

## A VIGOROUS PLANNING PROGRAM

The General Plan should be considered as a dynamic instrument rather than a finished product. Its goals and its major patterns are firm, but its details must evolve and develop to meet the emerging needs of the people who will be served by the Plan. It is neither possible nor desirable to spell out each zoning line, every street and highway, or every public park and building site that will be needed between now and the turn of the next century. People's needs are not that rigidly predictable.

A vigorous planning program continues to be needed, staging development in proper sequence and adding specific details in accordance with future circumstances. Detailed planning activities will be reviewed annually in the Five-Year Planning Program which has become part of the Commission's regular budget.

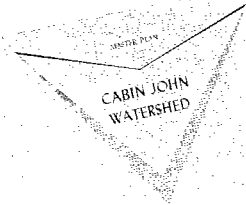
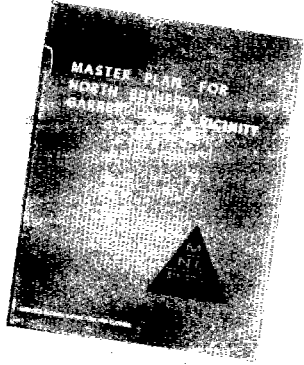
In order to assure comprehensive planning in Prince George's County those areas now beyond the jurisdiction of any public planning agency should be brought into the Regional District.

*The making of the general plan, including its parts, amendments, extensions, or additions, the protection of and the carrying out of the plan, and the exercise of all planning, platting, zoning, subdivision control, and all other powers granted in this sub-heading to the Commission or to the County Council of Montgomery County or the County Commissioners of Prince George's County, shall be with the purposes of guiding and accomplishing a coordinated, comprehensive, adjusted and systematic development of the Regional District, the coordination and adjustment of said development with public and private development of other parts of the State of Maryland and of the District of Columbia, and the protection and promotion of the health, safety, morals, comfort, and welfare of the present and future inhabitants of the Regional District.*

—Regional District Act

Plans for providing public services in the Regional District have long been a primary concern of the Park and Planning Commission. The Master Plan of Highways, first prepared in 1932, was revised in 1945, adopted in 1953, and readopted with further revisions in 1955. It is now undergoing another revision to bring it into conformance with this General Plan. The first Master Plan of Parks was adopted in 1932. A Master Plan of Schools, Parks and Recreation was adopted in 1956 and has been partially revised by local area plans and by the Master Plan of Parks and Recreation Areas adopted in 1961. In addition, a Master Plan of Libraries was prepared in 1959. Bi-county plans for fire stations and public health centers are in preparation. Plans for other facilities such as hospitals, art centers, police stations, county service buildings, refuse disposal sites, public parking lots, and land for rapid transit have also received study in the past.

Comprehensive plans for all these facilities are being prepared and constantly up-dated as a basis for judging capital improvement budgets in relation to General Plan policies.



looking ahead

1938

a general plan  
for the Maryland-Washington region, District

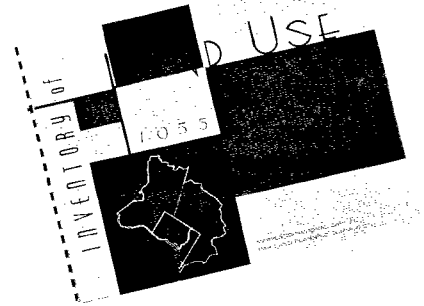
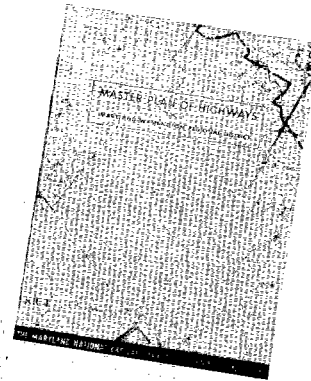
Master Plan  
KENSINGTON-WHEATON  
Planning Area VII

a master plan

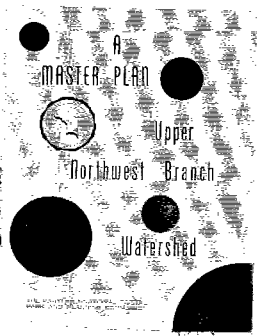
Defense Heights  
Blodensburg  
Planning Area XIV



a master plan  
upper  
rock  
creek  
watershed



Adopted Plans  
In Work & Pending Projects



## LOCAL AREA PLANS

Master plans for the Henson Creek Watershed, the West Chevy Chase Area, the White Oak Area and the Takoma-Langley Park Planning Area have been recently adopted.

The pace of local area planning must be maintained. Limited revision of some adopted master plans will be required to bring them into conformity with the General Plan, but the major task will be to prepare local area plans for new areas of growth and for certain areas in the urban ring.

These local area plans will be of utmost importance in preparing sectional zoning map amendments which will form the basis for properly controlling the sequence of development, as well as for solving local land use, transportation, and public service problems.

## SPECIAL PROJECT PLANS

Specific small-scale problems often arise, such as revital-

izing a business district, establishing new corridor city cores, establishing park-and-ride rapid transit stations, or rehabilitating a blighted residential neighborhood. These problems require very detailed project planning in which the Park and Planning Commission and other public agencies take part. As urban renewal comes into use in the Regional District, the need for project planning will increase greatly.

## PLAN IMPLEMENTATION

Detailed reviews by the Commission of applications for zoning amendments and special exceptions, subdivision plans, capital budgets, and mandatory referral projects are time consuming, but they accomplish the indispensable function of constantly keeping adopted plans in the forefront of public decision-making. Such reviews are the bread and butter of effective planning. They must remain a major part of the planning program.

Y	NO.	GRID	LABEL	SUB PAR	A	COMM	ELEC	DISTR	DISTR	TRACT	ENUM. DIST.	WASHED	PARCEL AREA	STREET FRONTAGE	NO. OF	BUILDING COVERAGE	DRIES	EXIST	PROP.	LAND	TOTAL	COL
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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## RESEARCH

The making of plans and the review of procedures for carrying out the plans is based upon constant research into population, economic, social and physical characteristics of the Regional District and the Washington Metropolitan Area. The increased planning activity of recent years is requiring a greatly stepped-up research program to support it. Automatic data processing is becoming a must.

The Commission's data needs have been studied by a team of experts from George Washington University in preparation for establishing an automatic data processing system. Efficient collection of data for this system will require a great deal of cooperation between the Commission, the County governments, and other public agencies. At the metropolitan level there are hopeful signs that a comparable data system will be established through the National Capital Regional Planning Council and the Metropolitan Washington Council of Governments. These two systems are absolutely necessary to the maintenance of an adequate research program.

Special research studies, such as the recent soils suitability and ground water resource studies completed for the Commission by consultants, will be necessary from time to time. The resources studies to be done for the Natural Resources Advisory Committee will be prominent among them.

Research results will be made available to the public through the publication of Technical Bulletins and Information Bulletins.

**ACTION:** 1) Expand the Regional District to include all of Prince George's County. 2) Step-up the production of public service, local area, and project plans. 3) Maintain vigorous efforts to implement these plans. 4) Increase the emphasis on economic, social, and other research, including the establishment of an automatic data processing system, as a basis for higher quality planning.

