

**PART**

**1.**

**UPDATED**

# **INTRODUCTION**

When the General Plan "On Wedges and Corridors," was adopted in 1964, it was based upon the best available information about conditions as they existed at that time. The facts as they stand today are different for several reasons:

1. Most of the socio-economic data used in the preparation of the Plan were already several years old by the time the Plan was completed and adopted by the Commission, having been derived from the 1960 Census. Estimates of short range future trends (e.g., 1970 population) have proven to be much too conservative and recent studies indicate the probability of much more rapid growth in the future.
2. Developments in the field of public and private construction and plans for future construction have changed from what was anticipated when the plan was adopted.
3. New laws and procedural requirements have been instituted in connection with such things as housing and public improvement programming and the planning process itself.
4. Area master plans have been adopted, and some approved by the County Council, which have sometimes had the effect of adding to or otherwise amending policies originally enunciated in the General Plan.
5. Finally, the theory and practice of planning have undergone changes and improvements.

For all of these reasons, it now becomes important to examine the General Plan with a view to updating it to respond to present day conditions.

The Montgomery County Council in 1967 appointed a General Plan Study Committee which reported back its recommendations later that year. In response to the Committee's report, the Council on December 5, 1967 adopted a resolution<sup>1</sup> which

- ▶ expressed the intention of the County Council to approve a General Plan for the County;
- ▶ found "the concept of the 'Wedges and Corridor' plan of 1964 to be sound";
- ▶ found "that the Plan itself constitutes an appropriate and desirable basis for the further detailed planning of Montgomery County";
- ▶ requested "that the M-NCPPC's Montgomery Planning Board and its Montgomery County Planning staff undertake the completion of an updated version of the Wedges and Corridor document following the basic decisions on the transit program and the relocation of the Outer Beltway";
- ▶ requested "that the Planning Board give serious consideration to the Committee's recommended revision of the goals of the General Plan"; and
- ▶ directed that the statistical basis for the General Plan be periodically updated, and the Plan restudied and readopted.

In compliance with the wishes of the County Council, and for their own future guidance, the Planning Commission has prepared and submits herewith an updating of the General Plan as amended through December, 1969.

In order to accomplish the updating a number of steps were necessary. First a map was prepared showing the present amended condition of its land use and transportation proposals. The proposals of all of the area master plans adopted since 1964 were generalized so that instead of the highly precise and detailed form in which they were adopted the area plans would appear in the same simplified form and generalized nature as the originally adopted General Plan. Wherever the area master plans, after being thus interpreted, differed from the original General Plan map as to land use, population density, or highway and transit proposals, the appropriate changes were made, since these represent amendments officially adopted by the Commission and concurred in by the County Council through the process of plan approval.

Another part of the updating process dealt with the policies of the General Plan and the manner in which they have been amended by the adoption of area master plans. Before this could be done it was necessary to organize the policy statements in "On Wedges and Corridors" as well as those in the area master

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<sup>1</sup> Montgomery County Council Resolution No. 6-891, December 5, 1967.

plans in a more systematic and logical manner.<sup>2</sup> All policy statements found anywhere in the General Plan and in any of the adopted area master plans<sup>3</sup> were extracted and grouped under the following headings referred to as the “elements” of the General Plan:

## I. LAND USE

- (a) General
- (b) Living areas
- (c) Employment areas
- (d) Community facilities
- (e) Agricultural, open space, parks and recreational

## II. CIRCULATION

## III. CONSERVATION

## IV. ENVIRONMENTAL

## V. HOUSING

Under each heading the policies statements were classified as general *goals* to be accomplished, *objectives* leading to their accomplishment, or *guidelines* indicating specific courses of action. Each of these policy statements may appear under two or more of the elements, if appropriate.

Chapter II sets the historical framework in which the General Plan must now be viewed — — the bringing up to the present date of the information and the factual situation surrounding the plan, reflecting the changes upon which the updating is based.

Among the included studies leading to the present report are a background report examining the conditions controlling development in the County entitled *Factors Influencing Development* and another entitled *General Plan Elements*. The latter report lists the goals, objectives, and guidelines for each of the five elements as found in the General Plan, analyzes them as to their adequacy and continued validity. The result is an expanded set of policy statements, consisting of restatements and clarifications of the statements in the 1964 General Plan, broadening their scope without departing from the intent expressed in the General Plan.

The recommended policy statements located in Chapter III of this report are the expanded set of policy statements derived as a result of the Updating of the General Plan.

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<sup>2</sup> This arrangement of the statements, besides making it possible to coordinate and interrelate the two groups of statements with each other, will make the Plan more useful as a guide for decision making and will also put it in a form suitable for adoption or approval, since it clearly shows precisely what policies the County Council would be committing itself to on any particular subject if they adopted or approved it.

<sup>3</sup> Policies enunciated in any adopted area master plan represent General Plan policy and are applicable throughout the County, unless they are of a local nature and put forth as being applicable to the one planning area only.