

APPROVED AND ADOPTED

ASPEN HILL MASTER PLAN

April 1994

An Amendment to the Master Plan for Aspen Hill, December 1970, as amended; The Master Plan for the Upper Rock Creek, July 1985, as amended; The Olney Master Plan, June 1980, as amended; The Eastern Montgomery County Master Plan, November 1981, as amended; The Master Plan for the Communities of Kensington-Wheaton, May 1989, as amended; The Gaithersburg Vicinity Master Plan, January 1985, as amended; the Master Plan of Bikeways, May 1978, as amended; The Master Plan for Historic Preservation, September 1979, as amended; and The Master Plan of Highways within Montgomery County, as amended.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

ABSTRACT

TITLE:

Approved and Adopted Aspen Hill Master Plan

AUTHOR:

The Maryland-National Capital Park and Planning Commission

SUBJECT:

Master Plan for the Aspen Hill Planning Area

DATE:

April 1994

**PLANNING
AGENCY:**

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

**SOURCE OF
COPIES:**

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

ABSTRACT:

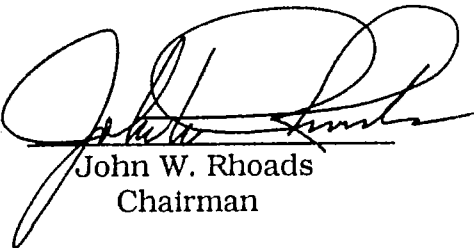
This document contains the text, with supporting maps and tables, for the Approved and Adopted Master Plan for the Aspen Hill Planning Area. This Plan will amend the Master Plan for Aspen Hill, December 1970, as amended.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, assistive listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

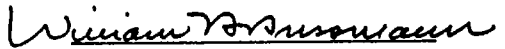
CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Aspen Hill Master Plan, as amended; The Master Plan for the Upper Rock Creek, July 1985, as amended; The Olney Master Plan, June 1980, as amended; The Eastern Montgomery County Master Plan, November 1981, as amended; The Master Plan for the Communities of Kensington-Wheaton, May 1989, as amended; The Gaithersburg Vicinity Master Plan, January 1985, as amended; the Master Plan of Bikeways, May 1978, as amended; The Master Plan for Historic Preservation, September 1979, as amended; the General Plan for the Maryland-Washington Regional District in Montgomery County, as amended; and the Master Plan of Highways within Montgomery County, Maryland; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 12-1545 on March 29, 1994; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 94-07 on April 20, 1994, after duly advertised public hearings pursuant to Article #28 of the Annotated Code of Maryland.


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



John W. Rhoads
Chairman



William H. Hussmann
Vice Chairman



A. Edward Navarre
Secretary-Treasurer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the *General Plan* for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

William E. Hanna, Jr., *President*
Derick P. Berlage, *Vice President*
Bruce Adams
Nancy Dacek
Gail Ewing
Betty Ann Krahne
Isiah Leggett
Marilyn J. Praisner
Michael L. Subin

COUNTY EXECUTIVE

Neal Potter

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

John W. Rhoads, *Chairman*
William H. Hussmann, *Vice Chairman*

COMMISSIONERS

Montgomery County Planning Board

William H. Hussmann, *Chairman*
Nancy M. Floreen, *Vice Chair*
Ruthann Aron
Patricia S. Baptiste
Davis M. Richardson

Prince George's County Planning Board

John W. Rhoads, *Chairman*
Roy I. Dabney, Jr., *Vice Chairman*
Zola E. Boone
James M. Brown
Regina J. McNeill

THE MASTER PLAN PROCESS

Staff Draft Plan - This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. A Public Hearing (Preliminary) Draft Plan is then prepared for approval to go to public hearing by the Planning Board. The Public Hearing (Preliminary) Draft Plan incorporates those preliminary changes to the Staff Draft Plan that the Planning Board considers appropriate.

Public Hearing (Preliminary) Draft Plan - This document is a formal proposal to amend an adopted master or sector plan prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. It is prepared for the purpose of receiving public hearing testimony. Its recommendations are not necessarily those of the Planning Board. Before proceeding to publish a Planning Board (Final) Draft Plan, the Planning Board holds a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan.

Planning Board (Final) Draft Plan - This document is the Planning Board's recommended Plan. After October 1, 1992, changes in the Regional District Act require the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The Executive may also forward any other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the close of record of this public hearing, the Council's Planning, Housing, and Economic Development Committee (PHED) holds open worksessions to review the testimony and revise the Planning Board (Final) Draft Plan. The County Council, after its worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

Adopted Plan - The Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

ASPEN HILL MASTER PLAN CITIZENS ADVISORY COMMITTEE

Elizabeth Hepburn, Chair
Colin Alter
Daniel Van Buskirk*
Elliot Chabot
Gerald Davies
Norman Dreyfuss
Clyde Haven, Jr.
Richard Kauffunger

Helen Kinney
Bruce Lee
Frank Markowski
Edward Milenky
Chester Page
Robert Sullivan
Arlene Thorne

The listing of the names of members of the Advisory Committee does not indicate approval of this document by any committee member. It is the Planning Board's policy that Advisory Committees not vote on issues. The members advise the Montgomery County Planning Board regarding the problems, needs, and views of the groups or areas they represent. These views will be considered by the Planning Board in its deliberations regarding the forthcoming Master Plan.

* Resigned

TABLE OF CONTENTS

	<u>Page No.</u>
PLAN VISION	1
PLAN HIGHLIGHTS	3
BACKGROUND	7
History of Aspen Hill	9
Planning History of the Area	12
Maryland Planning Act of 1992	13
General Plan for Montgomery County	14
Summary of Key Indicators	18
LAND USE	21
Introduction	21
Land Use Objectives	21
General Planning Framework	22
Land Use Recommendations	30
TRANSPORTATION	83
Introduction	83
Transportation Objective	83
History of the Intercounty Connector	84
Transportation General Conclusions	85
Transportation Recommendations	88

	<u>Page No.</u>
ENVIRONMENTAL RESOURCES	119
Introduction	119
Environmental Resource Objectives	120
Environmental Resource Recommendations	120
Water Resources	122
Sensitive Areas Protection	126
Water and Sewer Systems	130
Air Quality	132
Solid Waste Management	133
Noise Impacts	133
HISTORIC RESOURCES	135
Introduction	135
Master Plan Sites	141
Locational Atlas Resources	142
Resources Recommended for Evaluation by the Aspen Hill Community	158
Historic Preservation Designation Criteria	165
Effects of Historic Designation	166
COMMUNITY FACILITIES	169
Introduction	169
Community Facility Objectives	169
Community Facility Recommendations	170
Parks and Recreation Facilities	172
Recreation Centers	183
Public Schools	186
The Elderly	188
Child Day Care Facilities	189
Public Safety	193
Libraries	194
Mid-County Government Center	195

Community Facilities (Cont'd.)

Shelter	195
Post Offices	196
Trolley Museum	196
Accessibility for People with Disabilities	196
IMPLEMENTATION	199
Zoning	199
Capital Improvements and Operating Programs	201
Staging	205
Place Names	205

APPENDICES

	<u>Page No.</u>
Appendix A: Background	209
Selected Population and Housing Characteristics, Aspen Hill	211
Selected Social, Employment, Commuting & Income, Aspen Hill	213
Appendix B: Land Use	215
Euclidean and Floating Zones	215
Transferable Development Rights (TDR's)	216
Moderately Priced Dwelling Unit (MPDU)	217
Productivity Housing	218
Transit, Bicycle and Pedestrian-Oriented Neighborhood Study	218
Appendix C: Transportation	221
Traffic Forecasting Process	221
Results of Road System Analysis	225
Previously Planned Streets	239
Other Planned Roads and Streets Crossing the Former Rockville Facility	240
Results of Existing Transit Service Analysis	241
Results of Future Transit Service Analysis	243
Results of Development Review Regulatory Standards Analysis	246
Results of the Bikeway Analysis	250
Results of the Green Corridors Analysis	255
Appendix D: Environmental Resources	257
List of M-NCPPC Documents Pertaining to the Aspen Hill Planning Area	257
Stormwater Management	258
Summary of Aspen Hill Water Resources	258
Wetlands	260

	<u>Page No.</u>
Appendix E: Historic Resources	261
Resources Not Recommended by Historic Preservation Commission or Planning Board for Addition to the <u>Locational Atlas</u>	261
Appendix F:	265
County Council Resolution #12-1545	267
Appendix G:	309
The Maryland-National Capital Park and Planning Commission Resolution #94-07	311

LIST OF FIGURES

	<u>Page No.</u>
1. Planning Area Boundary	8
2. Planning Area Map	10
3. Regional Location Map	11
4. Existing Land Use: View One	23
5. Existing Land Use: View Two	24
6. Existing Land Use: View Three	25
7. Existing Zoning	26
8. Zoning History	27
9. Significant Parcels	31
10. Proposed Zoning	32
11. Significant Parcels and Areas: Site No. 1	35
12. Significant Parcels and Areas: Site No. 1	36
13. Significant Parcels and Areas: Site Nos. 2, 3, & 4	37
14. Significant Parcels and Areas: Site Nos. 5 & 19	43
15. Significant Parcels and Areas: Site Nos. 6, 7, 19 & 20	44
16. Significant Parcels and Areas: Site Nos. 8, 9, 10, 20, 24 & 26	47
17. Argyle Country Club/Bel Pre Road Area Environmentally Constrained Areas	48
18. Significant Parcels and Areas: Site No. 8	50
19. Layhill and Plaza Del Mercado Shopping Centers: Illustrative Concept for Redevelopment	52
20. Significant Parcels and Areas: Site No. 11	54
21. Significant Parcels and Areas: Site Nos. 12, 13, 22 & 23	56
22. Significant Parcels and Areas: Site No. 13	57
23. Significant Parcels and Areas: Site No. 13	58
24. Significant Parcels and Areas: Site No. 14	60
25. Significant Parcels and Areas: Site No. 15	62
26. Significant Parcels and Areas: Site No. 16	63

Page No.

27.	Significant Parcels and Areas: Site No. 17	65
28.	Significant Parcels and Areas: Site No. 18	67
29.	Significant Parcels and Areas: Site No. 18	68
30.	Significant Parcels and Areas: Site No. 20	71
31.	Significant Parcels and Areas: Site No. 21	73
32.	Gate of Heaven Environmentally Constrained Areas	74
33.	Significant Parcels and Areas: Site No. 25	77
34.	Significant Parcels and Areas: Site No. 25	78
35.	Proposed Public Transportation System Improvements	89
36.	Proposed Highway Capacity Improvements	92
37.	Proposed Street and Highway Plan	99
38.	Bikeway Plan	106
39.	Green Corridors	112
40.	Aspen Hill Road: Proposed Concept For Redesign (Sections)	113
41.	Aspen Hill Road: Illustrative Concept (Plan View)	114
42.	Georgia Avenue Sections: Illustrative Concept	115
43.	Water Resources	125
44.	Sensitive Areas Protection	127
45.	Historic Resources	138
46.	Environmental Setting for Layhill M.E. Church #27/10	151
47.	Environmental Setting for John R. Champayne House #27/12	154
48.	Existing Parks and Recreation	173
49.	Public Schools	187
50.	Day Care Facilities	191
51.	Day Care Quadrant Boundaries	192
52.	Intersection Levels of Service (A.M. Peak Hour)	223
53.	Intersection Levels of Service (P.M. Peak Hour)	224
54.	Aspen Hill Peak Hour Traffic	226
55.	Argyle Country Club/Bel Pre Road Area Proposed Access Plan	229
56.	Existing Public Transit Coverage	242
57.	Typical Bikeway Cross Sections	251

LIST OF TABLES

	<u>Page No.</u>
1. Aspen Hill Area Population Forecast by Age	19
2. Identification of Master Plan Strategies for Improved Transportation in Aspen Hill	87
3. Key Intersections and Possible Future Improvements	93
4. Street and Highway Classifications	100
5. Bike Trails/Paths	107
6. Aspen Hill Historic Resources	136
7. Existing Parks and Facilities	176
8. Selected Population and Housing Characteristics, Aspen Hill, MD: 1990	211
9. Selected Social, Employment, Commuting and Income Characteristics, Aspen Hill, MD: 1990	213
10. Transferable Development Rights, Equivalent Zone Densities	217
11. Travel Measures in Aspen Hill Morning Peak Hour	227
12. Pedestrian Paths, Connections Within Residential Subdivisions	247
13. Pedestrian Paths, Connections From Residential Subdivisions to Public Facilities	249

STAFF ACKNOWLEDGEMENTS

Montgomery County Planning Department Management

Robert Marriott, Planning Director
Perry Berman, Chief, Community Planning
Jeffrey Zyontz, Project Coordinator and Project Planner, Community Planning

Project Staff

John Bailey, Transportation Planning
John Carter, Design, Zoning and Preservation
Marilyn Clemens, Design, Zoning and Preservation
Rick D'Arienzo, Parks Department
Mary Dolan, Environmental Planning
Gwen Marcus, Design, Zoning and Preservation

Maria Ann Martin, Community Planning
Sally Roman, Research and Information Systems
Lise Soukup, Environmental Planning
George Vaughn, Transportation Planning
Mary Bandziukas, Community Planning*
Mary Ann Rolland, Design, Zoning and Preservation*

Technical and Administrative Staff

Charles Coleman, Reproduction
Sheila Sampson, Wordprocessing Operator

Rick Wheeler, Drafting Technician

Divisions of the Planning Department that contributed to this Plan include:

Community Planning
Environmental Planning
Research and Information Systems

Development Review
Transportation Planning
Design, Zoning and Preservation

* Former Staff Members