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# IMPLEMENTATION

## ZONING

This Plan recommends amending the PRC and R-150 zones. These text amendments are required to correct problems or deficiencies in implementation of the land use recommendations.

## PRC

The PRC zone has two components: age restricted and non-age restricted. The unrestricted portion of the PRC zone is equivalent to any other planned development zone. The unrestricted portion of the zone should have a list of permitted and special exception uses comparable to other planned development zones. It is not the intention of the recommendation to preempt the development plan approval process that will be required of most special exceptions.

Like the age-restricted portion of the zone, the special exception requirements of conventional residential zones should be used for the unrestricted portion. The unrestricted area is a mixture of dwelling types and rather than treating all parts alike, a text amendment would regulate areas according to dwelling unit type as follows:

Single-family detached units	R-60 zone
Townhouses and other attached units	RT-6 zone
Multi-family units	R-30 zone

A text amendment to the age-restricted portion of the PRC zone would permit land to be added to an existing PRC age-restricted development with a recommendation for 20 percent of all units built on the new property to be MPDU. This would allow the existing projects to continue to develop without meeting the MPDU requirements on the existing portion, if the existing development is already exempt. However, if any density is transferred from the existing development to the new property, those units would be subject to the MPDU requirement.

A second minor PRC text amendment for the age-restricted portion would reflect the changes Leisure World has already made to be in compliance with the Fair Housing Act Amendments of 1988. The minimum age requirement should be changed from 50 years to 55 years. Federal regulations require 80 percent of the dwelling units to have at least one occupant who is a minimum of 55 years to be exempted from the provisions of discrimination against children.

## **R-150/TDR**

The Plan recommends amending the table for the "Development Standards - Transferable Development Rights Zone." The maximum density of development for the R-200 zone is greater than the R-150 zone. The two zones are very close in allowable density. To use a TDR that is higher than 3 units per acre in the R-150 zone, presently, the base zone would have to be shifted to either a R-90 or R-200 zone. If the base is set at R-200, the developer will have to buy back some of the density that was permitted by right in the R-150 zone. If the base is set at R-90, some additional density over the existing R-150 zoning would be given at sectional map amendment and few TDR's would be needed. An increase in the maximum density with the R-150 base would allow more flexibility in establishing a compatible pattern of development in areas that have existing R-150 zoning. It would also provide a more logical relation of maximum TDR densities to the maximum base zone densities.

## **CAPITAL IMPROVEMENTS AND OPERATING PROGRAMS**

The following should be included in future Capital Improvements and Operating Programs. The list includes capital projects in the FY 94 WSSC and Board of Education programs that may change as demands warrant:

- Land Use:
  - o Convey the former Rockville Facility right-of-way east of Georgia Avenue to the Department of Parks. Right-of-way at Layhill Road will have to be acquired from the State of Maryland for the design and construction of a hiker/biker trail connecting Northwest Branch Stream Valley Park to Rock Creek Park.
  - o Locate and repair sewer leak within the 24-inch sewer main along Turkey Branch.
  - o As Leisure World develops to its full zoning potential, the sewer and water capacity and the deficiency in the distribution system should be evaluated and enhanced to ensure there is sufficient capacity and pressure.
- Environment:
  - o Identify and alleviate erosion on stormdrain outfalls and stream channels using structural and bio-engineering measures through CIP projects and MCDEP stormwater waiver program.
  - o Identify and implement stormwater management retrofit projects for the Northwest Branch and Rock Creek basins through CIP projects as funding becomes available.
  - o Discuss with MCDOT and the community whether to include the remainder of the planning area in the Suburban Taxing District for tree maintenance programs.
  - o MCDOT should investigate complaints of flooding problems at several road crossings and include any needed bridge or culvert improvements in future CIP projects.
  - o An Anacostia Watershed Functional Master Plan should be done.
  - o The 100-year floodplain study for the upper portion of Bel Pre Creek should be updated.
  - o Support the development of comprehensive water quality monitoring programs for both baseline stream data and site-specific data on development impacts and stormwater management facility efficiency.
  - o Expand recycling programs to include multi-family and non-residential developments.

- Parks:
  - o Develop Aquarius Local Park, Harmony Hills Neighborhood Park and Strathmore Local Park. Master plan and develop Northwest Branch Park.
  - o Two Park Historic Markers for the original Veirs Mill site and Norbeck Colored School.
- Recreation:
  - o 8,000-square-foot expansion of the Bauer Recreation Center and 24,000-square-foot recreation center.
- Board of Education:
  - o Strathmore Elementary School Addition - four-room addition
  - o Flower Valley Elementary School - Current Modernization/Renovations
  - o Flower Valley Elementary School - Elementary School Gym
  - o Harmony Hills and Rock Creek Valley Elementary Schools and Wood Middle School - Future School Modernization/Renovations
  - o Rock Creek Valley - Roof Replacement
- Washington Suburban Sanitary Commission
  - o Wheaton Water Pumping and Storage Facilities
  - o Rock Creek Pumpover Facilities Plan
  - o Wheaton High Zone Water Main
- Library:
  - o A storefront library in the Layhill area or bookmobile service for the Layhill area.
- Family Resources:
  - o Develop a Human Service Profile for the Planning Area.

Transportation:  
*Highways*

- o Reconstruct Aspen Hill Road between Connecticut Avenue and Georgia Avenue.
- o Reconstruct Norbeck Road (MD 28) to improve safety and traffic flow conditions between Georgia Avenue and Layhill Road (two-lanes of ultimate four-lane divided facility).
- o Reconstruct Layhill Road as a four-lane divided highway between Norbeck Road and the present four-lane divided section south of the Intercounty Connector right-of-way.
- o Begin to construct Intercounty Connector in final agreed-upon configuration.
- o Widen Veirs Mill Road to six lanes through Aspen Hill within the context of a "green corridor."
- o Extend Montrose Parkway to Veirs Mill Road as recommended in the North Bethesda Master Plan.
- o Widen Norbeck Road to four-lane divided highway within "green corridor" concept (after construction and widening of MD 28/MD 198 connector to six lanes).

*Intersections*

- o Connecticut Avenue/Aspen Hill Road
- o Norbeck Road/Bauer Drive
- o Norbeck Road/Baltimore Road
- o Veirs Mill Road/Aspen Hill Road
- o Norbeck Road/Bel Pre Road/Emory Lane
- o Veirs Mill Road/Parkland Drive/Gaynor Road (with extension of Montrose Parkway)

*Transit*

- o Open a Transit Assistance Center to encourage and assist residents and area employees to use public transportation; work with local businesses and civic associations to establish or improve ridesharing programs and to improve transit access between shopping centers, employment centers and residential areas.
- o Initiate bus service on Arctic Avenue and on Hewitt Avenue/Rippling Brook Drive.

- o Provide Ride-On bus service to communities with streets not designed to accommodate the larger Metrobuses or which do not have a sidewalk network for providing safe access to Metrobus line haul routes.
- o Review bus route structure and service for appropriate changes to reflect the opening of the Glenmont Metro station.
- o Provide more bus shelters.
- o Complete design and construction of the Georgia Avenue transitway.
- o Improve access to the Norbeck Road commuter parking lot.
- o Start the implementation of transitways in Aspen Hill as may be recommended in the Transitway and High-Occupancy Vehicle (HOV) Network Master Plan.
- o Expand existing commuter parking facilities and construct additional new ones where appropriate.

#### *Bikeways*

- o Expand system of park trails to include Northwest Branch and the right-of-way for the former Rockville Facility.
- o Improve hiker/biker access to Lake Frank and Meadowside Nature Center.
- o Construct Class I trail on south side of Muncaster Mill Road from Norbeck Road to North Branch Stream Valley Park.
- o Develop bikeway in Georgia Avenue corridor from Norbeck Road to Glenmont Metro station.
- o Include bikeway in reconstruction of Norbeck Road between Georgia Avenue and Layhill Road.
- o Develop a network of bikeways to the Glenmont Metro station using appropriate signage to direct bikers through residential communities, parks and along the roadway network of Aspen Hill.
- o Install bikeway signs on Layhill Road and Bel Pre Road to better identify them as bike routes.

## **STAGING**

Zoning controls the end state of development. All the capital facilities needed for that development are not programmed simultaneously. How much development can be accommodated by the CIP in any given year is determined by the Annual Growth Policy (AGP) report. The AGP establishes the transportation service levels deemed acceptable by the County Council. This Plan defers to the AGP as to when and how much additional growth can be accommodated. In addition, new project plans and preliminary plans will be tested to ensure that a tolerable level of service is maintained within the immediate area of the development.

## **PLACE NAMES**

One of the goals of this Plan is to build and strengthen a sense of community within the planning area. To that end, this Plan recommends that references made by government agencies to public facilities in the planning area should identify those facilities as being either in Aspen Hill or Layhill.