

# INTRODUCTION

The Comprehensive Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity is also an amendment to *The Master Plan For The Communities of Kensington-Wheaton*, adopted in May 1989, and to the *General Plan for the Physical Development for the Maryland-Washington Regional District* and *The Master Plan of Highways Within Montgomery County, Maryland*.

The *General Plan* provides policy guidance at a broad County-wide level for future patterns of development in the County. It was first adopted by The Maryland-National Capital Park and Planning Commission in 1964 and updated in 1969. The *General Plan* recommends that:

- future growth be channeled into corridor cities along the I-270 Corridor and into existing, established down-County activity centers (such as Silver Spring, Wheaton, and Bethesda);
- future transportation needs be met through the development of a rapid rail transit system supported by an extensive network of local bus routes;
- rapid transit stations be located at places conducive to multi-use development within walking distance of those stations;
- a mixture of housing and employment opportunities be developed in Montgomery County; and
- new development be channeled to preserve and protect existing communities from adverse impacts and undesirable non-residential intrusion resulting from commercial growth, the placement and operation of Metro-related facilities, and other public and private land use decisions.

In October, 1974, the Montgomery County Planning Board published its First Annual Growth Policy Report, *Framework for Action*. While this report recalled many of the goals of the *General Plan*, it also noted that economic and social trends are suggesting that future metropolitan growth will tend to occur in older inner-suburban areas. The Report pointed out the need to develop mechanisms both to monitor and to direct these trends. Subsequent Growth Policy Reports have analyzed specific aspects of alternative patterns of County-wide growth.

*The Master Plan For The Communities of Kensington-Wheaton*, approved and adopted in 1989, contains broad policy, land use, and circulation recommendations for a 15-square-mile area roughly bounded by Rock Creek on the west, Sligo Creek on the east, the "Rockville Facility" alignment on the north, and the Capital Beltway (I-495) on the south.

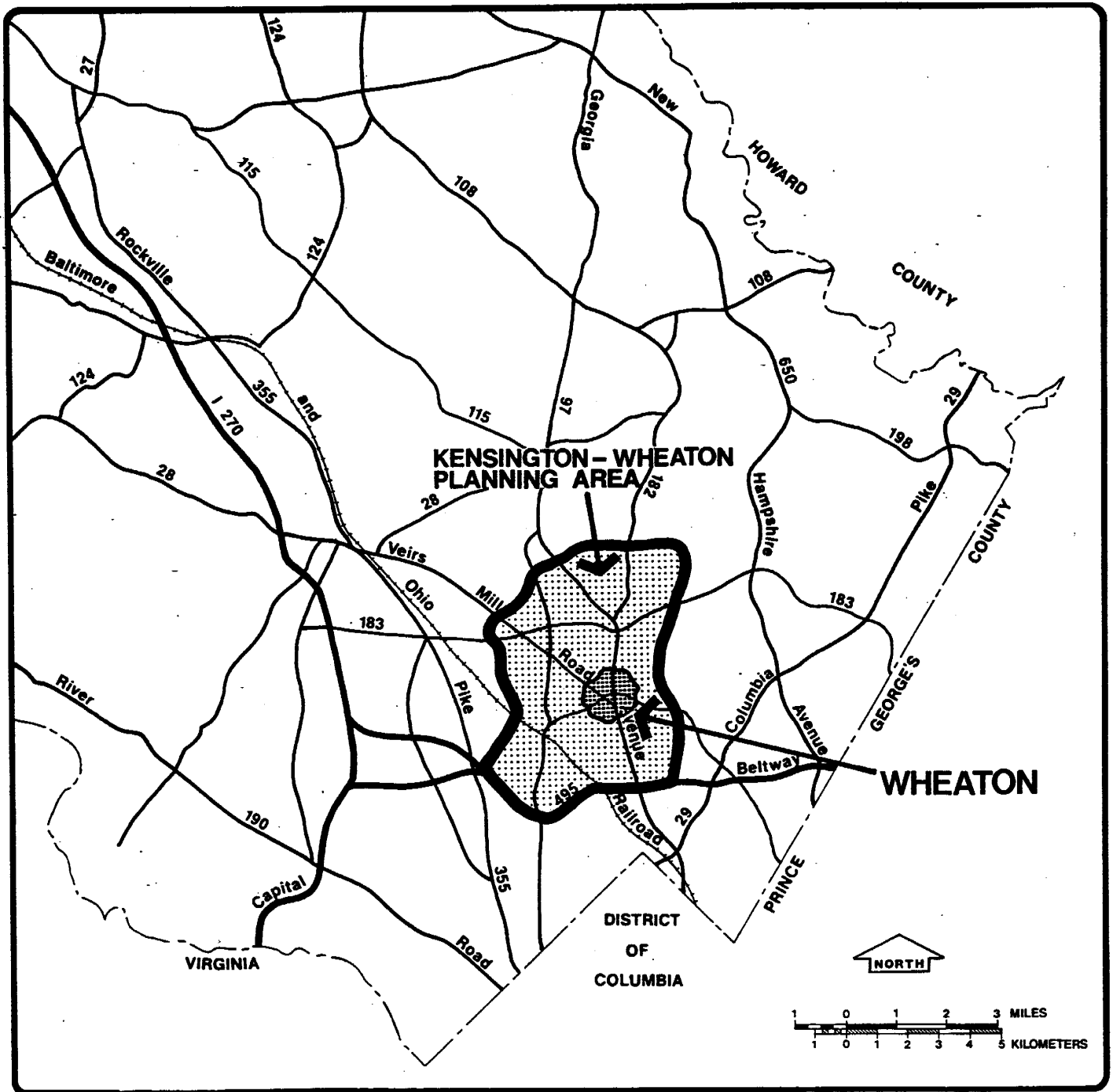
A Sector Plan elaborates and details the *General Plan*, Master Plan, and growth policy recommendations for a small area of the County. It serves as a guide to the Planning Board and the County Government in the programming of public works, in the adoption of zoning and other development controls, in the acquisition of land, and in the construction of facilities. A Sector Plan covers a smaller geographic area and a shorter time period than either the General Plan or an area Master Plan and carries out its recommendations to a greater level of detail. Because of its greater detail and shorter planning horizon, a Sector Plan

must be periodically reviewed and adjusted to reflect future decisions, trends, and events not anticipated at the time of its adoption. Such a process includes a reevaluation of the Sector Plan at intervals both of time and of actual change, depending upon such forces as the experience of Metro's impacts once transit service has become operational.

### **Mission of the Wheaton Sector Plan**

In 1988, the Montgomery County Council approved the budget and the schedule for a comprehensive amendment to the Wheaton Sector Plan. In discussions subsequent to the adoption of the mission, both the government and the community identified the purpose and objective in undertaking the preparation of this Plan. The Plan is to:

- Review the recommendations of the 1978 Sector Plan – build upon its successes and correct its deficiencies.
- Clarify the functional role of the Wheaton Central Business District and its relationship to the larger community.
- Identify feasible public actions to assist and attract private investment in Wheaton.
- Assure a human scale, an inviting environment, and attractions for residents, workers, and shoppers in an area that will continue as a center for commerce and transportation.
- Support and promote existing goals and policies of Montgomery County.
- Produce a Plan that is clear and understandable to the general public, to decision-makers, and to private investors.



SECTOR PLAN LOCATION

**WHEATON**



SEPT.  
1990

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