

Chapter Three

CONCEPT PLAN

The General Planning Framework

Sector Plan Linkage

Goals and Objectives

The General Planning Framework

The *General Plan* provides broad policy guidance in Montgomery County for land use and related issues of employment, housing, transportation, and environment. This comprehensive strategic plan was approved by the County Council in 1969 as a modification of the Montgomery County portion of ...*On Wedges and Corridors: A General Plan for the Development of the Maryland-Washington Regional District*, which was developed for the bi-county region and adopted by the Maryland-National Capital Park and Planning Commission in 1964.

Illustration 3-1 shows the Kensington-Wheaton planning

area located in the context of the *General Plan* concept. The *General Plan* made the following broad recommendations:

- growth should be channeled into corridor cities located along the I-270 and I-95/US 29 corridors and into existing established down-County activity centers such as Bethesda, Silver Spring, and Wheaton;
- transportation needs should be met through the development of a rapid rail transit system that is supported by an extensive network of feeder bus routes;
- rapid transit stations should be located in areas conducive to multi-use development in close proximity to stations;
- a mixture of housing and employment opportunities should be developed in the County; and
- new development should be planned to minimize impacts on existing development.

The Planning Board's first growth policy study, *Framework for Action*, published in October 1974, reaffirmed the recommendations of the *General Plan*. The report also noted that economic and social trends would cause long-term metropolitan growth to occur in older, inner suburban areas, and called for the need to develop appropriate mechanisms to monitor and control the impact of that growth. Subsequent statements of policy, leading up to the current Annual Growth Policy, have sought to implement such mechanisms.

KW

Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

General Plan Concept

- PLANNING AREA BOUNDARY
- ══ MONTGOMERY COUNTY BOUNDARY
- ⊙ CONCENTRATED GROWTH CENTERS,
CORRIDOR CITIES, AND SATELLITE
COMMUNITIES
- LOW DENSITY "WEDGE" AREAS

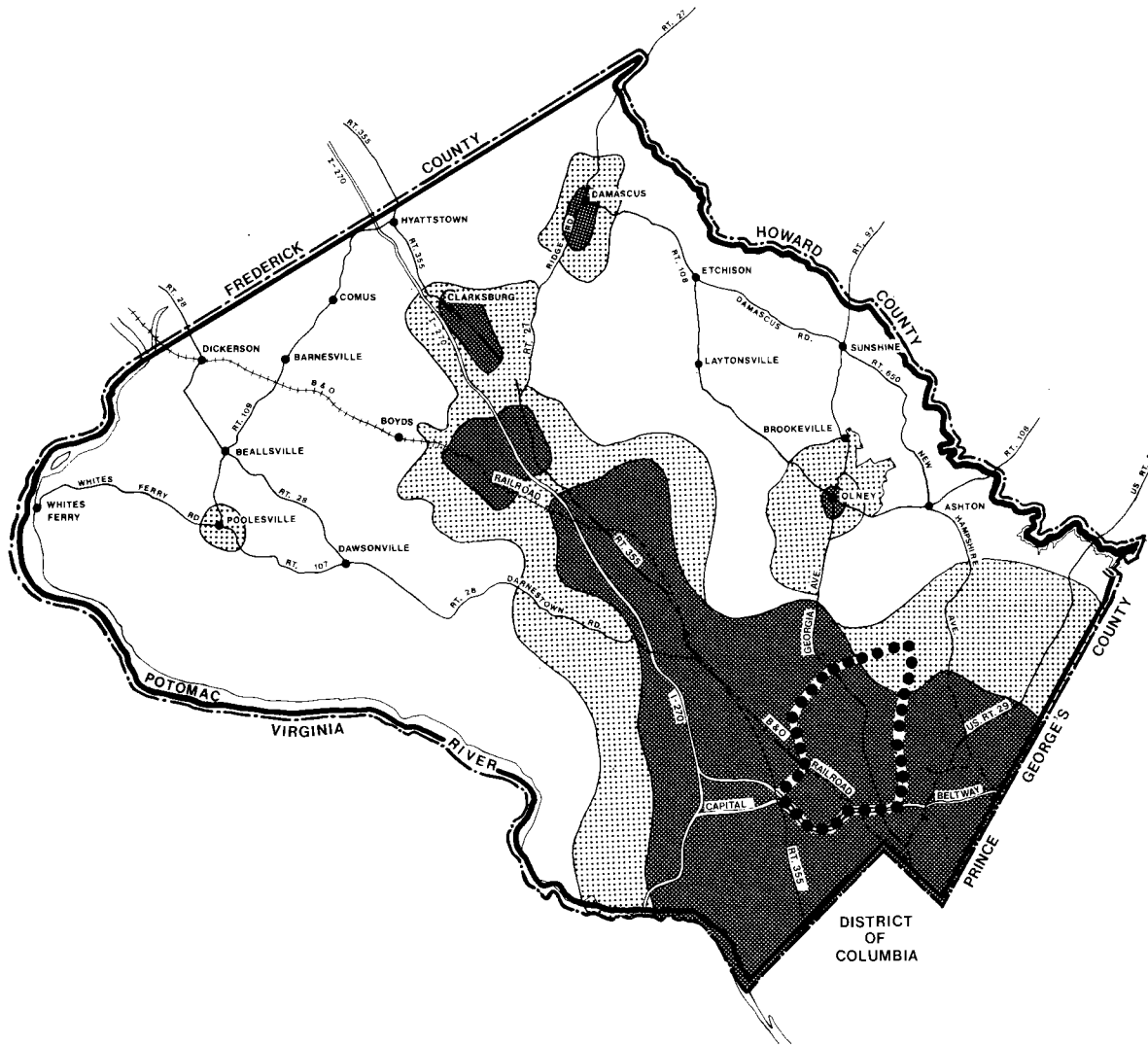


Illustration 3-1

The Maryland-National Capital Park & Planning Commission

Sector Plan Linkage

The purpose of this Plan amendment is to consider land use and related issues in those portions of the planning area that have not been addressed since the 1959 *Kensington-Wheaton Master Plan* and the 1961 *Upper Northwest Branch Watershed Zoning and Highway Plan*. With one exception, the areas within more recent sector plans were not examined in this Plan. The sector plan areas are the town of Kensington and Vicinity, the Wheaton Central Business District, the Forest Glen and Glenmont Transit Impact Areas, and Capitol View and Vicinity.



The most recent of these plans is *Capitol View*, which serves as an example of an earlier attempt to provide a mechanism to establish and preserve community identity, maintain the low density residential character, and "attain a harmonious relationship and balance between the natural and man-made environment." Its recommendations remain current; the Plan, in fact, serves as one of several guides to master plan development in established communities. The Capitol View Land Use Plan is reproduced as Illustration 3-2.

Sector plans for Wheaton, Glenmont, and Forest Glen were developed in 1978 in anticipation of the impacts of and demands generated by the extension of Metro's Red Line and location of stations in those communities. The plans were expected to cover a period from six to ten years, or several years after the opening of each Metro station. The opening of Metro and the realization of development and changes anticipated by the sector plans were viewed as the trigger that would cause the re-analysis of the sector plans. Extension of Metro to Forest Glen and Wheaton has been delayed past the 1984 date envisioned in the plans, with an opening in 1990 now projected. As a result, the bulk of anticipated land use changes have not yet taken place. Generally, the sector plans are considered to be current and representative of present County policy, although re-examination of the *Wheaton Sector Plan* is currently under way.

At the time they were prepared, the three transit area impact plans recognized the difficulty of the task of using the then 19-year-old *Kensington-Wheaton Master Plan* as a foundation upon which to build detailed, parcel-based sector plan recommendations. Aside from the pending extension of Metro, much of the existing development within the Wheaton and Glenmont business areas, as well as in the town of Kensington, is a direct result of the retail and service demands generated by the surrounding residential communities. This demand has been facilitated by the relatively convenient access afforded by the highway network.










The Concept Plan for the Wheaton CBD, reproduced as Illustration 3-3, specifically proposes the concentration of development within a high intensity core, rather than allowing development to sprawl over a larger area. A Metro "core" area is defined and delineated, within which the Plan proposes the intensification of high density uses, including "retail development scaled to serve the surrounding population." A "marketplace" area is also defined to serve as the "traditional retail area in Wheaton." In addition, the Plan recom-

KW

Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland


Capitol View Sector Plan Land Use Plan

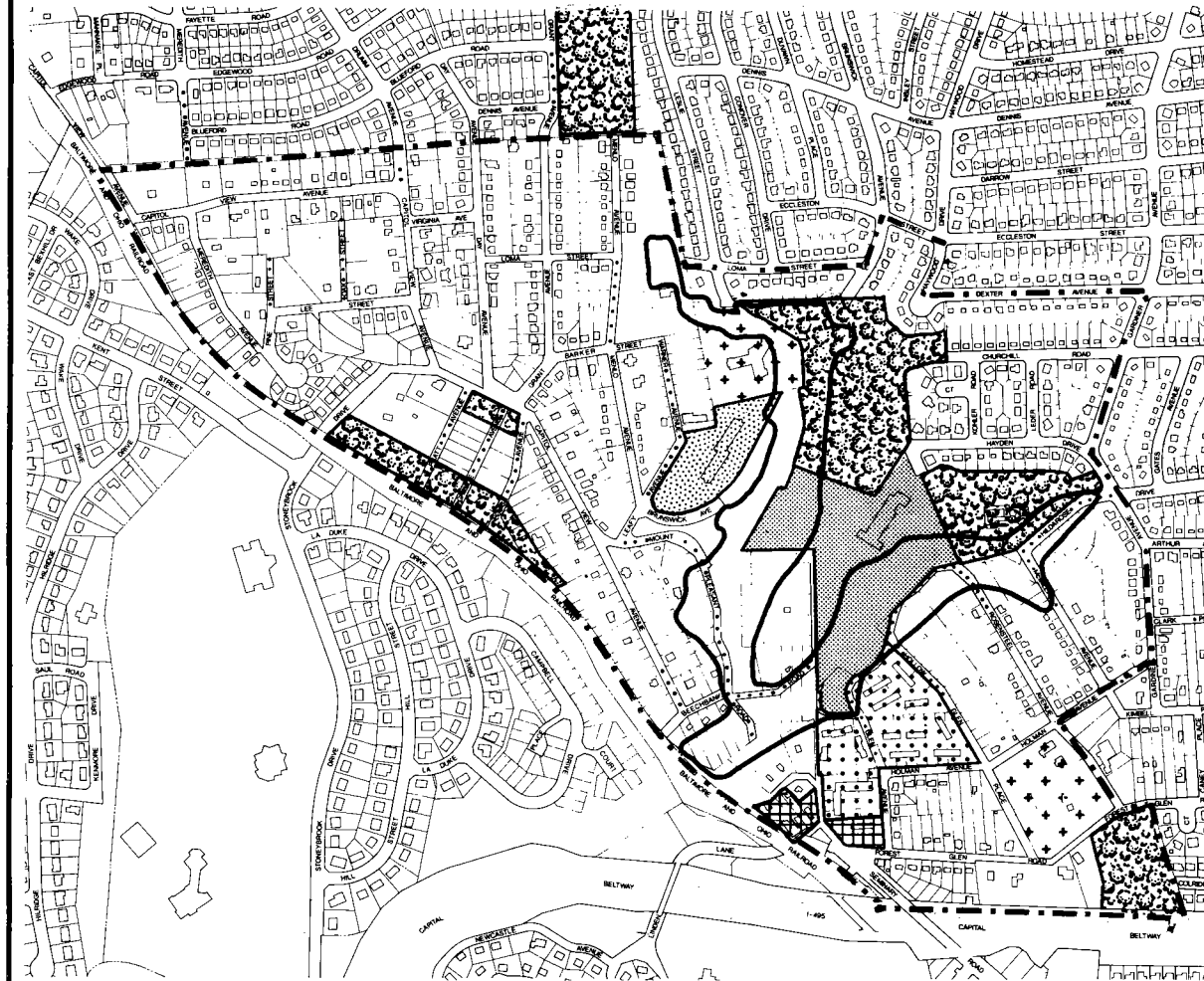
July 1982

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HOUSING FOR THE ELDERLY
-  COMMERCIAL
-  PARK, RECREATION & OPEN SPACE
-  CONSERVATION AREA
-  PUBLIC
-  QUASI-PUBLIC
-  SECTOR PLAN BOUNDARY

SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
CAPITOL VIEW AND VICINITY

Illustration 3-2

 The Maryland-National Capital Park & Planning Commission

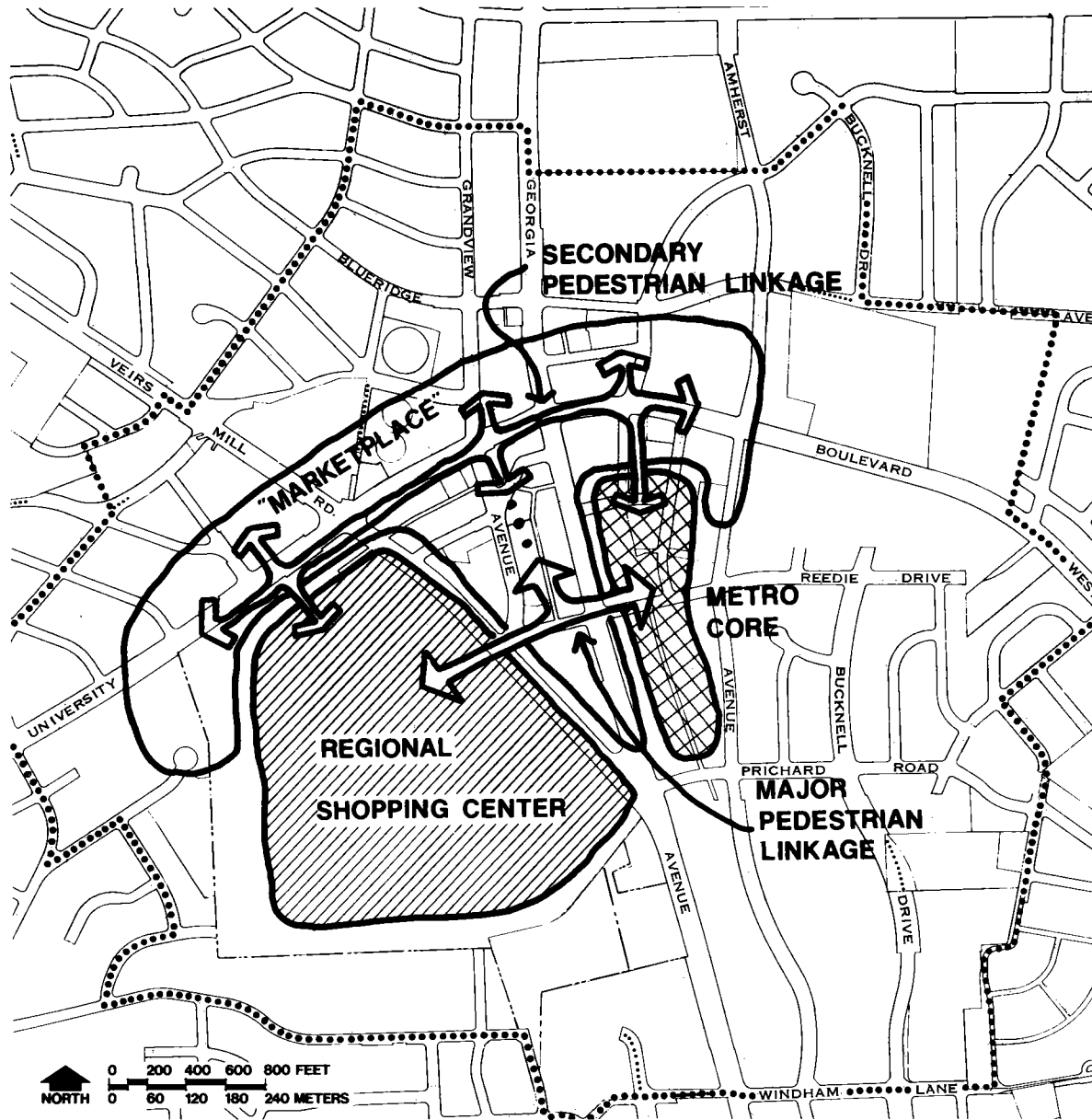


KW

**Master Plan for
the Communities of
Kensington Wheaton**
Montgomery County, Maryland

**Wheaton Sector Plan
Concept Plan**

July 1978



SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
WHEATON CENTRAL BUSINESS DISTRICT AND VICINITY

Illustration 3-3

The Maryland - National Capital Park & Planning Commission

mends that firm limits be established for the Wheaton Central Business District to "stabilize adjacent residential areas and protect them from commercial encroachment and undesirable speculation." The Wheaton CBD Land Use Plan is a more precise rendering of these proposals and is shown in Illustration 3-4.

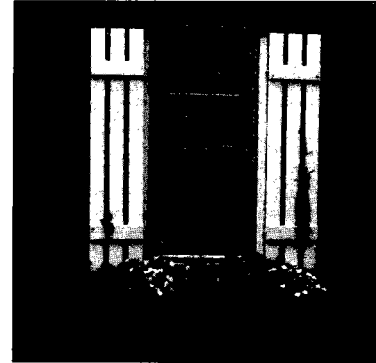
In the Glenmont Land Use and Concept Plans, Illustrations 3-5 and 3-6, even though three development intensity scenarios were considered, each was conceived to protect existing neighborhoods at the "fringe" of the Sector Plan, extending into the Master Plan area. Similarly, the Forest Glen Concept and Land Use Plans, Illustrations 3-7 and 3-8, emphasize the goal of protecting existing, stable communities. That plan limits new development to vacant parcels and attempts to discourage redevelopment of properties now improved with sound structures. In each sector plan, the boundaries have been drawn sufficiently large enough to accommodate a full range of uses and transition to protect the adjoining residential areas. The Town of Kensington Land Use and Concept Plans, Illustrations 3-9 and 3-10, employ the same principle, with similar results.

While the decision to exclude the sector plan areas from this Plan and focus on the surrounding residential community is a sound one, it is important not to lose sight of the relationship between the land uses within the sector plan areas and those within the residential communities in the Master Plan. It is the presence of the sector plan areas that has helped give the communities of Kensington-Wheaton their identity and contributed to the overall quality of life of those living in the planning area. There are no signposts alerting motorists or residents when sector plan boundaries are crossed. The overall objective remains the linkage of neighborhoods and commercial areas through the use of the common framework of parallel design treatment.

This Plan emphasizes the preservation of the Kensington-Wheaton residential communities and the importance of protection of those

communities from the effects of nonresidential activities located inside and outside sector plan boundaries. As stated earlier, one principal method of implementing this policy was to size the sector plan areas sufficiently large to provide a buffer from the effects of

commercial activity. At the same time, this Plan seeks to improve the relationship between residential communities and commercial areas not located within sector plan boundaries.

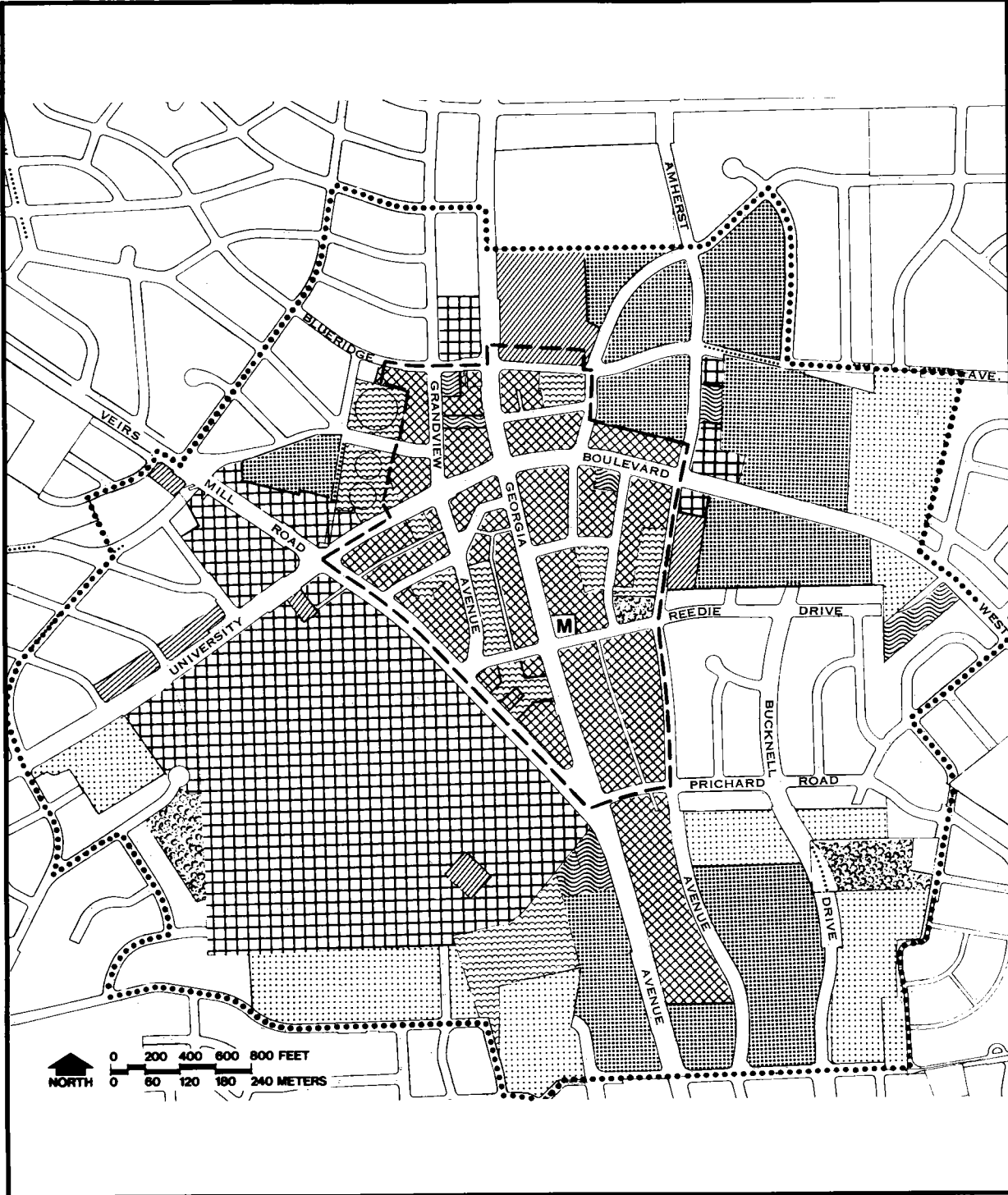


This Plan does not address issues in the sector plan areas, except in one exceptional case where circumstances called for land use recommendations.

Goals and Objectives

Land Use and Zoning

- To protect and stabilize the extent, location, and character of existing residential and commercial land uses.
- To maintain the well established low- to medium-density residential character which prevails over most of the planning area.
- To ensure that zoning and land use recommendations for sites which have a potential for future development are consistent with the goals of land use stabilization and compatibility with nearby existing development.
- To preserve the identity of residential areas along major highway corridors, to soften the impact of major highways on adjacent homes and to strengthen the distinction between commercial and residential uses.



KW

**Master Plan for
the Communities of
Kensington Wheaton**
Montgomery County, Maryland

**Wheaton Sector Plan
Land Use Plan**

July 1978

- SECTOR PLAN BOUNDARY
- - - PROPOSED CBD BOUNDARY
- [Blank Box] RESIDENTIAL LOW
- [Dotted Box] RESIDENTIAL MEDIUM
- [Cross-hatched Box] RESIDENTIAL MEDIUM / HIGH
- [Diagonal-hatched Box] MIXED USE
- [Diagonal-hatched Box] OFFICE
- [Grid-hatched Box] GENERAL COMMERCIAL
- [Stippled Box] PARKS & RECREATION
- [Wavy-hatched Box] PUBLIC
- [Wavy-hatched Box] SEMI-PUBLIC

SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
WHEATON CENTRAL BUSINESS DISTRICT AND VICINITY

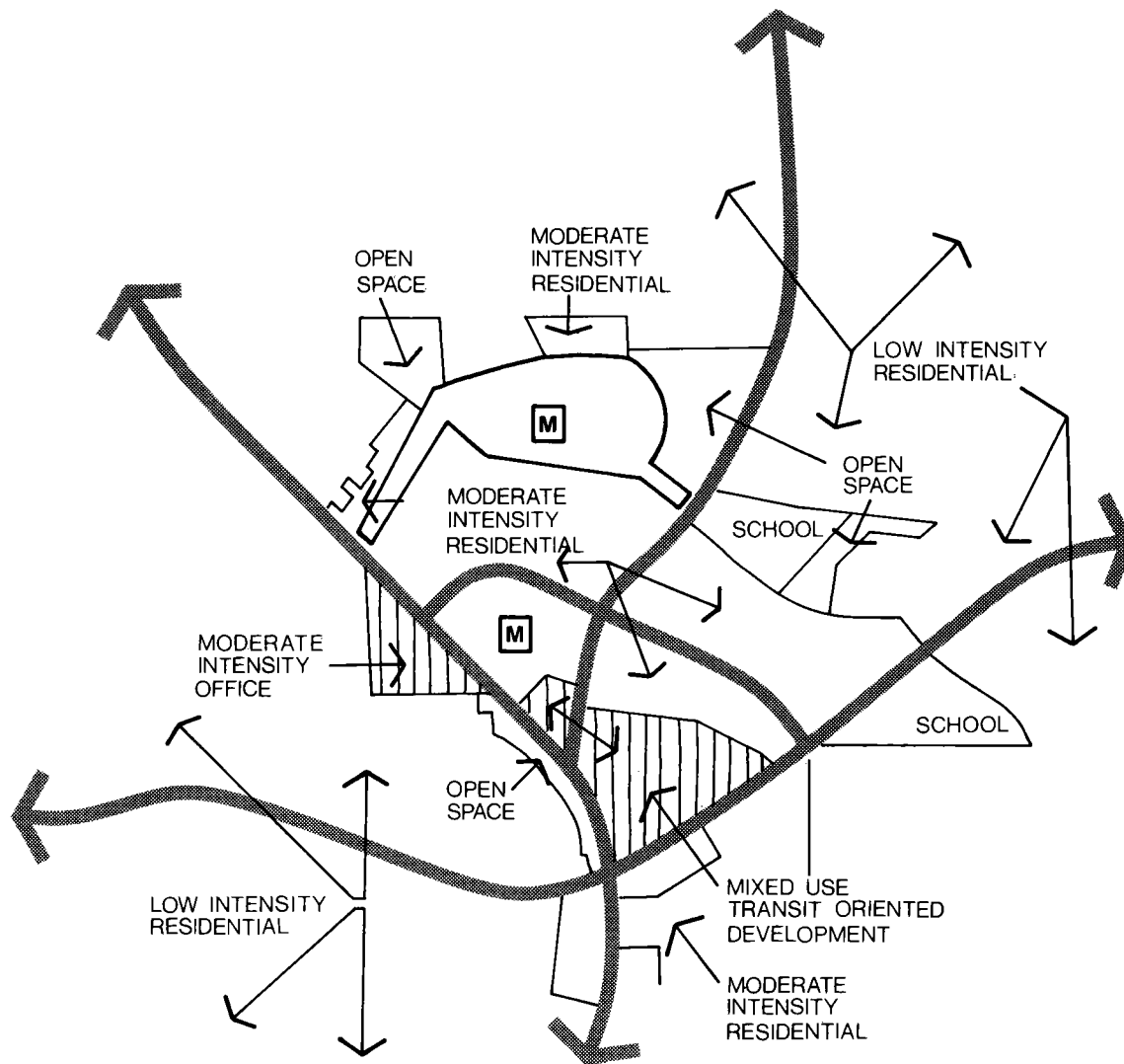
Illustration 3-4
The Maryland-National Capital Park & Planning Commission

KW

**Master Plan for
the Communities of
Kensington Wheaton**
Montgomery County, Maryland

**Glenmont Sector Plan
High Land Development
Alternative**

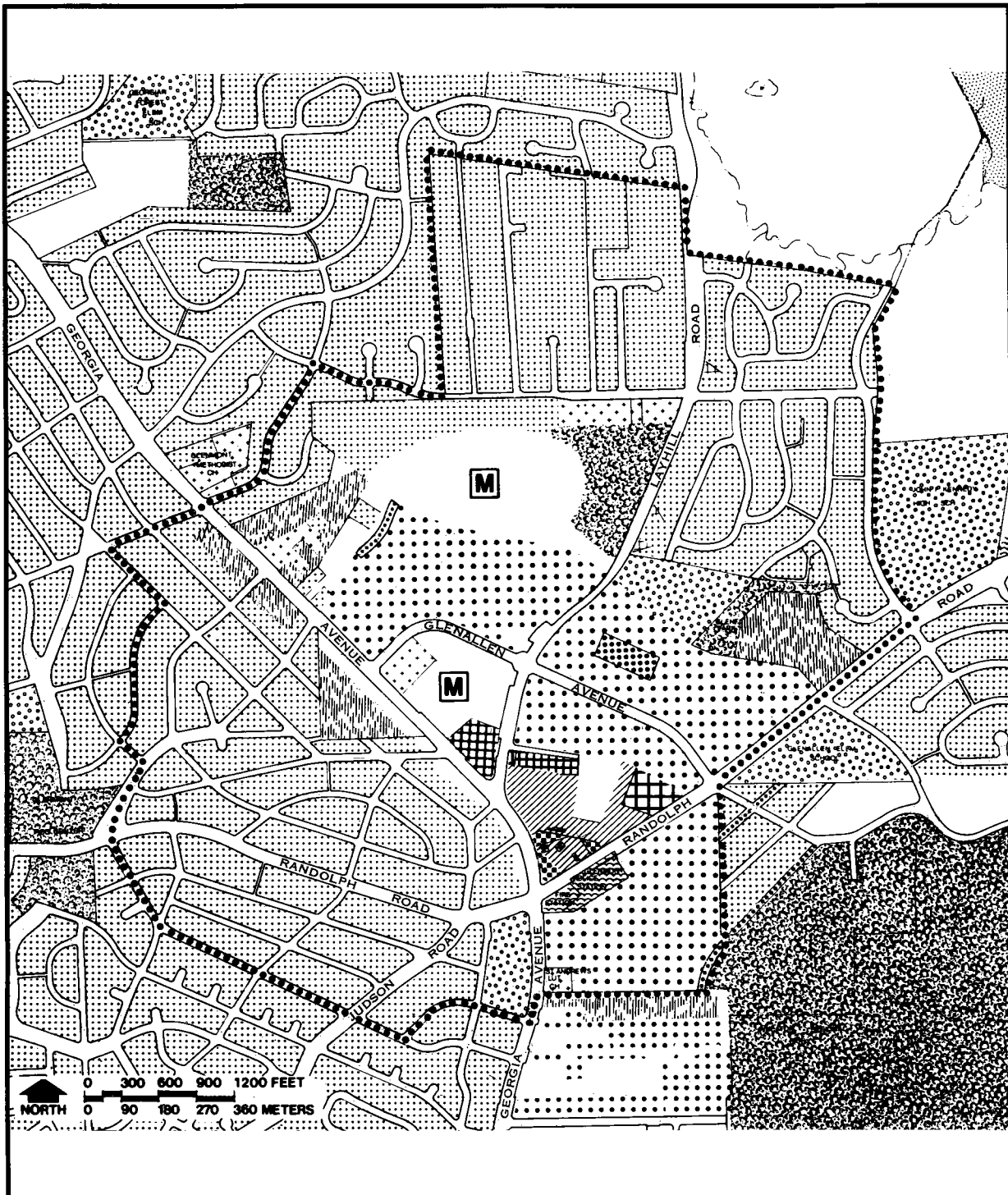
July 1978



SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
GLENMONT TRANSIT IMPACT AREA AND VICINITY

Illustration 3-5

The Maryland - National Capital Park & Planning Commission



KW

Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

Glenmont Sector Plan Land Use Plan

July 1978

- SECTOR PLAN BOUNDARY
- RESIDENTIAL**
 - [Pattern] SINGLE-FAMILY
 - [Pattern] DUPLEX
 - [Pattern] TOWNHOUSE
 - [Pattern] APARTMENT (1-4 FLS.)
 - [Pattern] APARTMENT (OVER 4 FLS.)
- COMMERCIAL**
 - [Pattern] CONVENIENCE
 - [Pattern] GENERAL
 - [Pattern] OFFICE
 - [Pattern] AUTOMOTIVE RELATED
 - [Pattern] PARKING
- PUBLIC & QUASI-PUBLIC**
 - [Pattern] PUBLIC PARK
 - [Pattern] PUBLIC SCHOOL
 - [Pattern] RELIGIOUS & OTHER
 - [Pattern] PRIVATE SCHOOL
 - [Pattern] GOVERNMENTAL
 - [Pattern] HEALTH CARE
 - [Pattern] COUNTRY CLUB
 - [Pattern] UTILITY
 - [Pattern] VACANT
- DEDICATED STREET-NOT CONSTRUCTED

SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR GLENMONT TRANSIT IMPACT AREA AND VICINITY

Illustration 3-6

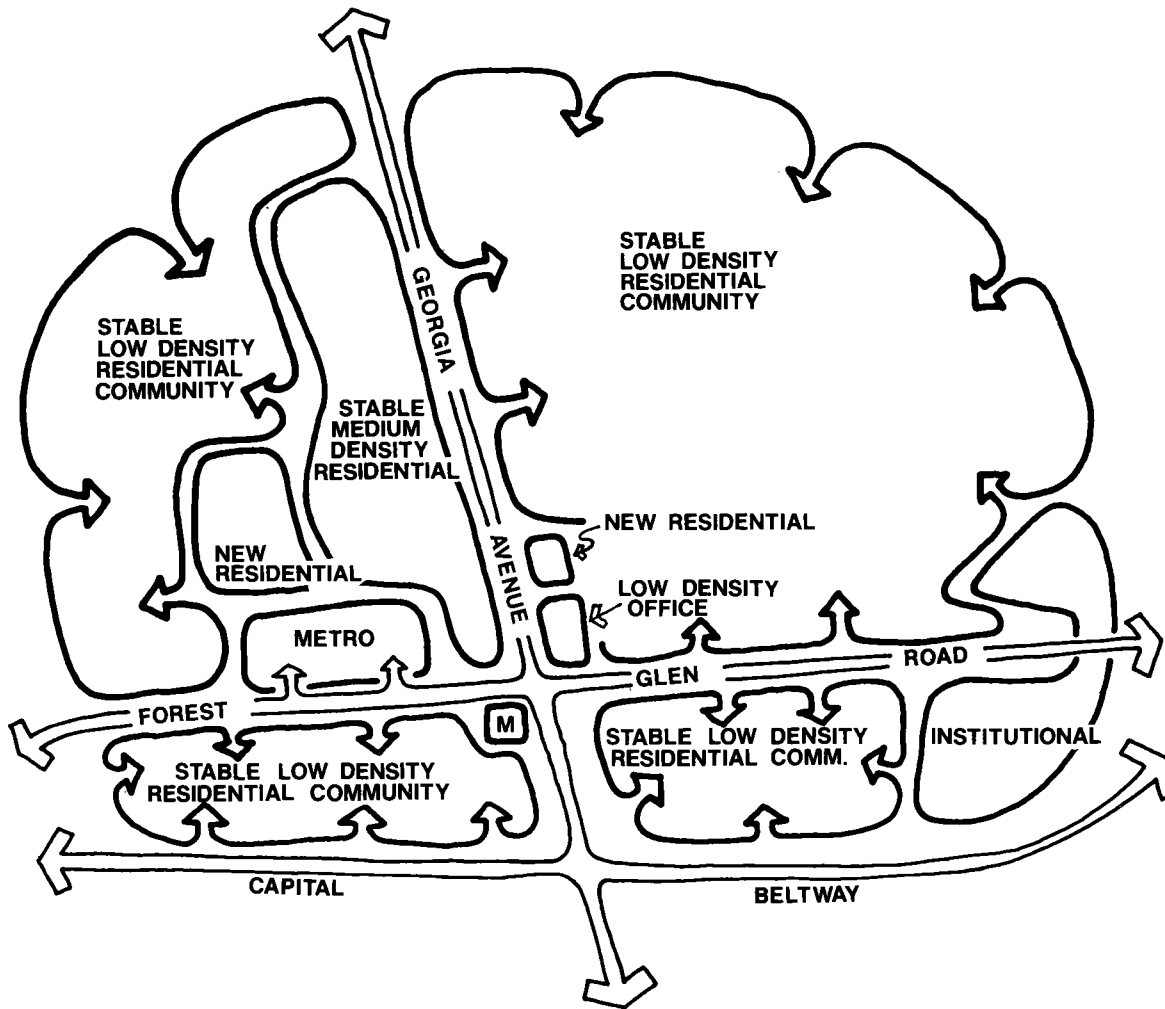
The Maryland-National Capital Park & Planning Commission

KW

**Master Plan for
the Communities of
Kensington Wheaton**
Montgomery County, Maryland

*Forest Glen Sector Plan
Development Concept*

July 1978



SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
FOREST GLEN TRANSIT IMPACT AREA AND VICINITY

Illustration 3-7

The Maryland-National Capital Park & Planning Commission

KW

Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

Forest Glen Sector Plan Land Use Plan

July 1978

..... SECTOR PLAN BOUNDARY

□ LOW DENSITY
RESIDENTIAL

▨ LOW/MED. DENSITY
RESIDENTIAL

▩ MED. DENSITY
RESIDENTIAL

▣ OFFICE

▤ PARK AND
OPEN SPACE

▥ PUBLIC AND
SEMI-PUBLIC

M METRO

SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR
FOREST GLEN TRANSIT IMPACT AREA AND VICINITY

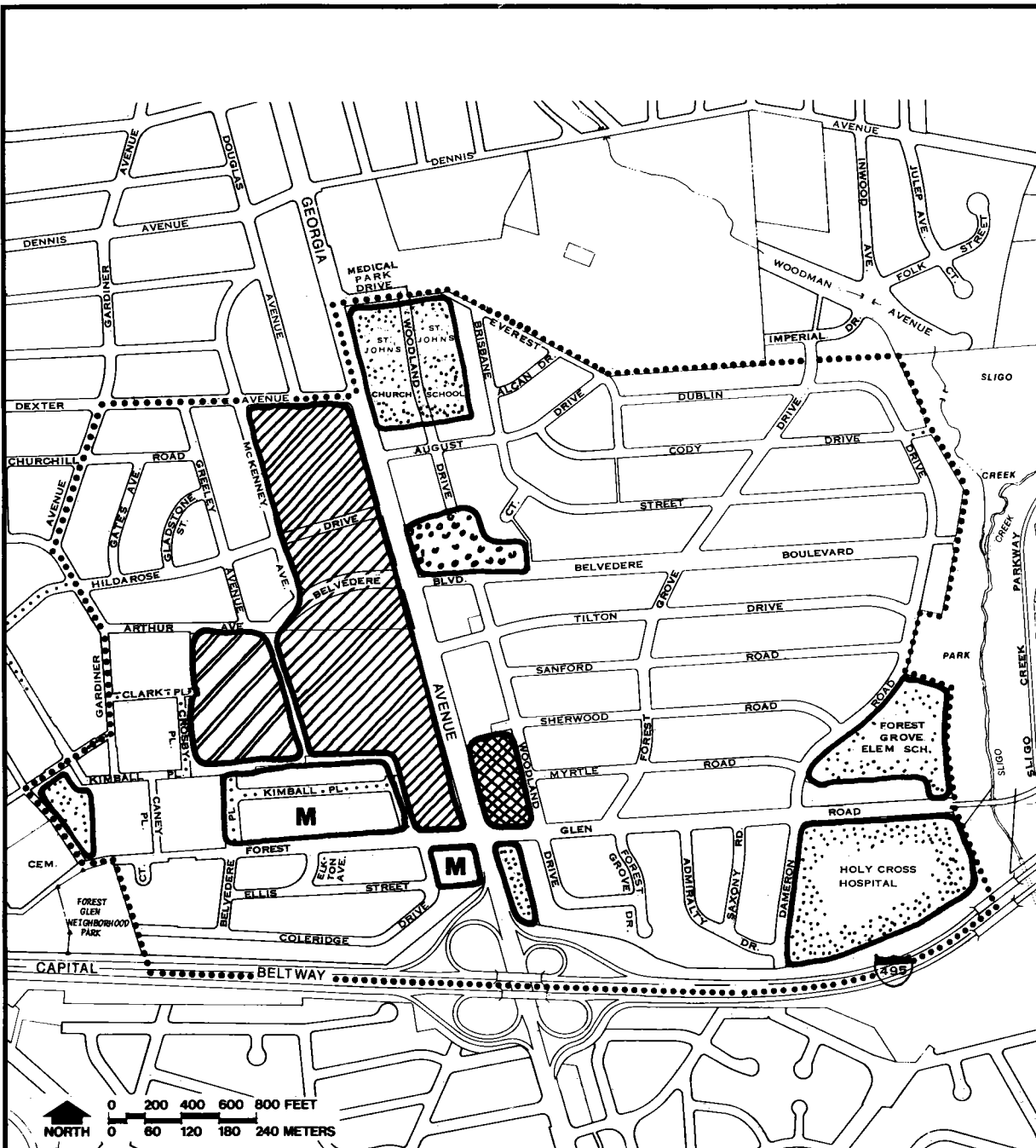
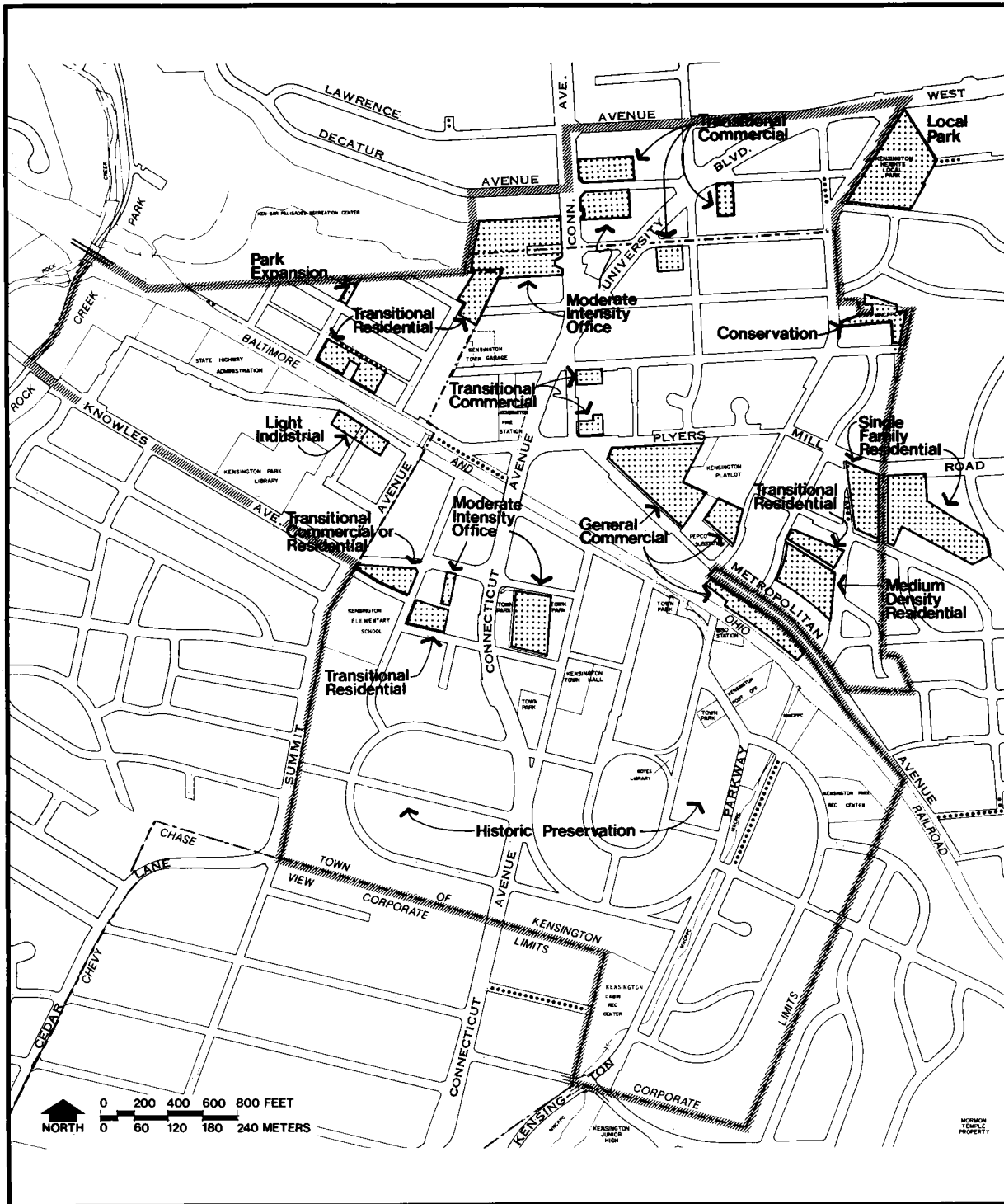


Illustration 3-8

▣ The Maryland - National Capital Park & Planning Commission



KW

Master Plan for the Communities of Kensington Wheaton Montgomery County, Maryland

Kensington Sector Plan Land Use Plan

May 1978

- ▨ SECTOR PLAN BOUNDARY
- - - TOWN OF KENSINGTON BOUNDARY

NOTES:

1. Except where indicated above, existing land use to remain the same. Development of infill single-family homes permitted on vacant lots. Development of infill commercial permitted on vacant commercially zoned lots.
2. The location for proposed commuter parking has not been resolved. Four commuter parking sites on the north side of the railroad are under study. One of these or possibly some other site on the north side of the railroad may ultimately be selected.

SOURCE: APPROVED AND ADOPTED SECTOR PLAN FOR THE TOWN OF KENSINGTON AND VICINITY

Illustration 3-10

The Maryland-National Capital Park & Planning Commission

- To re-establish vibrant and attractive commercial centers at the intersection of Veirs Mill and Randolph Roads in a manner compatible with adjacent residential communities.

Transportation and Mobility

- To establish a balance between the area's planned transportation system and its total planned development.
- To establish a transit system in the Kensington-Wheaton area which provides a mixture of rapid, intermediate, and feeder transit services that will be an effective alternative to driving.
- To provide a sidewalk and trail network that adequately serves both the transportation and recreation needs for



pedestrians and bikers in the Kensington-Wheaton area.

Community Facilities

- To acquire and maintain a high quality park system of natural areas, open spaces, and recreation facilities.
- To provide the operating public school facilities necessary to sustain high quality educational programs.
- To promote compatibility between surrounding land uses and the reuse of closed public schools.
- To promote greater child day care, elderly housing and disabled accessibility opportunities through appropriate land use recommendations and policies.

Environment

- To protect water quality of streams and to prevent erosion and flood damage in the Kensington-Wheaton area through appropriate land use recommendations and associated policies.
- To promote conservation of selected areas in their natural, undeveloped state with active recreation usage in some instances.