

# PLAN HIGHLIGHTS

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## *Land Use*

## *Transportation*

## *Community Facilities and Services*

## *Natural Environment*

## *Historic Preservation*

**T**his Plan was developed with the help and active participation of an Advisory Committee from the Kensington-Wheaton communities and staff from the County Executive. Although this Plan was originated by the Planning Board, final responsibility is shared with the County Executive and County Council.

## *Land Use*

### *The Plan:*

- recommends that the predominantly low- to medium-density residential character of the area be maintained and protected,
- recommends land use and zoning for a variety of parcels with a potential for development or redevelopment within the planning area,

- recommends that residential areas along major highways should be reinforced and protected by a land use and landscaping approach called "green corridors," and
- encourages revitalization for the commercial area at the intersection of Randolph Road and Veirs Mill Road through public and private means.

## *Transportation*

### *The Plan:*

- recommends the development and promotion of modes of transportation other than the single-occupant automobile to facilitate peak-hour commuting,
- points out the need for park-and-ride lots and recommends sites for further study, reclassifies a number of existing streets, and
- proposes a multi-use (hiker-biker) trail system to function as a dual resource for recreation and commuting.

## *Community Facilities and Services*

### *The Plan:*

- recommends review of the Montgomery County Zoning Ordinance to examine ways to address the needs of the elderly, the disabled, and other special populations of the County,
- recommends that the area from Wheaton Plaza to University Towers should become a demonstration area for improvements that will serve the disabled, and

- proposes the creation of an Adopt-A-Green-Space program by local neighborhood groups.

### *Natural Environment*

#### *The Plan:*

- recommends a general review of the condition of sanitary sewers in stream valleys in the planning area.

### *Historic Preservation*

#### *The Plan:*

- designates one site for inclusion in the *Master Plan for Historic Preservation* and designates five sites for removal from the *Locational Atlas*, and
- notes that other sites may be designated in the future.