

PLAN HIGHLIGHTS

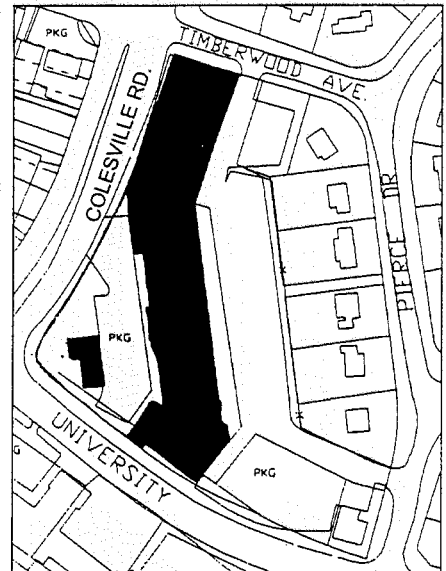
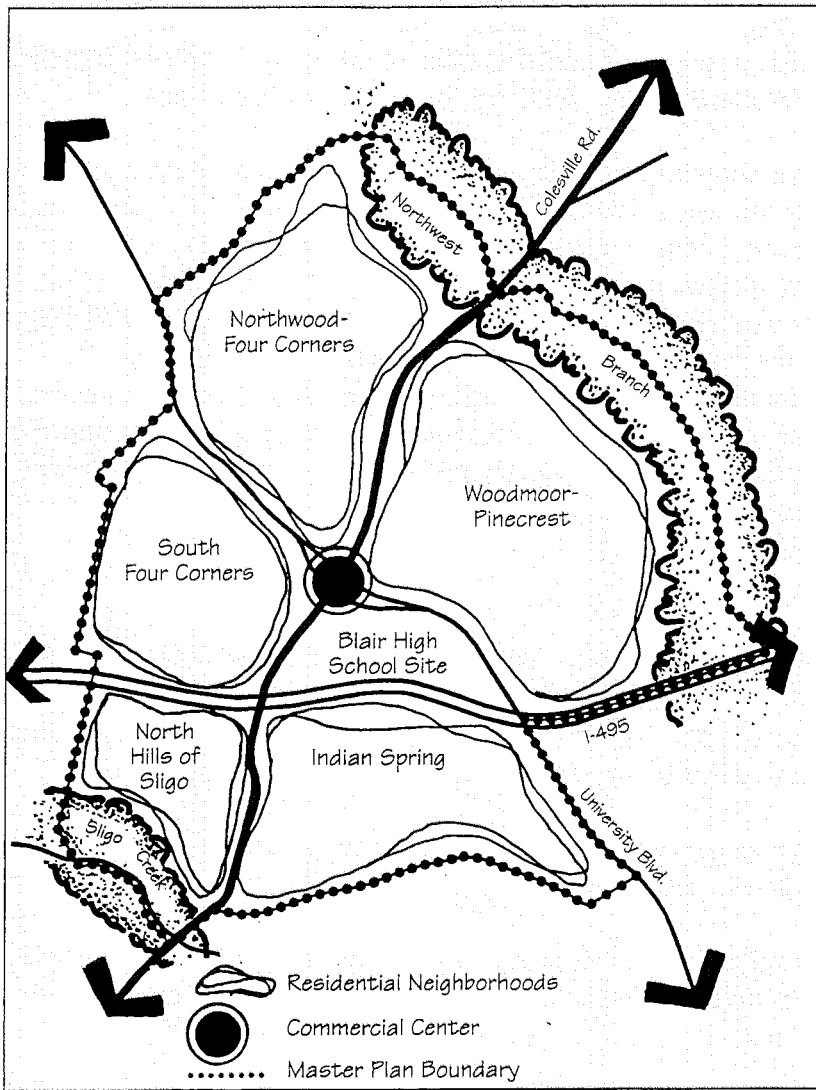
Community and Center

This Master Plan supports and reinforces Four Corners as a community of neighborhoods. The Plan seeks to strengthen the community's center by providing guidelines for the planned public projects in Four Corners. All future projects must be carefully integrated into the existing community and designed to enhance Four Corners' image, appearance, sense of place, and pedestrian safety.

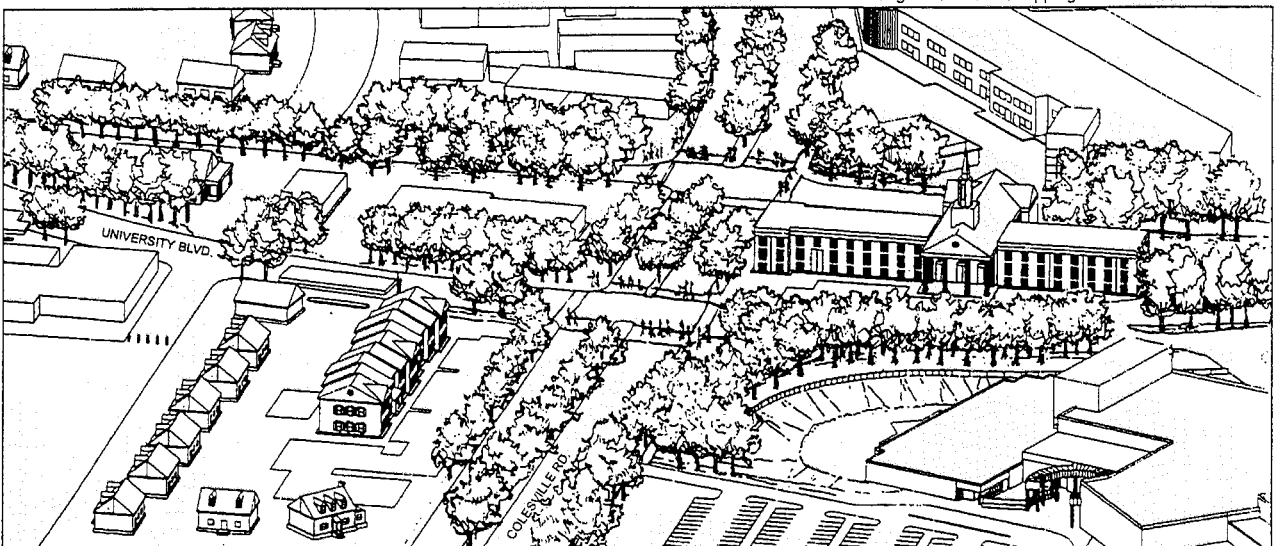
The Four Corners community of neighborhoods is made up of mature, close-in, residential neighborhoods; local convenience shopping; schools; and parks. This Plan seeks to maintain and preserve the character and integrity of the Four Corners residential neighborhoods as the foundation of the community. The commercial district, at the intersection of Colesville Road and University Boulevard, is the literal and figurative heart of the community, as well as the front door to the surrounding residential neighborhoods. Without the commercial district, Four Corners would consist of five separate neighborhoods, divided and isolated by major highways. The commercial center, despite its current appearance, is the magnet and activity hub that creates a place, rather than simply an intersection of two major roads. This Master Plan sustains a livable community of neighborhoods in Four Corners by preserving the positive existing attributes and guiding change so that it strengthens the function, character, and appearance of the area.

This Plan:

- Retains existing residential zoning to protect and reinforce the neighborhoods as the foundation of the community.
- Retains the existing commercial district boundaries and encourages clear delineation between residential and non-residential areas through landscaping or other physical barriers.
- Provides guidelines for the public projects planned in Four Corners -- Blair High School and the State Highway Administration (SHA) intersection improvement at Colesville Road and University Boulevard -- with the goal of improving the function and appearance of the commercial district.
- Recommends improvements to the entire commercial district through a public-private partnership between local owners and the County's commercial revitalization program.



Existing Woodmoor Shopping Center



Illustrative Birdseye View of Four Corners Commercial Center with Pedestrian and Streetscape Improvements

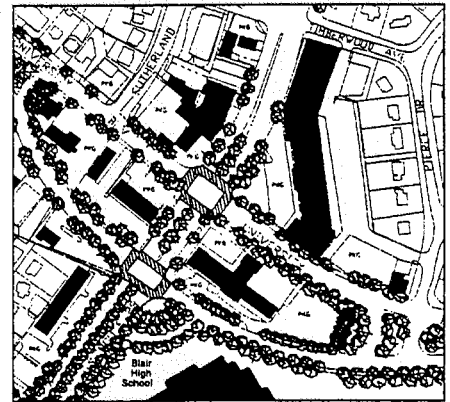
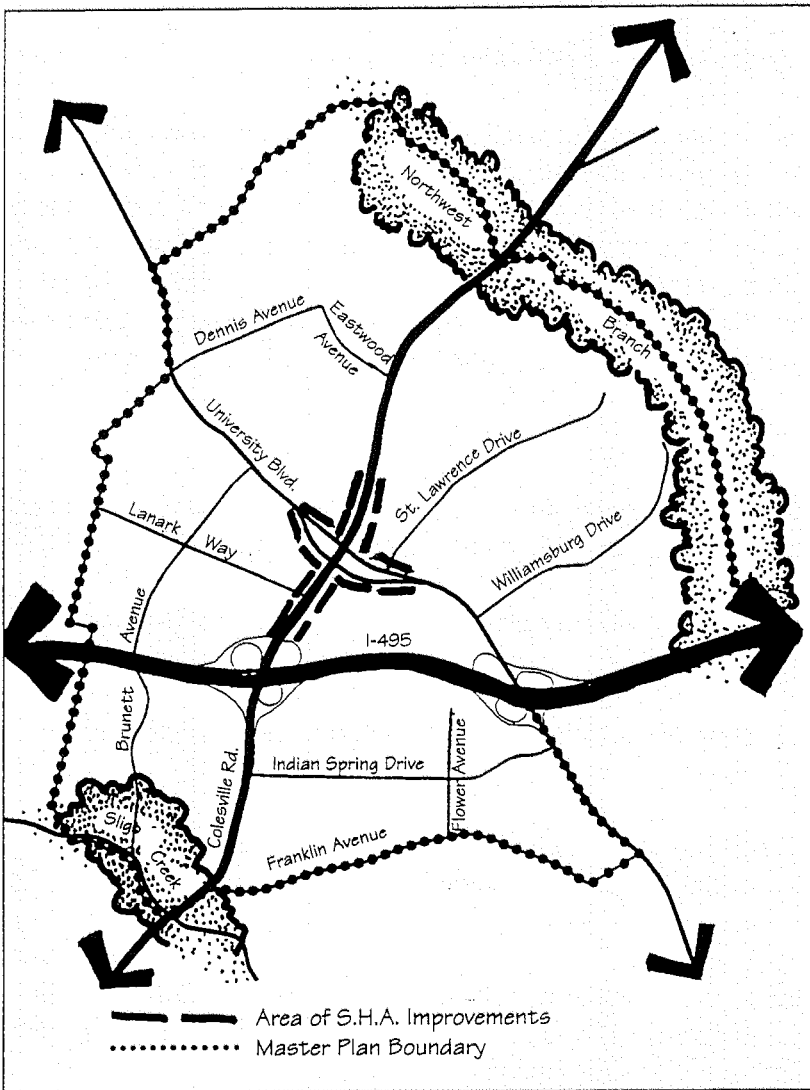
Transportation Network

This Master Plan balances the transportation needs of regional through traffic and local traffic by recommending a road improvement at the main intersection, neighborhood protection from cut-through traffic, and an enhanced system of sidewalks and bikeways to create an environment that is more conducive to walking, biking, and transit use.

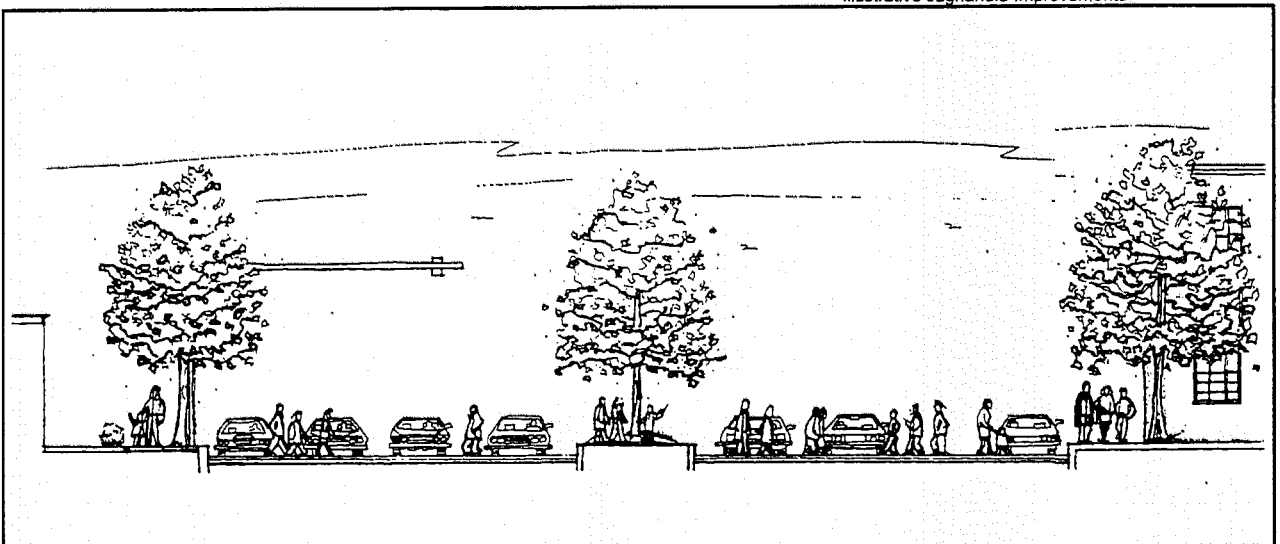
This Plan recognizes the challenge and burden that Four Corners faces in trying to accommodate large volumes of regional through-traffic while striving to preserve and enhance the character and integrity of this community of neighborhoods. Pedestrian safety and community character are jeopardized when non-local traffic cuts through residential streets. This Plan recommends that measures continue to be taken to protect neighborhoods from these intrusive impacts. This Plan recognizes the regional function of the major roadways and supports the State Highway Administration (SHA) intersection improvements for Colesville Road and University Boulevard. This Plan also recognizes that streets and their amenities contribute significantly to the character of a community and strongly supports the pedestrian and streetscape improvements planned as part of the SHA intersection project.

This Plan:

- Supports the improvements planned for the intersection of Colesville Road and University Boulevard, including the pedestrian and streetscape amenities, and encourages continued cooperative implementation of the project and coordination with merchants and residents before and during the roadway construction.
- Recommends traffic management plans be developed cooperatively between the County and the neighborhoods to reduce cut-through traffic on local streets.
- Recommends enhanced pedestrian circulation by constructing sidewalks that will connect Four Corners neighborhoods to shops, parks, schools, community facilities, and transit stops.
- Expands the existing bikeway network to support the local and regional systems and to enhance its value as an alternative means of travel.
- Encourages increased use of transit as an alternative to the car with bus service that connects Four Corners with Metro stations at Silver Spring and Forest Glen.



Illustrative Jughandle Improvements



Cross-section Looking North on Colesville Road

Community Facilities and Linkages

Community facilities must meet the recreational, social, educational, and human service needs of area residents. This Plan recommends that the physical connections between the community's resources and the residents be strengthened and improved.

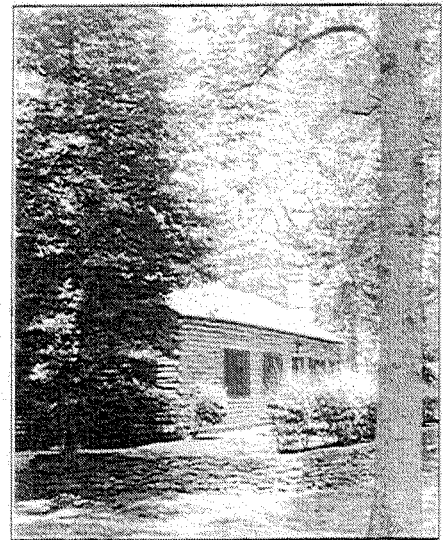
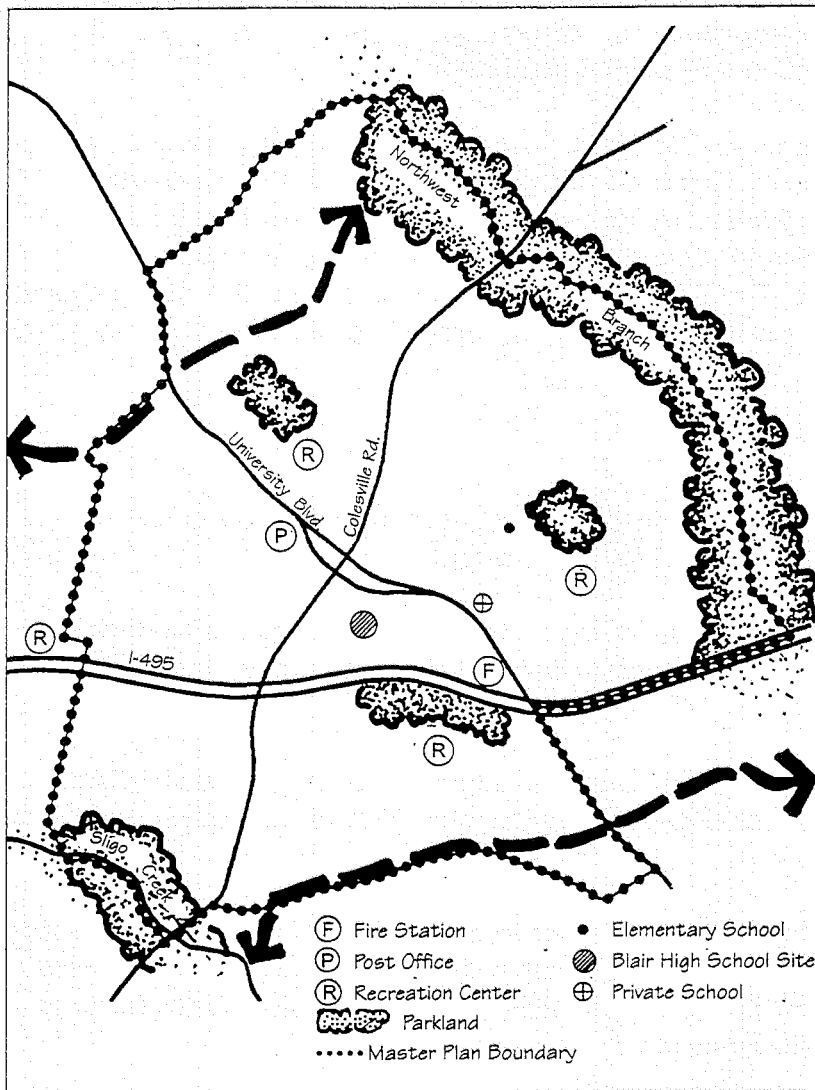
This Plan recognizes that public facilities and services are the building blocks of community. These facilities and services provide a tangible measure of a community's character and value. Frequent shared use of these community facilities creates a feeling of belonging and commitment among local residents. Each of the Four Corners neighborhoods contains a local park within or in proximity to its boundaries. In addition, residents have access to two distinctly different linear stream valley resources -- Sligo Creek, with its many active recreational facilities and a hiker-biker trail through its length, and Northwest Branch, an undeveloped park for passive recreation.

This Plan:

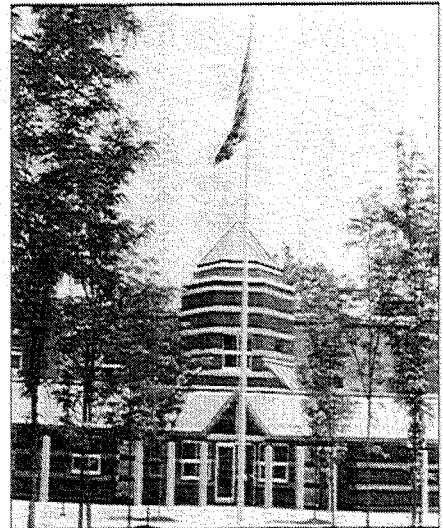
- Recommends that the physical connections -- sidewalks and bikeways -- between the community's resources and the residents be strengthened and improved.
- Recommends acquisition of the six-acre property at 315 University Boulevard for parkland.
- Recommends that a portion of the new Blair High School site be developed for community use.
- Recommends that all existing parkland be preserved and maintained and that the special scenic features of the Northwest Branch be recognized as a valuable County resource.
- Establishes greenways in the Northwest Branch, Sligo Creek, and Long Branch stream valley parks to protect scenic features and natural habitats, and to provide continuous north-south corridors for humans and wildlife.

COMMUNITY FACILITIES AND LINKAGES

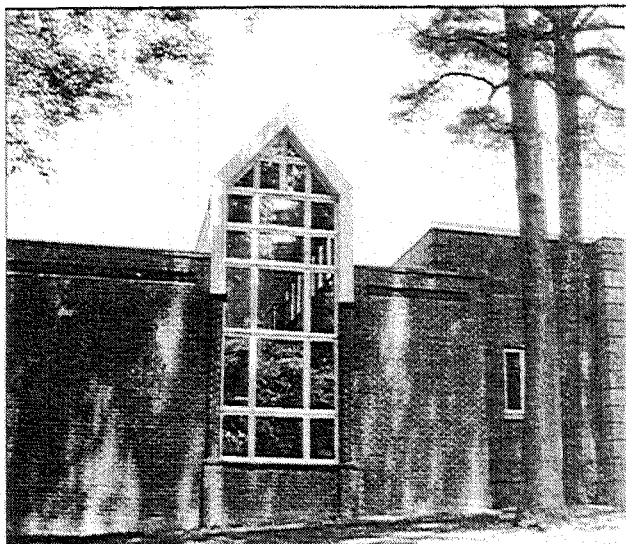
FIGURE 3



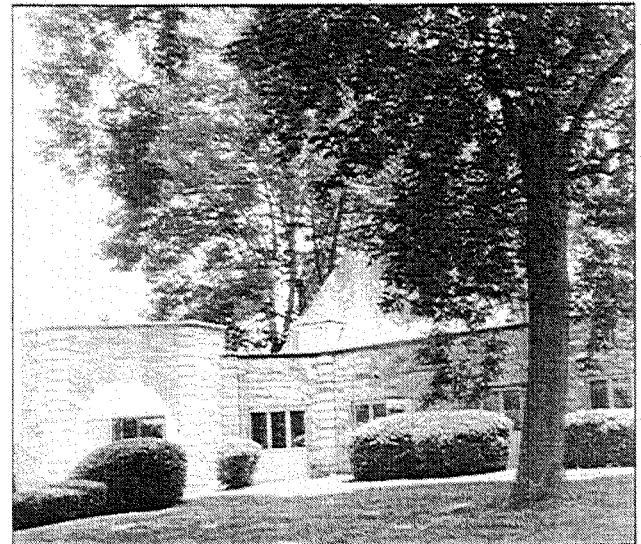
North Four Corners Local Park



Pinecrest Elementary School and Park



Parkside Headquarters



YMCA

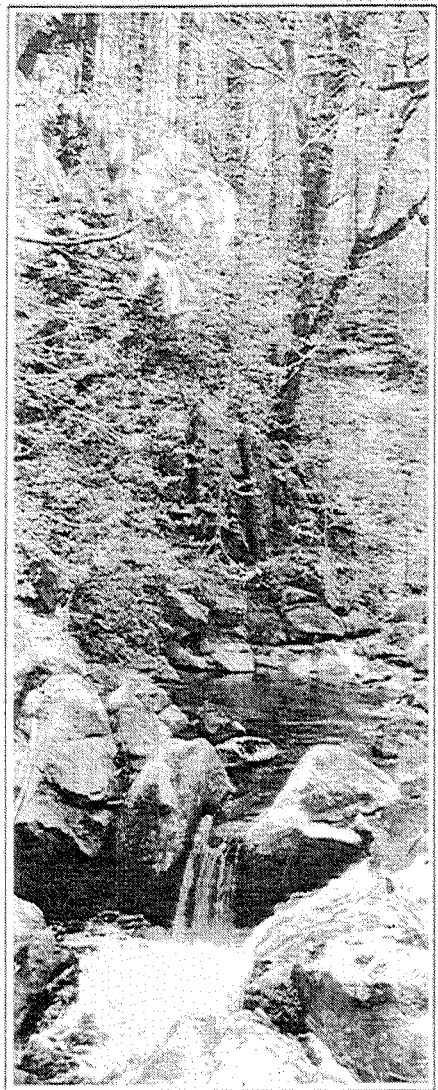
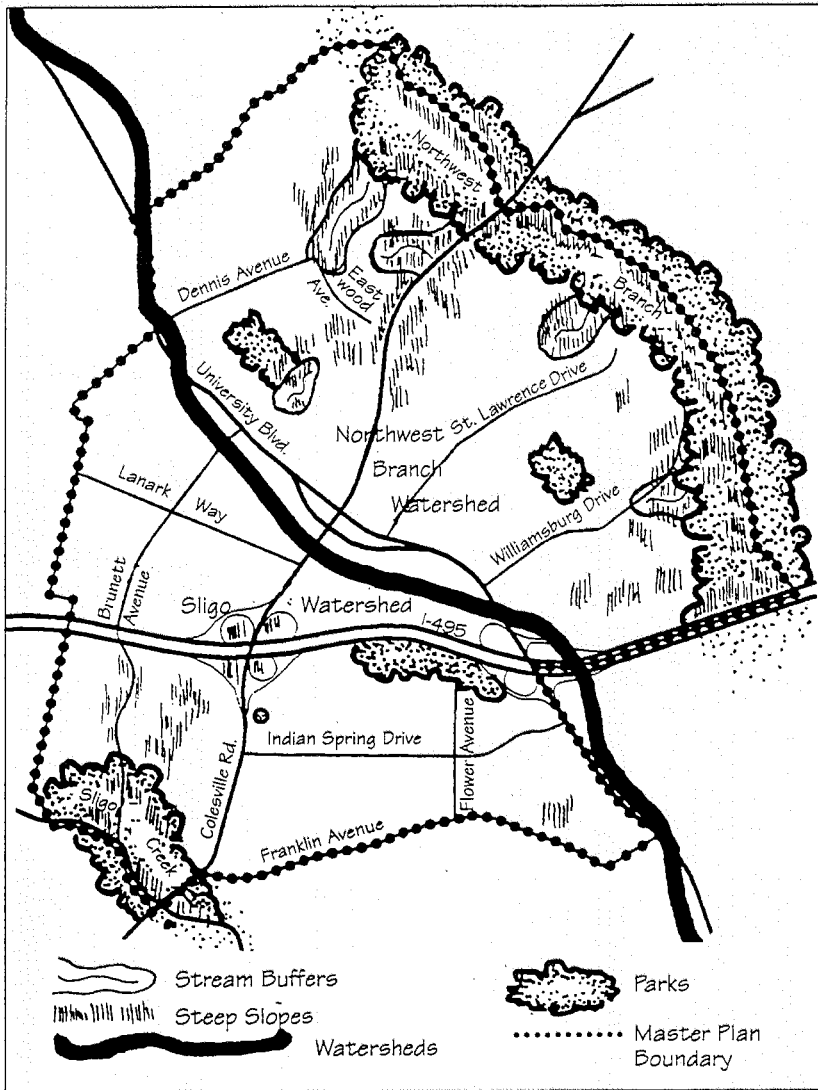
Environment

This Plan recommends protection and enhancement of the natural resources in the Four Corners Master Plan area for the enjoyment of residents and to sustain a stable and healthy environment for native plant and animal populations.

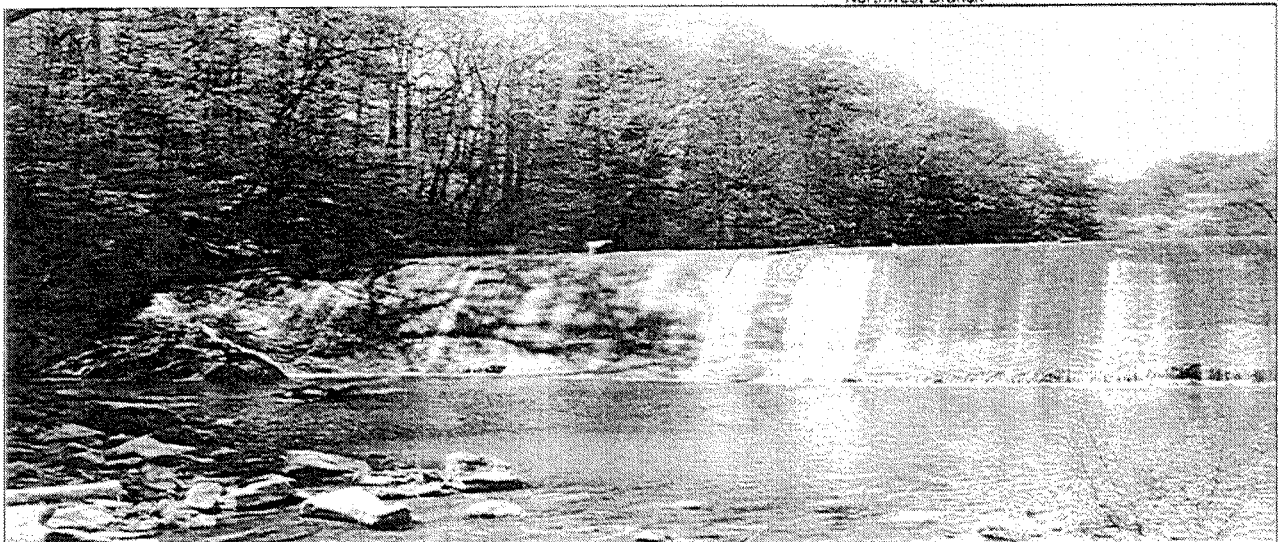
This Plan identifies Four Corners as an environmental restoration area, which will require a long-term improvement program in order to correct existing degradation in areas which developed prior to adequate environmental controls. This Plan recommends that natural resources be maintained and their quality enhanced by supporting efforts to restore degraded parts of Northwest Branch and Sligo Creek. This Plan also supports continued protection of woodlands, continued efforts to restore stream aquatic habitat, and recommends local citizen action to protect and improve natural resources.

This Plan:

- Recommends continued cooperation among government agencies in the restoration of Sligo Creek and Northwest Branch.
- Recommends that stream bank erosion problems along the edge of Northwest Branch Park be addressed through a combined effort of County agencies and citizens.
- Encourages community participation in Montgomery County Parks and County government programs to eliminate dumping, vandalism, encroachment, and misuse of parkland.
- Recommends that consideration be given to meeting part of the requirements for reforestation of the Blair High School site within the Four Corners Master Plan area, including the medians, Beltway loops, parkland, and possibly the Hastings Neighborhood Conservation area.



Northwest Branch



Burnt Mills Dam at Colesville Road in Northwest Branch