

I. INTRODUCTION

The Four Corners Master Plan is a comprehensive amendment to the *Sector Plan for Four Corners and Vicinity*, approved and adopted in 1986 and amended in 1988. Four Corners is one of four master plans currently being updated in Eastern Montgomery County. (See Figure 5.) Separate master plans for Four Corners, White Oak, Fairland, and Cloverly are being prepared simultaneously so that common issues can be addressed in a comprehensive and consistent manner. Supporting information regarding the analysis prepared for the Eastern Montgomery County master plans can be found in the following documents: *Eastern Montgomery County Master Plan Areas Population and Household Profiles* (1995), *Eastern Montgomery County Neighborhood Retail Study* (1994), *Transportation Report for the Eastern Montgomery County Master Plan Areas* (1995), *Environmental Resources: Eastern Montgomery County Master Plan Areas* (1996), *Historic Resources of the Eastern Montgomery County Master Plan Areas* (1995).

In this Plan, the term "master plan area" is used to define the area covered by the individual master plan. Master plan area boundaries are established to respond to common issues, natural boundaries, community affiliations, or other characteristics. Master plan areas often differ from other geographic boundaries used in Montgomery County, such as planning areas and policy areas, which have been established by the County Council for other purposes.

In 1992, at the direction of the County Council, the Montgomery County Planning Board hired a consultant to assist in designing a consensus-based citizen participation process that would be used in revising the Four Corners, White Oak, Fairland, and Cloverly master plans. The consultant team hired was The Concordia Systems Group and The Institute for Conflict Analysis and Resolution at George Mason University. The Planning Board endorsed the consultant recommendations to initiate a collaborative method for citizen involvement in the Eastern Montgomery County master plans. The major changes that have been applied to the Citizens Advisory Committee (CAC) process for these four master plans include: selection of a chairperson by the CAC members, development and presentation of the Issues Report and subsequent master plan drafts as a collaborative effort between the Montgomery County Planning staff and the CAC, and extension of the life of the CACs through County Council adoption of the master plan.

The Four Corners Master Plan CAC was formulated in March 1993. The first document produced was the Issues Report, published in July 1993. Staff and the CAC held regular monthly meetings to discuss the concerns and issues in the Master Plan area. Additional forums and informational meetings have been held involving all Eastern Montgomery County CACs.

This Master Plan will serve as a guide for the Four Corners community, the general public, and government agencies to direct public investment and future projects in a manner that is consistent with the overall goals of the Plan to enhance the Four Corners area. This Plan provides a concept and vision for the future of Four Corners, as well as goals, objectives, and recommendations for land use, transportation, community facilities, environment, and historic preservation.

Like the 1986 Sector Plan, this updated Master Plan reinforces the residential neighborhoods of Four Corners as the foundation and stabilizing force in this community. When this update was initiated in 1993, one of the primary issues to be addressed was the appropriate use and density of the 42-acre property known as the Kay tract. In May 1994, the County Council voted to build a new Blair High School on the Kay tract. This Plan provides guidelines to ensure that the school is well-integrated into the Four Corners community.

With regard to transportation, the Sector Plan recommended short-term and long-term operational improvements for the Colesville Road/University Boulevard intersection. The long-term improvement, which was being studied by the State Highway Administration (SHA), was a grade separation that would carry Colesville Road under University Boulevard. Since 1986, the State Highway Administration has worked with the Four Corners community on alternatives for the intersection and the at-grade solution known as the "jughandle" was agreed to and will be constructed as the long-term improvement. For the Four Corners community, the most important aspect of the jughandle improvement is the streetscape and pedestrian improvements that SHA will make as part of the project. These improvements are outlined in this Plan's Transportation section.

The 1986 Sector Plan also recommended that the visual image of the Four Corners business district be improved. Revitalization of the business district may best be achieved as a partnership between the public and private sectors. This Plan recommends that Montgomery County provide funding for a commercial revitalization project for the Four Corners commercial district that surrounds the intersection of Colesville Road and University Boulevard.

RELATIONSHIP TO EASTERN MONTGOMERY COUNTY

FIGURE 5



