

Community Workshop Meeting Questions and Answers

A. What is the difference between a comprehensive master plan and a minor master plan?

Master Plans or Comprehensive Master Plans are amendments to the General Plan for the Maryland-Washington Regional District (“On Wedges and Corridors”) that provide detailed land use and zoning recommendations for specific areas of the County. They also address transportation, natural environment, urban design, historic resources and public facilities, and some include implementation techniques. Master plans are aspirational, but also provide a framework to identify where growth should occur and what densities are appropriate given the community context. Since the mid-1960s, the Planning Department has completed more than 40 master plans for communities throughout the County.

[Click here to learn more about Master Plans.](#)

Minor Master Plan Amendments are studies of smaller areas within the boundaries of a larger master plan. They are typically prompted by the need of a shorter-term evaluation to address changing circumstances or issues that were not addressed by the existing master plan. Minor plan amendments usually involve a small cluster of properties and have a limited scope. Recently completed minor master plans include:

- 2015 *Aspen Hill Minor Master Plan Amendment* (14 acres); ([link](#))
- 2013 *Bethesda Purple Line Station Plan Minor Master Plan Amendment* (13.3 acres); ([link](#))
- 2008 *Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity* (7.6 acres, including a WMATA parcel); ([link](#))

[Click here to Learn more about the Minor Master Plan Amendment process.](#)

B. What is the Subdivision Staging Policy?

The Subdivision Staging Policy (SSP) is a regulatory tool that guides the timely delivery of public facilities (schools, transportation, water, sewer and other infrastructure) to serve existing and future development. The SSP is used during the review of development projects to assess the timing of construction and the adequacy of public facilities. One of the main purposes of the SSP is to determine if there is sufficient transportation and school capacity to accommodate proposed development. On July 21, 2016, the Planning Board completed its review of the 2012-2016 SSP and voted to transmit the document to the County Council, which will act on the SSP by November 15, 2016.

C. What is the purpose of a Bicycle and Pedestrian Priority Area (BiPPA) within the County and what is the proposed BiPPA for the Grosvenor-Strathmore Metro Area Minor Master Plan?

A Bicycle and Pedestrian Priority Area (BiPPA) is a geographical area where the enhancement of bicycle or pedestrian traffic is paramount. The objective of a BiPPA is to enhance safe bicycle and pedestrian access to support cohesive neighborhoods, aging infrastructure and improve long-range connectivity and circulation.

In 2013, the Montgomery County Planning Department designated 28 Bicycle and Pedestrian Priority Areas in the County. Of the initial 28 BiPPAs, the Montgomery County Department of Transportation (MCDOT), in partnership with the Planning Department and the Maryland State Highway Administration (SHA), selected five for further study, including Grosvenor-Strathmore. In June 2015,

after a series of public workshops, DOT released a report detailing small-scale pedestrian and bicycle improvements (i.e. sidewalks, curbs, ramps) to enhance access to and from the Grosvenor-Strathmore Metrorail Station. [Read the BiPPA report for the Plan area.](#)

D. Please elaborate more about the Rock Spring Express shuttle connecting the Grosvenor-Strathmore Metrorail station to the Rock Spring office park and area. Is it a public or a private service?

The Montgomery County Department of Transportation (MCDOT) is offering free, non-stop express bus service between the Grosvenor-Strathmore Metrorail station and the Rock Spring area. The service is available to all. [Visit the MCDOT website to view a map and schedule of the Rock Spring Park Express Service.](#)

E. What bus rapid transit has been proposed to serve the Grosvenor-Strathmore area?

- The 1992 *North Bethesda/Garrett Park Master Plan* recommended the North Bethesda Transitway, a bus rapid transit network, to link Rock Spring to the Grosvenor-Strathmore Metrorail station. The North Bethesda Transitway was included in the 2013 *Countywide Transit Corridors Functional Master Plan* with alternative routes to either the Grosvenor-Strathmore Metrorail station via Tuckerman Lane or the White Flint Metrorail station via Old Georgetown Road.
- The 2013 *Countywide Transit Corridors Functional Master Plan* recommends the MD 355 South bus rapid transit line on Rockville Pike from the Friendship Heights Metrorail station to the Rockville Metrorail station.

[Read the bus rapid transit \(BRT\) study.](#)

[View the BRT Map within the Plan Area](#)

F. What is the future of bikeshare in this plan area?

MCDOT has no immediate plans for bikeshare expansion into the Grosvenor-Strathmore area. However, the minor master plan process may recommend future bikeshare stations and other bicycle facilities to promote a more walkable and bikeable community.

G. What kind of traffic analysis will be conducted for the plan area?

After the school year commences in September 2016, staff will collect traffic counts at nearby intersections and study the potential impacts of development on this site. Based on this information, planners will make recommendations as to how much development can be supported through the existing transportation network and what modifications to that network, if any, would be needed.

H. What will happen to the Grosvenor-Strathmore Metro surface parking lot and the existing parking spaces?

WMATA plans to incorporate all of the existing surface parking spaces into the proposed parking facility expansion.

FOR FURTHER INFORMATION:

Grosvenor-Strathmore Metro Area Minor Master Plan Link:

<http://www.montgomeryplanning.org/community/grosvenor-strathmore/>

Link to Planning Glossary: <http://www.montgomeryplanning.org/department/glossary.shtm#s>