencies Joint Convention** – The public art program established as part of the Optional Method of Development received national recognition during the recent convention held in Washington, D.C. The Community-Based Planning Division was invited to present and conduct walking tours of public art projects in Silver Spring and Bethesda.

## STATUS OF ONGOING PROJECTS

### **Improving Community Outreach and Publications**

- **Coordination with Montgomery County Public Schools** – Staff continues to work with the Montgomery County Public Schools in forecasting school needs for the I-270 Corridor including identifying sites needed to serve future housing as recommended in the Shady Grove Sector Plan and Gaithersburg Vicinity Master Plan.
- **Coordination with Rockville and Gaithersburg** – Staff continues to coordinate with Rockville and Gaithersburg. Staff participated in a design charrette for property at Metropolitan Grove within the City of Gaithersburg.
- **Silver Spring Governmental Coordination** – The staff continues discussions with the City of Takoma Park and Prince George's County to address specific master plan implementation issues in the East Silver Spring/Langley Park areas as part of a Bi-County planning coordination group.
- **Master Plan Outreach** – Outreach for the Germantown Master Plan began in June 2004. The demographic profile of Germantown revealed a need to conduct meetings in Spanish, Mandarin Chinese, and Korean. Staff worked with the Upcounty Regional Services Center for contact with the Chinese community in Germantown and similar efforts are underway for Spanish-speaking and Korean residents.

### **Creating Housing Opportunities**

- **Master Planning** – Staff continues to work on opportunities for joint development of WMATA sites with parking facilities and housing at the Glenmont, Grosvenor, Silver Spring, Twinbrook, White Flint, and Shady Grove Metro stations. Joint development opportunities for sites owned by Montgomery County include the Shady Grove Service Center and Maintenance Facilities, and Parking Lot 31 and 31A in the Bethesda CBD. The consolidation of the Montgomery Regional Offices also presents a joint development opportunity. The completed Planning Board Draft Plan of the Shady Grove Sector Plan includes a mix of housing, retail, and employment uses.
- **Regulatory Planning** – During the last six months, staff reviewed the opportunities to include moderately priced dwelling units in the Portico Project, 930 Wayne Avenue and the Ripley Street Housing in Silver Spring, and 4901 Woodmont Avenue in Bethesda.
- **Zoning Text Amendments** – Staff worked on Text Amendments to provide additional opportunities for moderately priced dwellings units. Staff concentrated on preparing Zoning Text Amendments for mixed-use development in the Olney and Damascus Town Centers, and to consider new zoning for the Shady Grove and Twinbrook Metro Station areas. Staff also completed a Zoning Text Amendment intended to facilitate preservation of the National Park Seminary. Staff prepared an analysis of the Rural Neighborhood Cluster Zone.

### **Guiding Development in Metro Station Areas**

- **Bethesda CBD** – The Staff Draft Amendment to the Woodmont Triangle District of the Bethesda CBD Sector Plan was completed. Improvements to be considered for the Woodmont Triangle area include redevelopment of Battery Lane Urban Park, substantial improvements to Norfolk Avenue, and street lighting to improve security.
- **Friendship Heights Task Force** – This Task Force is an advisory group of citizens, developers, business owners, and public agencies from Montgomery County and the District of Columbia. A representative of the Community-Based Planning Division and the Planning Department of the District of Columbia are the co-chairs of the Task Force. The Friendship Place project was presented to the Task Force to foster coordination of transportation improvements, and construction of this project at this key Metro station.
- **Shady Grove Life Sciences Center** – The staff continues to work with the Department of Economic Development, Johns Hopkins University, and the Shady Grove Adventist Hospital on completing the Staff Draft of the Gaithersburg Vicinity Master Plan.
- **Silver Spring CBD** – The Division is involved in the planning for the Silver Spring Transit Center. Staff provided input into the review of the Silver Spring Gateway project and the United Therapeutics project. Staff continues to be involved in planning efforts for the expansion of Montgomery College.
- **Twinbrook Metro Station Area** – Staff completed a series of extensive community outreach meetings concerning the Twinbrook Sector Plan. The review was started for the site plan and preliminary plan for the award winning Twinbrook Commons project that will constitute the center of the Twinbrook area.
- **Wheaton CBD Revitalization** – The staff continues to be involved in the revitalization efforts of the Wheaton CBD with the County Executive. The potential redevelopment of the Good Counsel High School, relocation of the Wheaton Rescue Squad, renovation or relocation of the Wheaton Community Center, and joint development of the Wheaton Metro Station are some of the projects under review in the Wheaton CBD.

- **White Flint** – Review of a mandatory referral was completed for the Metro parking facility, and the coordination with the future site plan was started for the White Flint Metro Station that includes housing, retail and office uses.

#### **Protecting Existing Neighborhoods and Sustaining Investment in Mature Communities**

- **Bi-County Transitway** – The efforts on the Bi-County Transitway involve evaluating alignments and reviewing the community impacts. This project could result in a new master plan to establish the alignment, and new sector plans to consider land use modifications. Staff participated in the working group for the Bi-County Transitway.
- **ICC Coordination** – The staff and the State Highway Administration completed a review and two presentations to the Planning Board concerning the community impacts of Corridor 1 and 2 Options for the ICC.
- **Long Branch Task Force** – Staff continue to serve on this Task Force to assist with the implementation of the East Silver Spring Master Plan, zoning analysis, mandatory referrals, and discussions of redevelopment.
- **National Park Seminary** – The County Executive has agreed to consider a sale of this property to Montgomery County, and a rezoning application has been filed.

#### **Supporting Employment Center and Housing Development in the I-270 Corridor**

- **Montgomery College in Germantown** – A future Life Sciences Center at Montgomery College in Germantown has taken shape through facility planning undertaken by the College. Over one million square feet of research and development space will be offered as a joint venture between the College and a private interest.
- **Shady Grove Life Sciences Center** – Johns Hopkins University has begun a review of the potential for expansion of the present campus on the site of the Shady Grove Life Sciences Center. The Department of Economic Development and the Department of Park and Planning continue efforts to expand capacity of the Shady Grove Life Sciences Center.

#### **Encouraging Improvement to Commercial Centers**

- **Kensington Safeway** - The review of the preliminary plan for the expansion of the Safeway store in the Town of Kensington was completed. The staff reviewed this project with the community and the Town of Kensington to address the access, compatibility, streetscape, and road construction issues.
- **Olney and Damascus Town Centers** – The staff completed the land use recommendations for the Olney and Damascus Town Centers. Providing for mixed-use development and improving pedestrian access is a focus of this effort.

**MASTER PLAN SCHEDULE**

**OLNEY MASTER PLAN**

**PLAN INITIATION: JULY 2001**

This area includes the Patuxent, Hawlings, Northwest Branch, and Upper Rock Creek watersheds, encompassing an area of approximately 30,600 acres. In the past six months, the staff completed the Planning Board Draft and transmitted it to the County Council and County Executive. Staff is developing a new zone for the Olney Town Center that will be completed for consideration during the work sessions with the County Council on the Olney Master Plan.

MILESTONES	TIME FRAME APPROVED AT INITIATION	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	February 2002	February 2002	
STAFF DRAFT	December 2002	July 2003	
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	January 2003	August 2003	
PLANNING BOARD (FINAL) DRAFT PLAN	July 2003	May 2004	
COUNCIL APPROVAL	February 2004	December 2004	

**DAMASCUS MASTER PLAN**

**PLAN INITIATION: JULY 2002**

This master plan has been coordinated with the efforts on the Upper Rock Creek Area Master Plan and the Olney Master Plan. The Staff Draft was completed, and the Planning Board will hold a public hearing and begin work sessions in the next six months.

MILESTONES	TIME FRAME APPROVED AT INITIATION	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	NA		
STAFF DRAFT	January 2004	April 2004	September 2004
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	February 2004	May 2004	November 2004
PLANNING BOARD (FINAL) DRAFT PLAN	August 2004	November 2004	January 2005
COUNCIL APPROVAL	March 2005	June 2005	August 2005

**SHADY GROVE SECTOR PLAN  
PLAN INITIATION: JULY 2002**

This planning effort recommends establishing a mixed-use community, creating a multi-modal transit station, establishing safe pedestrian access, protecting existing neighborhoods from traffic impacts, and improving public open spaces and amenities.

MILESTONES	TIME FRAME APPROVED AT INITIATION	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	NA		
STAFF DRAFT	June 2003	October 2003	
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	July 2003	November 2003	
PLANNING BOARD (FINAL) DRAFT PLAN	January 2004	May 2004	July 2004
COUNCIL APPROVAL	August 2004	December 2004	February 2005

**GAITHERSBURG VICINITY MASTER PLAN  
PLAN INITIATION: JULY 2002**

Coordination between the Gaithersburg Vicinity Master Plan and the Shady Grove Sector Plan as well as the planning efforts in the City of Rockville and the City of Gaithersburg are key features of this planning effort.

MILESTONES	TIME FRAME APPROVED AT INITIATION	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	NA		
STAFF DRAFT	January 2004	June 2004	November 2004
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	February 2004	July 2004	December 2004
PLANNING BOARD (FINAL) DRAFT PLAN	August 2004	January 2005	April 2005
COUNCIL APPROVAL	March 2005	August 2005	November 2006

**TWINBROOK SECTOR PLAN  
PLAN INITIATION: JULY 2003**

Coordination between the Shady Grove Sector Plan and the Twinbrook Sector Plan is a key feature of the effort. This planning effort also includes careful coordination with the City of Rockville. Providing opportunities for housing, biotechnology uses and light industrial uses is a focus of this planning effort.

MILESTONES	TIME FRAME APPROVED AT INITIATION	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	NA		
STAFF DRAFT	December 2004	December 2004	
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	January 2005	January 2005	
PLANNING BOARD (FINAL) DRAFT PLAN	July 2005	July 2005	
COUNCIL APPROVAL	February 2006	February 2006	

**WOODMONT TRIANGLE AMENDMENT TO THE SECTOR PLAN FOR THE BETHESDA CBD  
PLAN INITIATION: OCTOBER 2003**

The Staff Draft was completed. The work sessions with the Planning Board identified a vision, the challenges and the actions necessary to improve the Woodmont Triangle District. During the next six months the Amendment will be transmitted to the County Council.

MILESTONES	RECOMMENDED TIME FRAME AT INITIATION*	TIME FRAME APPROVED AT PREVIOUS BI-ANNUAL REPORT	RECOMMENDED TIME FRAME CHANGES
MPAG APPOINTMENT	NA		
STAFF DRAFT	March 2004	March 2004	
PUBLIC HEARING (PRELIMINARY) DRAFT PLAN	April 2004	April 2004	
PLANNING BOARD (FINAL) DRAFT PLAN	July 2004	July 2004	October 2004
COUNCIL APPROVAL	December 2004	December 2004	March 2005

**DATE FOR COUNTY COUNCIL TO RECEIVE MASTER PLANS AND SECTOR PLANS**

<b>MASTER PLAN</b>	<b>SCHEDULED DATES TO RECEIVE MASTER PLANS</b>	<b>EXPECTED DATES TO RECEIVE MASTER PLANS</b>
<b>Communities in the Northern Headwaters</b>		
Olney Master Plan	May 2004	-
Damascus Master Plan	November 2004	January 2005
<b>I-270 Corridor</b>		
Shady Grove Sector Plan	May 2004	July 2004
Gaithersburg Vicinity Master Plan	January 2005	April 2005
Twinbrook Sector Plan	July 2005	July 2005
Germantown Master Plan	November 2006	November 2006
<b>Communities of the Urban Ring</b>		
Woodmont Triangle	July 2004	October 2004
Kensington/University Boulevard	November 2006	November 2006
Wheaton CBD/Georgia Avenue	July 2007	-
Langley/Takoma Crossroads	January 2008	-
Westbard Sector Plan	May 2007	July 2008
Bi-County Transitway	TBD	TBD

Note: \*Delays are due to the need to lapse positions as part of the cost savings mandated by the County Council in the recent Budget. The community outreach for the Bi-County Transitway and the options for the Woodmont Triangle were added to the program during the discussion at the last Biannual Report. The schedule has also been adjusted to stagger the receipt of master plans.



## MASTER PLAN PROGRAM

The following paragraphs discuss the proposed master plan program. With guidance from the County Council, the master plan schedule may change as the Department of Park and Planning develops strategic approaches for addressing land use challenges. The proposed master plan program focuses on the following:

- Completing the master plans and sector plans already identified in the current program
- Establishing new initiatives to be addressed in the long-range master plan program

The master plan program has recently received three national awards for innovative community planning. The proposed initiatives are intended to serve the needs of Montgomery County in a manner that continues our tradition of excellence in land use planning.

## EXISTING AREA MASTER PLANS TO BE COMPLETED

The master plan program is identified on the enclosed schedule. The following issues have been identified in previous Biannual Reports, and provide a focus for the master plan program.

**Affordable Housing** – The Community-Based Planning Division continues to participate with the Strategic Planning Division, the Development Review Division, and the Research and Technology Center to address the need for affordable housing in Montgomery County. Each master plan and sector plan includes a chapter that addresses housing needs including affordable housing. The housing chapter continues to be a key component of each master plan and sector plan.

**Master Plan Areas** – The present master plan program is identified on the enclosed schedule. Completing the master plans and sector plans already identified by the County Council is the first priority of the Community-Based Planning Division. The following geographic areas of Montgomery County provide a focus for the master plan program.

- **Communities in the Northern Headwaters of Montgomery County** – The Upper Rock Creek Area Master Plan, the Olney Master Plan, and the Damascus Master Plan will be completed as part of the current master plan program.
- **Communities of the Urban Ring** – The Woodmont Triangle Amendment to the Bethesda CBD Sector Plan, the Kensington Sector Plan, and the Westbard Sector Plan are scheduled for completion in the Urban Ring area of Montgomery County. Final selection and timing of these plans are to be decided by the County Council.
- **I-270 Corridor**– The Shady Grove Sector Plan, the Gaithersburg Vicinity Master Plan, the Twinbrook Sector Plan, and the Germantown Master Plan will be completed as part of the current master plan efforts in the I-270 Corridor. Planning for advanced technology and biotechnology uses and providing opportunities for housing will be a focus of these plans.

**I-270 Framework** - The master plans and sector plans in the I-270 Corridor include both a countywide perspective as well as a local area perspective. The countywide perspective provides an opportunity to consider transportation capacity, school sites, housing opportunities, community facilities, commercial opportunities, and zoning issues that cross master plan boundaries. The countywide perspective begins with the recommendations approved by the County Council in the Transportation Policy Report. This report established the desirable transportation facilities and identified targets for the number of housing units and jobs or commercial floor area for each master plan area. These targets provide a beginning for the preparation of each master plan or sector plan. Each area plan begins with a discussion of the relationship between the recommendations for the local area and the targets in the Transportation Policy Report. A framework for the master plans and sector plans in the I-270 Corridor is being prepared. The framework is augmented and expanded as each master plan or sector plan is completed. This framework is presently an informal document. It was presented as part of a joint presentation to the Planning Board, the City of Gaithersburg, and the City of Rockville concerning the recommendations in the Shady Grove Sector Plan. The completion of the Planning Board Draft of the Shady Grove Sector Plan, and the completion of the Staff Draft of the Twinbrook Sector Plan and the Gaithersburg Vicinity Master Plan in the next six months provides an opportunity to expand the I-270 framework and to address issues from a corridor perspective. In the next six months, additional staff resources will be directed to this effort to prepare a more formal document for presentation to the Planning Board and County Council.

## **NEW MASTER PLAN INITIATIVES**

During the last six months the Department of Park and Planning began a review of the master plan approach and process. The Urban Land Institute was hired to assist in this review process. The following list represents an initial set of ideas for improving the master plan approach and process.

**Planning for Transportation Corridors and Transit Centers** – One of the recommendations of the ULI Technical Assistance Panel, with which we strongly concur, is the need to focus our planning efforts on the County's transportation corridors and transit centers. We have, of course, devoted significant resources to planning for our central business districts and transit stations. These efforts will continue as evidenced by the Shady Grove and Twinbrook Plans currently underway.

Our corridors, however, have generally not been addressed comprehensively, but rather as pieces of whatever master plan area they appeared in. Many of these corridors, including Georgia Avenue, Veirs Mill Road, University Boulevard, Randolph Road, New Hampshire Avenue, and Rockville Pike, include areas that are not particularly attractive and are, in the words of the ULI Panel, currently underdeveloped. They present an opportunity for providing more housing in areas accessible to transit while at the same time making these areas more aesthetically appealing.

A related issue is the status of our older master plans (e.g. the Kensington-Wheaton Master Plan). Under our normal process these plans would be due for a comprehensive update. However, most of these areas are essentially completely developed and likely have few land use and zoning issues, except for the corridors. We believe the areas without major issues could be dealt with through an abbreviated process that simply confirms the status quo or suggests minor modifications, leaving more resources to be devoted to more controversial issues.

Given the discussion, our proposal for a new master plan process focuses on the idea of looking at our corridors and centers more comprehensively. For example, rather than doing separate updates to the Wheaton CBD and Vicinity Sector Plan and the Kensington-Wheaton Master Plan, we propose adding a single project to the work program that covers the Wheaton CBD and the Georgia Avenue corridor between Wheaton and Silver Spring. A future plan would include the Glenmont Sector Plan and the Georgia Avenue corridor between Glenmont and Wheaton. Similarly the Town of Kensington Sector Plan which we are about to begin will be modified to include the University Boulevard corridor between Kensington and Wheaton.

**Agricultural Preservation Initiatives** – Over the past several years the Planning Board has recommended a range of initiatives to the Council to address concerns facing the Agricultural Preservation programs in the County. Concerns about subdivisions in the Rural Density Transfer Zone led to the recommendation of changes to the Subdivision Regulations, the Zoning Ordinance, and the Road Code. Later, a Task Force spent almost a year working out a series of recommendations to address a wide range of concerns about the Transferable Development Rights program. All these initiatives were strongly supported by the Planning Board and sent to the Council for its support before changes to the indicated regulatory tools were initiated. To date the Council has not taken a position on any of these initiatives; yet most of the problems that they were designed to address continue or are an even greater concern today.

The Rural Area Planning Team has been requested to bring these recommendations back to the Planning Board, recommending which are still appropriate, and identifying any new approaches that may be relevant. The Planning Board will then direct the staff to prepare appropriate amendments to the Zoning Ordinance, Subdivision Regulations, the Road Code, and Master Plans if appropriate, for introduction at the Council. These proposed initiatives are too important to languish. The Agricultural Reserve and the great experiment of the Transferable Development Rights program are too important and under too many increasing threats to ignore important modifications that will allow them to gracefully evolve into the 21<sup>st</sup> Century.

**Mature Commercial Centers** - The future master plan program will address the needs of the mature commercial centers in Montgomery County. The Olney Master Plan and the Damascus Master Plan are examples of older commercial areas. Issues include density, pedestrian access, adding residential use, and improving the zoning for these centers. This technique will be able to be expanded to other commercial areas.

**Planning for Active, Pedestrian Oriented and Healthy Communities** - The delivery of active, mixed-use and mixed income communities in Montgomery County is a focus of the master plan program. This effort expands the existing emphasis on creating highly desirable transit and pedestrian oriented communities. It is intended to foster the creation of communities that provide for the pedestrian and encourage walking to partially address the public health needs of our population. The National Institutes of Health in Bethesda is a potential resource for this effort.

**Planning for Sustainable Communities** – The architectural community has created the LEED (Leadership in Energy and Environmental Design) system to encourage reducing the impact of buildings on the environment. Montgomery County has begun to focus on this effort through the design and construction of schools and other public facilities. The Department should take a significant leadership role in planning for green communities. Opportunities include:

- Establishing recommendations for green communities in all master plans to reduce the impact on the environment (LEED certification for communities)
- Creating a Green Infrastructure Functional Plan for the entire County

**Planning for the Purple Line** – In coordination with the efforts of the State of Maryland, a significant master Plan effort may be necessary to establish an alignment for the selected transit facility and complete a series of sector plans at key transit station areas (e.g. Langley/Takoma Crossroads). This effort will require significant coordination with the State of Maryland and Prince George’s County.

**Implementation for Mixed-Use Centers** – The Department of Park and Planning continues to address the zoning needs for establishing mixed-use centers at a variety of scales as part of the revisions to the Zoning Ordinance. This effort will include replacing existing zones, amending existing zones, and creating a limited number of new zones. This effort is needed to implement the recommendations in the Shady Grove Sector Plan, the Olney Master Plan and the Damascus Master Plan.

**Community Outreach and Participation** – In accordance with the direction from the County Council, the Department has initiated a more inclusive approach to the community outreach. This approach includes identifying a broader range of participants and adjusting the master plan process to serve this population. The Department is in the process of hiring a community outreach specialist with language skills to address the needs of our diverse population.

**Study of Impacts of Non-Master Planned ICC Alignments on Affected Master Planning Areas** – The State has identified non-master planned alternatives for the ICC in its document entitled *Alternatives Retained for Definite Study*, released July, 2004, which include deviations from the master plan alignment along Corridor I, and several northern alternatives (Corridor 2). The State can choose among these non-master planned alignments as its preferred alternative, even though community impacts may be significant. Staff reports on community impact already presented to Planning Board indicate a variety of issue that may have to be addressed by future plan amendments, e.g., isolated communities, impaired historic resources, threats to drinking water quality, potential grounds for rezoning based on “change.” In recognition of the possibility that non-master planned alignments may be selected, based on the alternatives in the ARDS document, staff has begun a study of the impact of these alignments on current master plans, and how those impacts may lead to recommended changes in comprehensive master plans along the alternative alignment. Staff will present its initial work on this study in its comments on the DEIS. If non-master-planned alignments are selected, this work will form the basis for further analysis and recommendations with respect to future master plan amendments in these affected planning areas. In addition, this study, responsive to the ARDS report which identified alternatives accepted by the State, gives the Planning Board a legal basis to reserve right-of-way in alternative alignments, should it choose to do so. The Planning Board has made no decision as to whether it will or will not place non-master planned alignments in

reservation. The Board may consider other options to protect these alignments, such as a condition of preliminary plan approval that requires applicants to give the State Highway Administration 90 days' advance written notice of any building permit application, which will allow the State to take appropriate action to protect those alignments.

### **LIST OF ADOPTED MASTER PLANS AND SECTOR PLANS**

<b>Master/Sector Plan</b>	<b>Adoption Date</b>
Takoma Park Transit Impact Area Sector Plan	1974
Shady Grove Transit Station Area Sector Plan	1977
Town of Kensington & Vicinity Sector Plan	1978
Agricultural and Rural Open Space	1980
Olney Master Plan	1980
Damascus Master Plan	1982
Capitol View Sector Plan	1982
Oakmont Special Study Plan	1982
Westbard Sector Plan	1982
Boys Master Plan	1985
Gaithersburg Vicinity Master Plan	1985
Germantown Master Plan	1989
Georgetown Branch	1989
Kensington-Wheaton Master Plan	1989
Bethesda-Chevy Chase Master Plan	1990
Shady Grove Study Area Master Plan	1990
Wheaton CBD and Vicinity Sector Plan Amendment	1990
North Bethesda/Garrett Park Master Plan	1992
Damascus Bypass Amendment	1993
Aspen Hill Master Plan	1994
Clarksburg Master Plan & Hyattstown Special Study Area	1994
Bethesda CBD Sector Plan	1994
North Bethesda Staging Amendment	1994
Muncaster Mill Road Amendment	1995
Gaithersburg Vicinity - Shady Grove Amendment	1996
Germantown - Clopper Road Amendment	1996
Four Corners Master Plan	1996
Forest Glen Sector Plan	1996
Glenmont Sector Plan	1997
Cloverly Master Plan	1997
Fairland Master Plan	1997
White Oak Master Plan	1997
Sandy Spring/Ashton Master Plan	1998
Friendship Heights Sector Plan	1998
Silver Spring CBD Sector Plan	2000
North and West Silver Spring Master Plan	2000
East Silver Spring Master Plan	2000
City of Takoma Park Master Plan	2000
Kemp-Mill Master Plan	2001
Potomac Subregion Master Plan	2002

**Master/Sector Plan**

Rustic Roads Functional Master Plan

Upper Rock Creek Area Master Plan Amendment

**Adoption Date**

2004

2004