

PART
UPDATED 2.

UPDATING OF INFORMATION

Many changes have taken place since the General Plan was adopted in 1964, and corresponding changes in the adopted Plan are needed before it is ready for Council approval. Some of the changes that have taken place are discussed below.

POPULATION AND EMPLOYMENT

Probably the most significant change that has taken place is the faster-than-anticipated population growth. *Factors Influencing Development* indicates a 1970 population some 42,000 greater than had been anticipated by this date. A much more dramatic indication of change is the fact that recent projections of future population⁴ indicate that the General Plan's projected figure for 1980 will have been reached by the mid-1970's, and the Year 2000 figure in the mid-1980's.

A similar pattern appears for employment in the County. The General Plan anticipated 199,000 jobs by 1980; recent estimates indicate 209,000 in 1975 and the Year 2000 figure of the Plan is expected to be reached by 1990.

⁴ See *Factors Influencing Development*, p. 37.

Trends in population and employment growth are foremost among the basic reasons which have necessitated the updating of the 1964 General Plan. It is expected that the dynamic forces accompanying the population and employment growth will continue to require an updating of the General Plan at frequent intervals to enable the policy-makers to accommodate growth in the best manner possible.

AREA MASTER PLANS

Plans adopted since 1964 are a part of the General Plan. A number of area master plans for Montgomery County have been adopted during that period. They are listed in Table I. It will be noted that they have also been approved by the County Council, with the exception of the first two, which were adopted prior to 1966, when law did not provide for Council approval. Since they represent Commission policy, all of these plans have the effect of amending or supplementing the Montgomery County General Plan, both map and written policies.

Area Master Plans Adopted Since January 22, 1964

<u>Planning Areas</u>	<u>Adoption by MNCPPC</u>	<u>Approval by County Council</u>
West Chevy Chase Master Plan	2/ 5/64	*
Hillandale Master Plan	1/13/65	*
Olney Master Plan	2/16/66	9/21/66
Potomac-Travilah Master Plan	2/16/66	2/ 6/67
Damascus Master Plan	6/22/66	7/26/66
Germantown Master Plan	10/19/66	1/21/67
Bethesda-Chevy Chase Master Plan (Interim Plan)	4/19/67	4/ 4/67
Upper Rock Creek Master Plan	11/29/67	11/29/67
Kemp Mill-Four Corners Master Plan	4/19/67	5/ 2/67
Fairland-Beltsville Master Plan	9/11/68	7/23/68
Clarksburg & Vicinity Master Plan ...	9/11/68	7/24/68

* Prior to 1966, there was no provision in the law for the approval of plans by the County Council.

PLAN VERSUS PLANNING PROCESS

The General Plan departed somewhat from the older type of plan in its use of schematic presentation and policy statements, but further progress in this direction is necessary in order to make it responsive to the needs of the County. Planning theory and practice have moved steadily in this direction for some years, stressing:

- ▶ dynamic planning over static plans;
- ▶ planning process over planning maps;
- ▶ policy statements over geographical predetermination;
- ▶ generalization and comprehensiveness over detail;
- ▶ continuous review over permanence without sacrificing stability of soundly established neighborhoods and conservation areas.

NEW PLANNING REQUIREMENTS

Changes in local, state and federal procedures introduced since 1964 result in a number of additional features being required in the General Plan, in line with the general trend toward more broadly based planning. Among these are the following:

- (1) Area master plans must now show staging of development, partly because of the federal requirement for a capital improvement program for all elements of any plan that receives federal assistance and the state requirement of a ten-year plan for water and sewer, including the observance of water quality standards.
- (2) In keeping with an increased emphasis on citizen participation in the preparation of plans and on housing as an element in the plan, these have now been made mandatory federal requirements.

These and other changes in the whole situation to which the General Plan must respond necessitate updating of the Plan with new or revised policies.