

IX. IMPLEMENTATION

The actions of many government agencies are necessary to turn a plan's concept and vision into reality. This section outlines activities and actions necessary to implement the recommendations of this Master Plan.

Zoning

A comprehensive rezoning action (Sectional Map Amendment) should immediately follow the approval and adoption of this Plan to implement the zoning recommendations on properties where a zoning change is recommended and confirm existing zoning on other properties where no zoning changes are proposed.

Capital Projects

Capital projects implement the recommendations of this Plan. The following projects should be included in the Montgomery County Capital Improvements Program early in the life of this Plan:

- A County-funded commercial revitalization project that will improve the physical character of the Four Corners commercial district.
- A community recreation facility as part of the construction of Blair High School.
- Acquisition of the six-acre property at 315 University Boulevard for parkland.
- Department of Transportation Neighborhood Traffic Mitigation projects for those neighborhoods with cut-through traffic problems identified by this Plan, DPWT, and local residents.
- Construction of 28,950 linear feet of sidewalks. (See Table 2, page 49.)
- Construction of approximately 9,000 linear feet of Class I bikeway and designation of 40,000 linear feet of Class III bikeway. (See Table 3, pages 53-54.)

The Maryland State Highway Administration project to improve the intersection of Colesville Road and University Boulevard by constructing jughandle turns and undertaking other improvements to pedestrian circulation and streetscape in the Four Corners commercial district also will implement recommendations contained in this Plan.

Staging

Zoning controls the end state of development. The capital facilities proposed in this Plan cannot be programmed simultaneously. They must be evaluated and have priorities set. The amount of development that can be accommodated in the Capital Improvements Program in any given year is determined by the Annual Growth Policy report. The Annual Growth Policy establishes transportation service levels deemed acceptable by the County Council.