

# **PLAN HIGHLIGHTS**

## **COMMUNITIES AND COMMERCIAL CENTERS**

**This Plan supports and reinforces the existing land use patterns of the White Oak Master Plan communities and encourages development in the commercial centers that will strengthen their function and sense of place.**

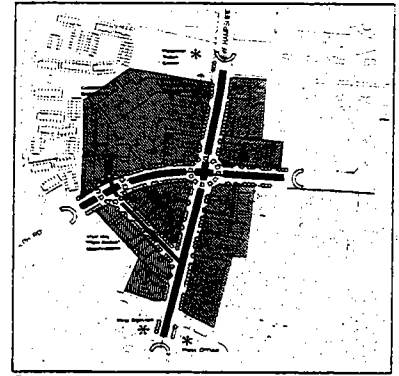
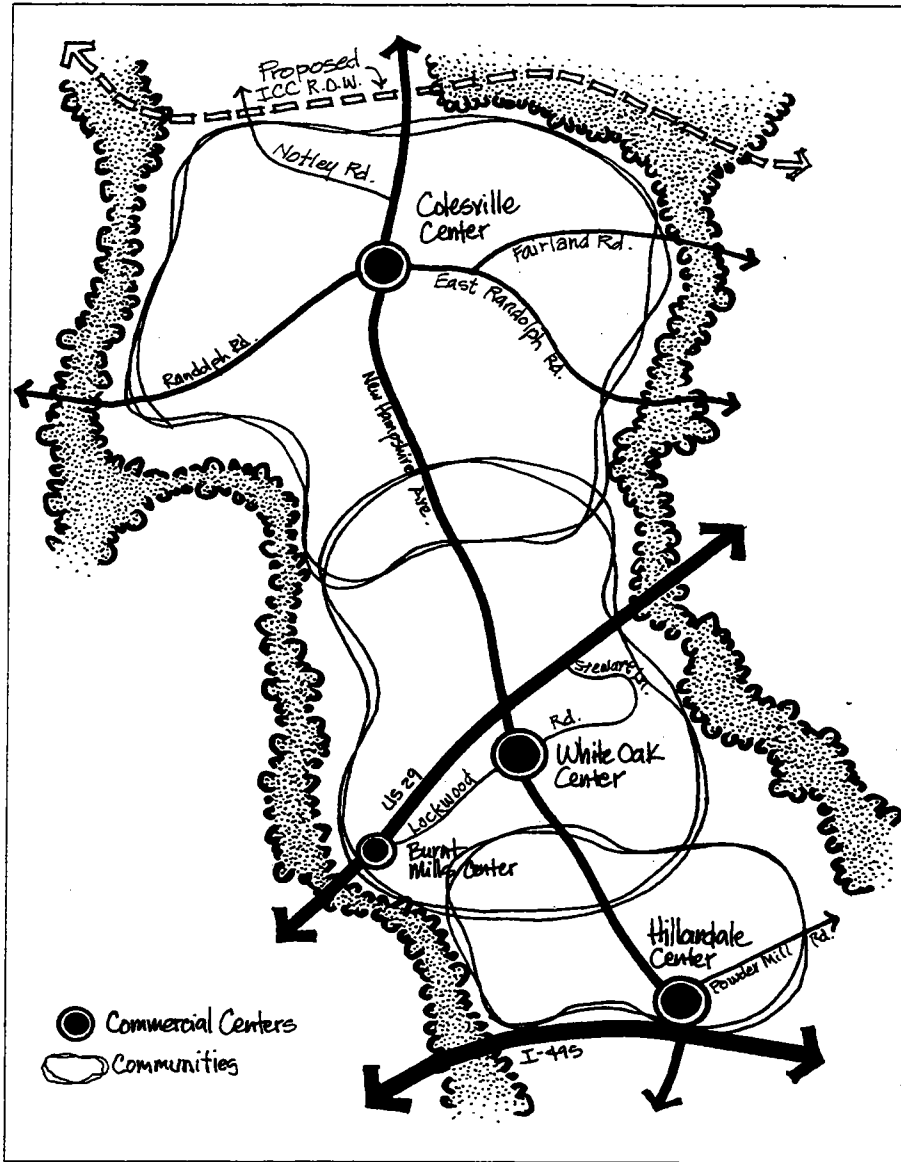
The communities of the White Oak Master Plan are made up of mature residential neighborhoods, local shopping, schools, public services, and recreation areas. The well defined commercial centers are located along New Hampshire Avenue at Colesville, White Oak, and Hillandale (see Figure 1). The White Oak Master Plan ensures livable communities for the future by protecting the positive attributes of the existing neighborhoods and encouraging development in commercial centers that will strengthen the communities' function, sense of place, and identity.

**This Plan:**

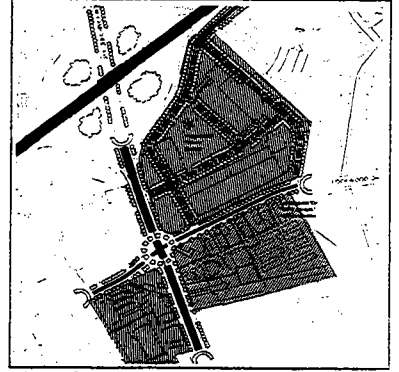
- **Retains existing residential zoning to protect and reinforce the integrity of the existing neighborhoods.**
- **Continues to clearly delineate residential and non-residential areas, and encourages landscaping or other physical separation between residential neighborhoods and non-residential uses.**
- **Encourages single-family housing on the Dow Jones and the Milestone Drive properties in the White Oak community to provide a variety of housing types and development that is similar to and compatible with the surrounding neighborhoods.**
- **Provides guidance for future improvements and development within the commercial centers to strengthen their function as retail facilities and places of community interaction.**
- **Encourages redevelopment along Vital Way in the Colesville Commercial Center and along Lockwood Drive in the White Oak Commercial Center and suggests low-rise buildings adjacent to the public sidewalk with parking in the rear to achieve a "Main Street" form of development that enhances pedestrian circulation.**
- **Enhances the pedestrian environment along major highways and arterials within commercial centers by encouraging streetscape improvements.**

# COMMUNITIES AND COMMERCIAL CENTERS

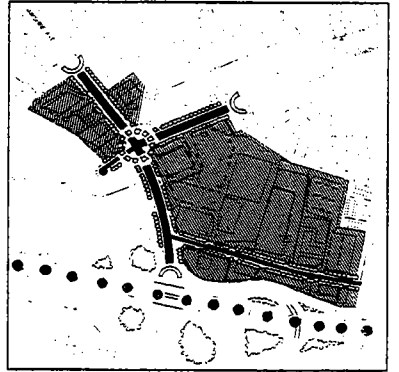
FIGURE 1



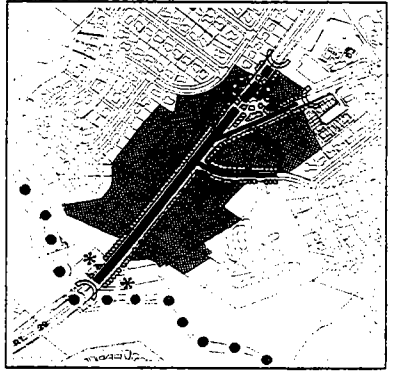
Colesville Commercial Center



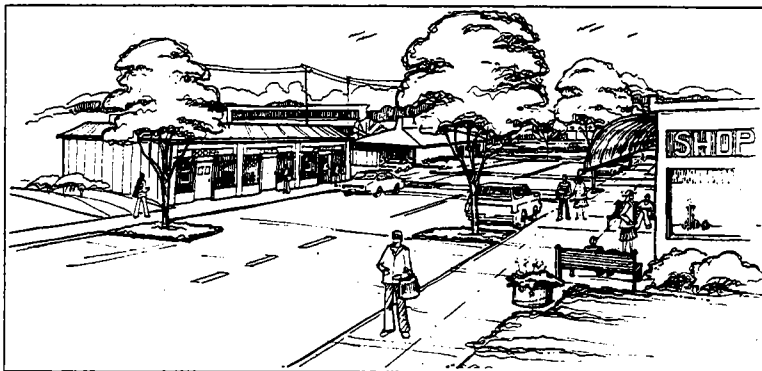
White Oak Commercial Center



Hillandale Commercial Center



Burnt Mills Commercial Center



View of Vital Way Upgraded in the Colesville Commercial Center

## **TRANSPORTATION NETWORK**

**This Plan recommends safe and attractive transportation improvements that enhance local circulation and convenience for all modes of travel within and through the communities of the White Oak Master Plan area.**

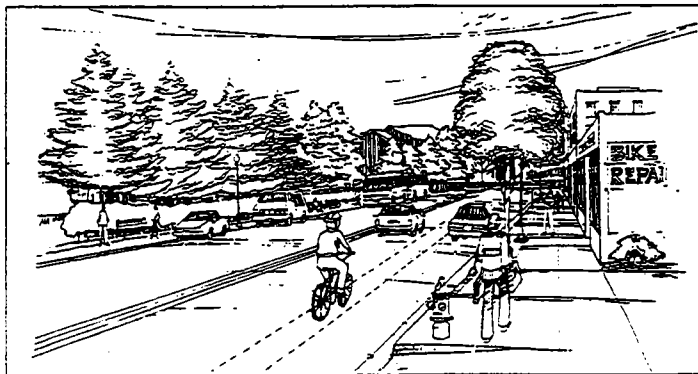
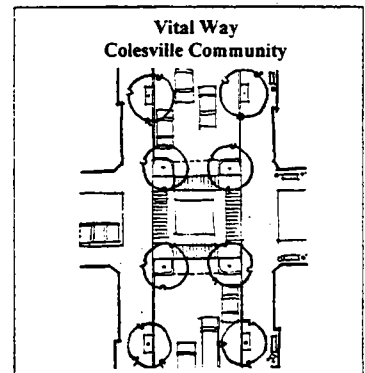
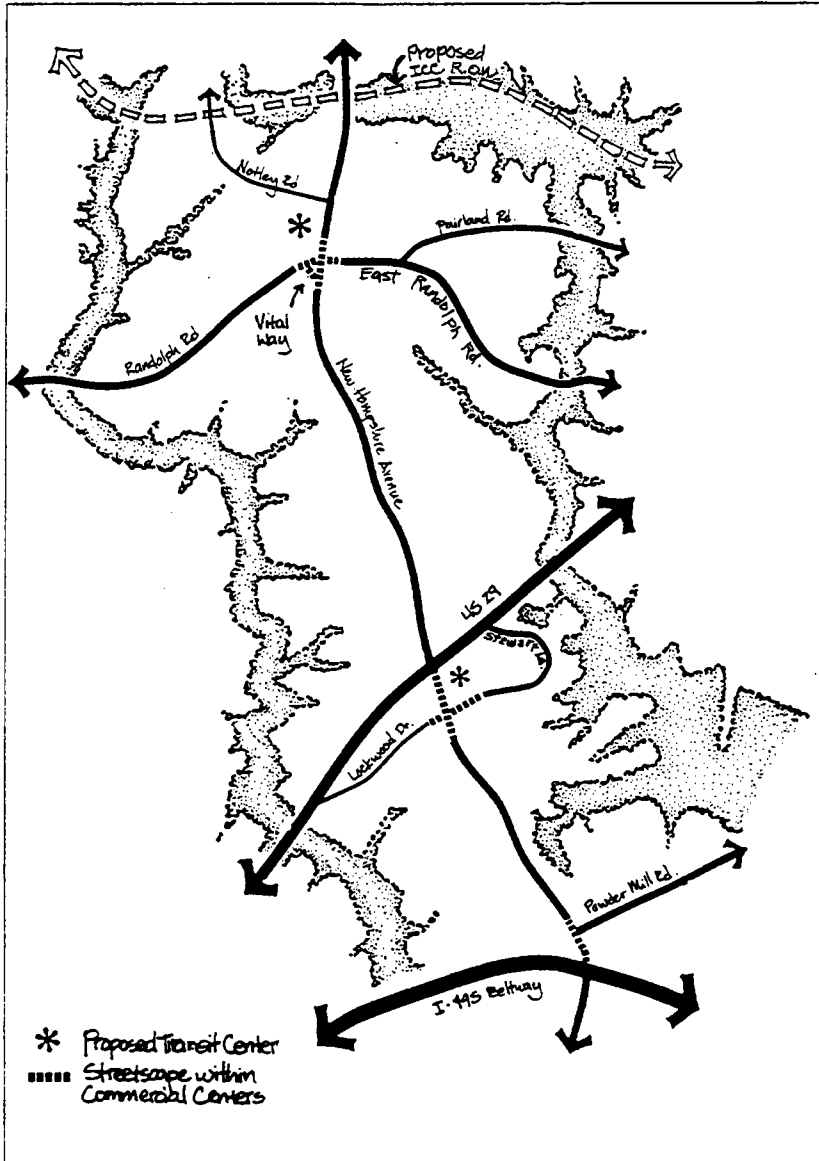
The Transportation Goal recognizes the inherent conflict between local and through traffic in the White Oak Master Plan area due to the limited number of connecting and through streets. This Plan also recognizes that streets and their amenities contribute significantly to the character of a community. For these reasons, a great deal of attention has been given to recommending improvements that encourage alternative modes of transportation, improve local circulation without inhibiting through traffic, and enhance community character (see Figure 2).

**This Plan:**

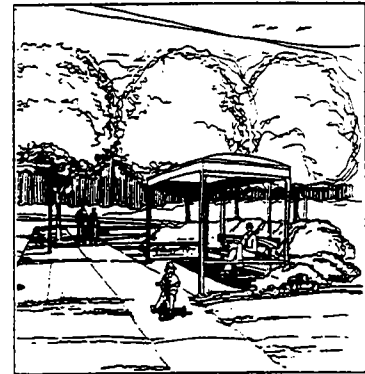
- Proposes two transit centers for consideration, one in Colesville and the other in White Oak, to provide for a more efficient, safe, and attractive transit system and reduce the dependence on the automobile.
- Supports a grade separation at the Stewart Lane/US 29 intersection. The grade separation at Stewart Lane will facilitate pedestrian and bicycle circulation in both directions across US 29 and improve vehicular access to the White Oak Center.
- Recommends intersection improvements, including a study of the need for a traffic signal, at Randolph Road and Vital Way to improve local vehicular and pedestrian access between the Colesville Shopping Center and commercial properties along Vital Way.
- Expands the system of walkways to improve pedestrian access to and from transit stops, community retail centers, schools, parks, and employment areas.
- Provides a safe and convenient bikeway network that connects community centers and services and supports a regional recreational bikeway network.
- Recommends street trees and sidewalk improvements to enhance the pedestrian experience and improve community character.

# TRANSPORTATION NETWORK

FIGURE 2



View of Lockwood Dr. "Main Street" Improvements in White Oak Community



Transit Improvements

## **COMMUNITY FACILITIES AND LINKAGES**

**This Plan recommends community facilities and linkages to the surrounding communities to meet their recreational, social, and human service needs.**

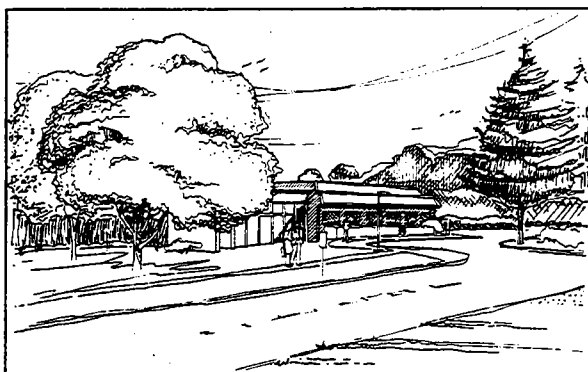
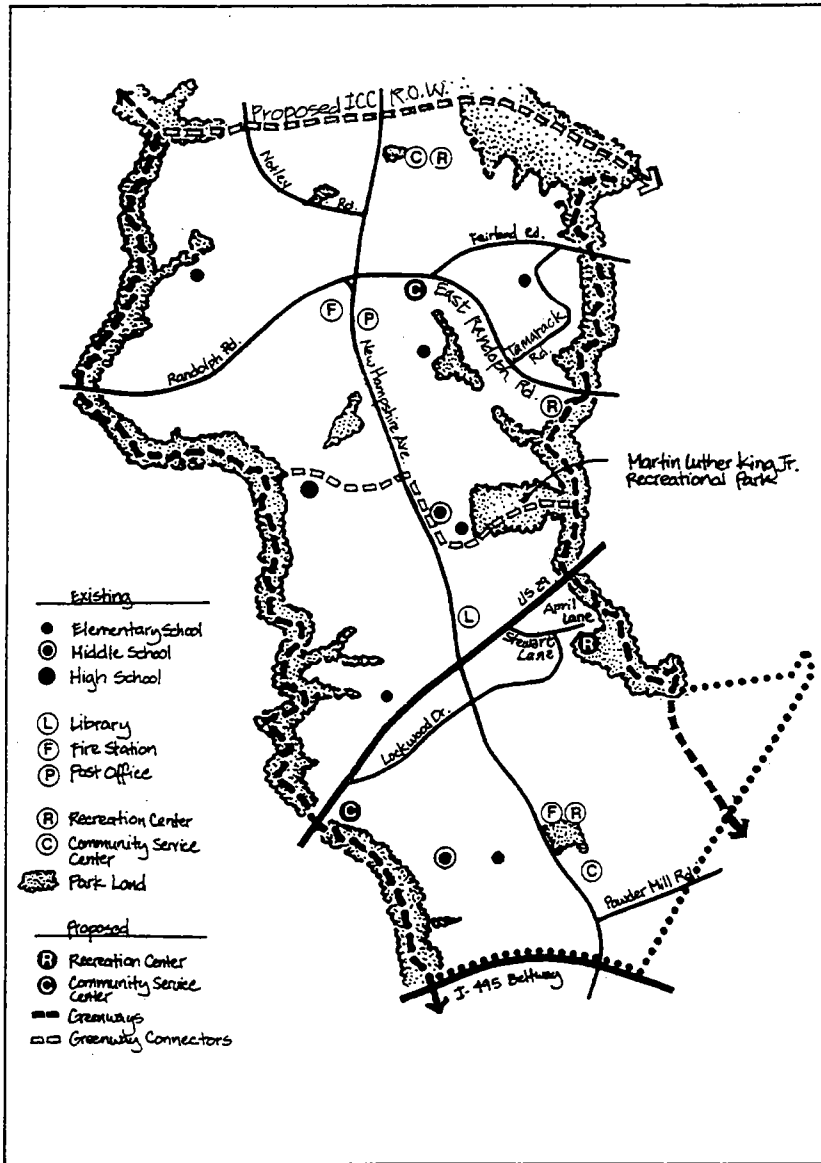
Community facilities such as schools, libraries, recreation facilities, and government buildings are important components of a community. The Community Facilities goal in the White Oak Master Plan is to strengthen the link between community facilities and the residents they serve and to encourage creative approaches to providing new facilities in proximity to the neighborhoods they serve (see Figure 3).

**This Plan:**

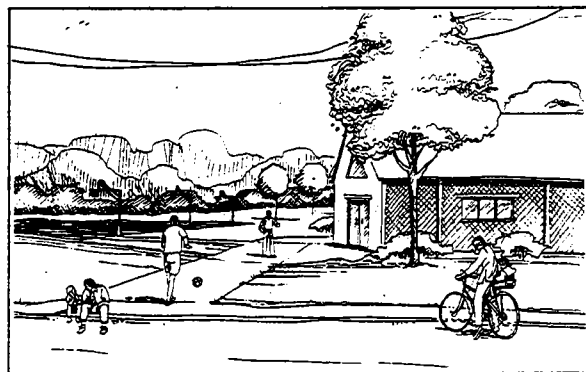
- **Proposes an outdoor swimming facility for the Martin Luther King, Jr. Recreational Park.**
- **Proposes a community recreation center in the vicinity of April and Stewart Lanes and the development of the April-Stewart Lane park.**
- **Recommends the renovation and reuse of the Montgomery County Public Schools bus depot located on East Randolph Road, the Washington Suburban Sanitary Commission (WSSC) building located on the southeast side of Colesville Road next to the Northwest Branch, and the Colesville Elementary School on New Hampshire Avenue to provide community meeting space and office space for public services.**
- **Recommends a safe and convenient pedestrian crossing of East Randolph Road between Valley Mill and Pilgrim Hill parks.**
- **Extends the Northwest Branch and Paint Branch stream valley parks trail system into the Cloverly and Fairland Master Plan areas and expands pedestrian access and connections to the adjoining communities and neighborhoods while protecting environmentally sensitive areas and stream valley habitats.**
- **Designates the Northwest Branch and Paint Branch stream valley parks as greenways that provide continuous north-south corridors for humans and wildlife.**
- **Supports resource conservation and interpretative educational uses in the Northwest Branch and Paint Branch stream valley parks to provide recreation while protecting sensitive archaeological, historic, and natural resources on parkland in the White Oak Master Plan area.**

# COMMUNITY FACILITIES AND LINKAGES

FIGURE 3



White Oak Library



Proposed Community Recreation Center

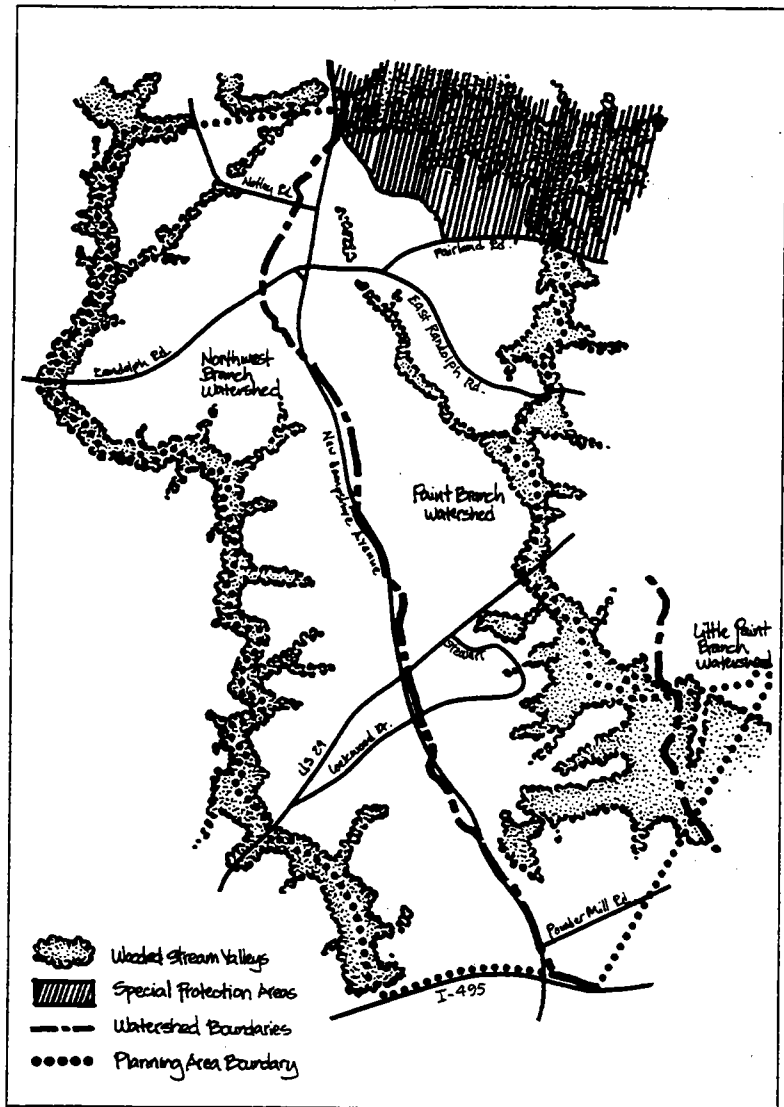
## **ENVIRONMENT**

**This Plan recommends protection and enhancement of the natural resources in the White Oak Master Plan area for the enjoyment of its residents and to sustain a stable and healthy environment for native plant and animal populations.**

Stream quality is fair to good in most of the White Oak Master Plan area (see Figure 4). Areas of intense development within the southern portions of the Northwest and Paint Branch watersheds have variable water quality. The headwaters of these two watershed have good to excellent water quality because of limited development and the extensive forest cover maintained in parkland. In particular, the Good Hope Tributary, one of the four trout spawning tributaries in the upper Paint Branch watershed, has excellent water quality. It is vital to promote restoration in the developed portions of both watersheds and resource protection in the less developed, higher quality portions of the upper Paint Branch.

**This Plan:**

- Recognizes the upper Paint Branch watershed above Fairland Road as a Special Protection Area based on its high water quality and proposes an overlay zone for additional protection.
- Recommends targeting degraded areas in the Northwest Branch watershed and the Paint Branch watershed below Fairland Road for County restoration projects.
- Recommends the acquisition of the Forster Property (completed during the finalization of this Plan) in the upper Paint Branch Special Protection Area as public parkland to maintain low imperviousness in the Good Hope sub-watershed.
- Improves air quality by encouraging pedestrian, bicycle, and transit access in existing and new development.



Paint Branch Stream Valley



Northwest Branch Stream Valley



