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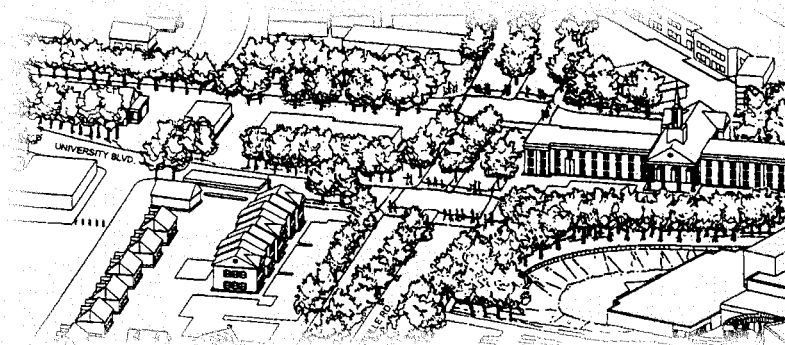
4 corners

MASTER PLAN

DECEMBER

1996

A
Comprehensive
Amendment
to the
1986
Four
Corners
Sector
Plan



published by



THE MONTGOMERY COUNTY
DEPARTMENT *of* PARK & PLANNING

8787 Georgia Avenue, Silver Spring, Maryland 20910

APPROVED AND ADOPTED

FOUR CORNERS MASTER PLAN

An amendment to the Sector Plan for Four Corners and Vicinity, 1986, as amended; the Plan for the North Silver Spring Sector, 1978; the Master Plan for Kemp Mill-Four Corners and Vicinity, 1967, as amended; The Master Plan of Bikeways, 1978, as amended; The Master Plan for Historic Preservation, 1979, as amended; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, 1964, as amended; and The Master Plan of Highways within Montgomery County, as amended.

Prepared by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning
8787 Georgia Avenue
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June 1996

Approved by

THE MONTGOMERY COUNTY COUNCIL
November 12, 1996

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
December 18, 1996

ABSTRACT

TITLE: Approved and Adopted Four Corners Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: This document contains the text and supporting maps for the Approved and Adopted Master Plan for Four Corners. This Plan will serve as a comprehensive amendment to the 1986 *Sector Plan for Four Corners and Vicinity*, as amended in 1988.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. The Planning Boards are responsible for the preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

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NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan boundaries.

Master plans generally look ahead about 20 years from the date of adoption, although they are intended to be updated and revised about every 10 years. It is recognized that circumstances will change following adoption of a plan and that the specifics of a master plan may become less relevant over time. Any sketches or drawings in an adopted master plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than a specific commitment to a particular detailed design.

THE MASTER PLAN PROCESS

STAFF DRAFT PLAN — This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) DRAFT PLAN — This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Draft Plan. After the public hearing record is closed, the Planning Board holds public worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) DRAFT PLAN — This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its worksessions on the Public Hearing (Preliminary) Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and then makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

ADOPTED PLAN — The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

The Master Plan Process in Brief

Planning Board submits and County
Council approves:

Annual Work Program

Park and Planning staff initiates
community participation and
prepares:

Issues Report

Park and Planning staff reviews
Issues Report with Planning Board
and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft
and, with modifications as necessary,
approves plan as suitable for public
hearing.

Public Hearing (Preliminary) Draft Plan

Planning Board reviews public
hearing testimony, receives County
Executive comments at Board
worksessions, and adjusts Public
Hearing Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning
Board Draft and forwards fiscal
impact analysis and comments to
County Council.

Planning Board (Final) Draft Plan Transmitted to County Council

County Council holds public hearing
and worksessions and approves,
disapproves, or amends Planning
Board Draft, which is forwarded to
M-NCPPC to become:

Approved and Adopted Master Plan

TABLE OF CONTENTS

	Page No.
THE MASTER PLAN PROCESS	vii
PLAN HIGHLIGHTS	x
Community and Center	x
Transportation Network	xii
Community Facilities and Linkages	xiv
Environment	xvi
I. INTRODUCTION	1
II. BACKGROUND	5
General Description of the Master Plan Area	5
Conformance with the Maryland Planning Act of 1992 and the General Plan for Montgomery County	5
Four Corners Today	9
III. PLAN FRAMEWORK	11
The Plan Concept	11
The Plan Vision	16
IV. LAND USE AND ZONING	19
Blair High School	20
Residential Land Uses	25
Commercial Land Uses	29
Woodmoor Shopping Center	29
V. TRANSPORTATION	35
The Roadway System	36
US 29 (Colesville Road) Policy	36
Colesville Road/University Boulevard Intersection	37
Neighborhood Traffic	38
Roadway Improvements and Classifications	40
Transit	44
Sidewalks	47
Bikeways	51
VI. COMMUNITY FACILITIES	55
Parks, Recreation, and Open Space	55
Libraries	59
Public Schools	59
Post Office	60
Public Safety	60
Day Care Services	61
Greenways	61
VII. ENVIRONMENTAL RESOURCES	65
Approach to Environmental Resources Protection	65
Water Resources	69

TABLE OF CONTENTS (Cont.)

	Page No.
Air Quality	70
Forest and Tree Protection	71
Noise	72
Water and Sewer Service	73
VIII. HISTORIC PRESERVATION	75
Four Corners Historic Resources	75
IX. IMPLEMENTATION	81
REFERENCE MATERIALS	83

LIST OF FIGURES

Figure 1	Community and Center	xi
Figure 2	Transportation Network	xiii
Figure 3	Community Facilities and Linkages	xv
Figure 4	Environment	xvii
Figure 5	Relationship to Eastern Montgomery County	3
Figure 6	Regional Location	4
Figure 7	Four Corners Master Plan Area	7
Figure 8	Neighborhoods of Four Corners	15
Figure 9	Land Use Plan	21
Figure 10	Blair High School Site Plan	23
Figure 11	Existing Residential Zoning	27
Figure 12	Residential Zoning Plan	28
Figure 13	Existing Commercial Zoning	33
Figure 14	Commercial Zoning Plan	34
Figure 15	SHA Jughandle Improvement	39
Figure 16	Existing Street and Highway Network	42
Figure 17	Street and Highway Plan	43
Figure 18	Existing Bus Service	45
Figure 19	Sidewalk Needs	48
Figure 20	Bikeway Plan	52
Figure 21	Community Facilities Plan	57
Figure 22	Greenways Plan	63
Figure 23	Watersheds	67
Figure 24	Environmental Resources	68
Figure 25	Historic Resources	79

LIST OF TABLES

Table 1	Proposed Street and Highway Classifications	41
Table 2	Recommended Pedestrian Improvements in Four Corners	49
Table 3	Bikeway Plan in Four Corners	53
Table 4	Four Corners Master Plan Historic Resources	77

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