

I. INTRODUCTION

The Cloverly Master Plan is one of four contiguous master plan areas covering Eastern Montgomery County. (See Figure 5, page 2.) These four master plan areas (Cloverly, Fairland, White Oak, and Four Corners) are being considered simultaneously so that common issues can be addressed in each master plan in a comprehensive and consistent manner. Supporting information regarding the analysis of the region covered by the four plans can be found in the following documents referenced in this Plan: *Population and Household Profile Eastern Montgomery County Master Plan Areas* (1995), *Eastern Montgomery County Neighborhood Retail Study* (1994), *Transportation Report: Eastern Montgomery County Master Plan Areas* (Revised 1996), *Historic Resources of the Eastern Montgomery County Master Plan Areas* (1995), *Environmental Resources: Eastern Montgomery County Master Plan Areas* (Revised 1996), and *The Upper Paint Branch Watershed Planning Study* (1995).

The Cloverly Master Plan is an amendment to the *Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak* (1981), as amended. The 1981 Eastern Montgomery County Master Plan is being updated through the development of three individual master plans (Cloverly, Fairland, and White Oak). The Four Corners Master Plan area has been included as part of the Eastern Montgomery County update because of its physical relationship to common issues with the region covered by the 1981 Eastern Montgomery County Master Plan.

In this Plan, the term “master plan area” is used to define the area covered by the individual master plan. The master plan area boundaries are established to respond to common issues, natural boundaries, community affiliations, or other characteristics. Master plan areas often differ from other geographic boundaries in Montgomery County, such as “planning areas” and “policy areas,” that have been established and used by the County Council for other purposes.

In 1992, at the direction of the County Council, the Planning Department hired a consultant to assist in designing a consensus-based citizen participation process that would be used in revising the Four Corners, White Oak, Fairland, and Cloverly Master Plans. The consultant team selected was The Concordia Systems Group and The Institute for Conflict Analysis and Resolution at George Mason University. The Montgomery County Planning Board endorsed the consultant recommendations to initiate a collaborative method for citizen involvement in the four Eastern Montgomery County master plans. The major changes that have been applied to the Citizens Advisory Committee (CAC) process for these four master plans include: selection of a chairperson by the CAC members, development and presentation of the Issues Report and subsequent master plan drafts as a collaborative effort between the Planning Department staff and the CAC, and extension of the life of the CACs through County Council adoption of the master plan.

This Plan is the culmination of a three year process that has featured many meetings of the Cloverly Master Plan CAC, M-NCPPC staff, and County agencies. During these meetings, issues and concerns regarding Cloverly were discussed. Additional forums with the other Eastern Montgomery County CACs and informational meetings with various citizens groups in the Master Plan Area have also been held.

This Master Plan is a guide for the communities that make up the Cloverly Master Plan Area, the general public, and government agencies to direct and assure that public investment and future growth occur in a manner that is consistent with and enhances the essence of these communities. The Cloverly Master Plan supports the goals of “*On wedges and corridors, a General Plan for the Maryland-Washington Regional District in Montgomery and Prince George’s Counties*” (the General Plan) and the seven visions of the Maryland Economic Development, Resource Protection, and Planning Act of 1992 (the Planning Act). This Plan presents a vision for the future of the Cloverly Master Plan Area and a concept that is supported by the recommendations in the Land Use, Transportation, Community Facilities, Environmental Resources, and Historic Preservation Chapters.

RELATIONSHIP TO EASTERN MONTGOMERY COUNTY

FIGURE 5



