

Resolution No: 13-715  
Introduced: November 12, 1996  
Adopted: November 12, 1996

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

---

By: District Council

---

Subject: Approval of Planning Board (Final) Draft Four Corners Master Plan

Background

1. On July 2, 1996, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Four Corners Master Plan.
2. The Planning Board (Final) Draft Four Corners Master Plan amends the Approved and Adopted Sector Plan for Four Corners and Vicinity, dated 1986.
3. On August 16, 1996, the County Executive transmitted to the District Council a copy of the Fiscal Impact Analysis on the Planning Board (Final) Draft Four Corners Master Plan.
4. On September 24, 1996, the County Council held a public hearing regarding the Planning Board (Final) Draft Four Corners Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On October 7, 1996, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board (Final) Draft Four Corners Master Plan.
6. On October 29, 1996, the County Council reviewed the Planning Board (Final) Draft Four Corners Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

The Planning Board (Final) Draft Four Corners Master Plan, dated June 1996, is approved with revisions. Council revisions to the Planning Board (Final) Draft Four Corners Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 9. Last Sentence of third paragraph under the heading "Four Corners Today". Planning Staff should update the data on housing prices if more current information is available prior to printing the adopted draft.

Page 20. Last Sentence on page. Change as follows:

Additional cooperative arrangements should be considered by the appropriate agencies that would allow community use of indoor resources, such as the media center (library), auditorium, and gymnasium.

Pages 22 to 24. Modify the guidelines regarding Blair High School as follows:

- Blair High School should continue to be designed and constructed to physically integrate and connect the school with the existing community through building architecture and site layout that is compatible with and appropriate to the Four Corners commercial district and surrounding residential areas. A preliminary site plan is shown on Figure 10.
- A public gathering place or urban plaza should be created on the school site at the corner of Colesville Road and University Boulevard that provides adequate pavement area for congregating and circulating students and pedestrians.
- Pedestrian access to the school site -- a critical public safety issue -- must be solved before the school opens. Improvements to the Beltway ramps should be considered for pedestrians from the south. A pedestrian crossing at Lexington Drive, in addition to the Williamsburg Drive access, should be [provided] considered for pedestrians from the north. A pedestrian crossing at Lanark Way should be considered for pedestrians from the west. The SHA project planned for the intersection of Colesville Road and University Boulevard will include some pedestrian improvements. (See Table 2, page 51.)

- To improve safety and emphasize the pedestrian domain, SHA/DPWT should consider prohibiting [no] right turns [should be allowed] on the red signal at the Colesville/University intersection, and marking all crosswalks leading to the site [should be specially marked and] with distinct [in] color, material, and texture to differentiate the pedestrian crossings from the asphalt road.
- In any option to ensure safe pedestrian access to Blair High School, [the] medians sufficient for pedestrian refuge [strips] on both Colesville Road and University Boulevard should be retained. [not be removed or reduced. In addition,] A median will help maintain the character of Colesville Road as a boulevard through Four Corners and will enhance the future stability of both the immediately adjacent residential properties and the adjacent neighborhoods. SHA/DPWT should review the posted speed limits on Colesville Road and University Boulevard contiguous to Blair High School [should be lowered] to insure they are appropriate for [conform to those in] a school zone.
- The school site perimeter should include a generous pedestrian pathway [with a double row of shade trees along the roadway edge]. Where feasible, there should be a double row of trees planted along Colesville Road and University Boulevard next to the Blair High School Site. The parking lots should be planted to provide shading and screening.
- [Adequate o]n-site school parking for faculty, students, and visitors should be provided to minimize overflow parking on residential streets and in the commercial district and to preserve the neighborhood character in adjacent areas of Four Corners.
- Measures to reduce the adverse traffic impacts of Blair High School on the Four Corners community should be considered, including residential permit parking restrictions [regulations] and traffic management [should be implemented]. MCPS and DPWT should work with the business community to address parking and other school-related issues.
- [Careful redesign] The design of the University Boulevard and Williamsburg Drive intersection should be evaluated to better balance the Woodmoor community's need to discourage cut-through commuter traffic against the need for access by [is recommended to accommodate] school buses, school traffic, fire station vehicles (the Silver Spring Volunteer Fire Department will remain at this location), and local neighborhood [access] traffic, as well as to determine if (and how) through movements should be prohibited between Williamsburg Drive and the Blair High School access road.
- In addition to community use of outdoor school recreational facilities, [MCPS] the appropriate public agencies should consider arrangements that allow public access to resources such as the media center, auditorium, and gymnasium as part of its contribution to the greater community and to encourage multi-purpose use of school facilities.

- Public community-use space that is easily and safely accessible [and has separate parking] should be provided on the site with appropriate parking.
- Stormwater management will be accommodated on the school site and water gradually released through an existing storm drainage system under the Beltway and in Indian Spring. Careful planning of stormwater management is recommended to avoid creating an unintended wetland on the property south of the Beltway.
- Noise attenuation is recommended along the Beltway edge of the site. A noise wall is being planned. Attention should be given to landscaping and materials that will discourage graffiti.
- Reforestation of the Blair High School site is required in accordance with the County Forest Conservation Law. Consideration should be given to off-site reforestation locations in the Four Corners Master Plan area and the Sligo Creek watershed, including parkland, medians, and Beltway loops.

Page 25. First sentence changes as follows:

This Master Plan recognizes the established [low-density] compact residential character of Four Corners . . .

Page 25. Under "Recommendations" modify the second bullet as follows:

[This Plan supports acquisition of the] There is a six-acre property at 315 University Boulevard[. This site] that was formerly occupied by a private school and is currently vacant. The property owner may rebuild a school on this site which is an appropriate use for this site. If the property owner decides not to build a school and they intend to pursue other options then this site is appropriate for parkland. Increased parkland in this portion of Four Corners will provide needed recreational facilities and will replace open space that was lost when the former Four Corners Elementary School, which occupied the adjacent site, was converted to elderly housing. If Park and Planning does not decide to use Advance Land Acquisition or Capital Improvement Program (CIP) funds for purchase within six months after the property owner indicates in writing to Park and Planning that a school will not be built on this site, then the site may be developed for residential purposes. The site has a base zoning of R-60 and is suitable for development as PD-7.

Page 38. Delete the last sentence of the paragraph, which refers to Figure 16.

Page 40. Delete Figure 16: "Potential Non-Local Traffic Routes."

Page 41. Add a fourth bulleted recommendation under “Neighborhood Traffic”:

- DPWT should evaluate the need for through movement prohibitions between Williamsburg Drive and the Blair High School access road onto University Boulevard.

Page 42. Add the following line to the “Arterial Roads” portion of Table 1:

A-57 Forest Glen Road (MD 192) Sligo Creek Parkway to Brunett Avenue 80’ 2 lanes

Page 42. Revise the following line to the “Primary Residential Streets” portion of Table 1:

P-7 Lanark Way/Sutherland Road/ Forest Glen Road Colesville Road to [Renfrew Road] Brunett Avenue 80’ 2 lanes

Page 45. Change the second bulleted recommendation to read:

- Reclassify Lorain Avenue and St. Lawrence Drive from primary residential streets to secondary residential streets, which reflect[s] their function [and will allow DPWT to use a lower traffic standard when considering measures to reduce cut-through traffic].

Page 46. Figure 19. A date should be added to this map of existing bus service.

Page 47. Change the first sentence of the first paragraph to read:

In the long[-] term, based on current demand projections, [a high quality transitway] a substantial improvement to transit should be provided between Burtonsville at MD 198 and the Silver Spring Metro station (future Silver Spring Transit Center).

Page 47. Delete the last two sentences of the first paragraph.

Page 47. Change the first bulleted recommendation to read:

- Work toward a long-term solution for significantly improving transit along US 29. Based on current demand projections, [a high quality transitway] a substantial improvement to transit should be provided between Burtonsville at MD 198 and the Silver Spring Metro station (future Silver Spring Transit Center).

Page 48. Add the following sentence to the end of the second paragraph:

This Plan is not intended to preclude consideration of other sidewalk locations that may be identified in the future.

Page 49. Change the title of Figure 20 to "SIDEWALK NEEDS" and add the following note:

Other sidewalk locations that may be identified in the future.

Pages 50 and 51. Change the title of Table 2 to read:

[RECOMMENDED] PEDESTRIAN IMPROVEMENTS RECOMMENDED FOR CONSIDERATION IN FOUR CORNERS

Page 50. Add to Table 2 the following sidewalk improvements included in the Blair Pedestrian Study but not already listed in the table:

- Edgewood Avenue from Dennis Avenue to Lorain Avenue
- Southwood Avenue from Edgewood Avenue to Eastwood Avenue
- Sutherland Road from Lorain Avenue to Timberwood Avenue
- Lanark Way from Brunett Avenue to Colesville Road
- Forest Glen Road from Dallas Avenue to Lorain Avenue
- Forest Glen Road and Sutherland Road from Lorain Avenue to Lanark Way
- Brunett Avenue from Bruce Drive to Forest Glen Road
- Williamsburg Drive from University Boulevard to Cherry Tree Lane
- St. Lawrence Drive from University Boulevard to Woodmoor Drive
- Woodmoor Drive from Hillmoor Drive to Lexington Drive
- Lexington Drive from University Boulevard to Woodmoor Drive
- Pierce Drive from Lexington Drive to Colesville Road

Page 61. Delete the third sentence of the second paragraph under the heading "Public Schools":

[This kindergarten program is one of the few in the County that operates full day.]

Page 62. The section describing post office locations should be updated to reflect current conditions.

Page 62. Last paragraph on page and first paragraph on top of page 63. Modify as follows:

Fire and basic life support emergency medical [ambulance] services are provided to the Four Corners area by the Silver Spring Volunteer Fire Department Station 16 located at University Boulevard and Williamsburg Drive. The fire station will continue at this location [once Blair High School is constructed]. Additional coverage [Rescue services] for [serious] auto [and other] accidents, larger fire and rescue incidents, and advanced life support is provided by other Silver Spring Volunteer Fire Department stations, the Hillandale Volunteer Fire Department, the Takoma Park Volunteer Fire Department, and [are provided by] the Wheaton Rescue Squad.

Fire and rescue apparatus [trucks and vehicles] use the signal at Williamsburg Drive to exit [the s] Station 16. Access to the new Blair High School from University Boulevard also will be aligned with Williamsburg Drive. This intersection must be carefully

designed to ensure that there are no conflicts among fire ~~and rescue apparatus~~ [trucks and ambulances], school buses, and other vehicles accessing the school, the fire station, or the Woodmoor neighborhood at this location.

Page 63. Second paragraph: Delete discussion of community policing since this program could change (or be eliminated) over the life of the master plan.

General

All figures and tables are to be revised where appropriate to reflect County Council changes to the Planning Board (Final) Draft Four Corners Master Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council. All identifying references pertain to the Planning Board (Final) Draft Four Corners Master Plan, dated June 1996.

This is a correct copy of Council action.



---

Elda Dodson

Acting Secretary of the Council

MCPB No.96-33  
M-NCPPC No.96-25

### RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on March 7, 1996, on the Public Hearing (Preliminary) Draft Four Corners Master Plan, being also an amendment to the *Sector Plan for Four Corners and Vicinity, 1986*, as amended; the *Plan for the North Silver Spring Sector, 1978*, as amended; the *Master Plan for Kemp Mill-Four Corners and Vicinity, 1967*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The Master Plan of 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; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 27, 1996, approved the Planning Board (Final) Draft Four Corners Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft Four Corners Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on August 16, 1996; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on September 24, 1996, wherein testimony was received concerning the Planning Board (Final) Draft Four Corners Master Plan; and

WHEREAS, the District Council, on November 12, 1996, approved the Planning Board (Final) Draft Four Corners Master Plan subject to modifications and revisions set forth in Resolution No.13-715.

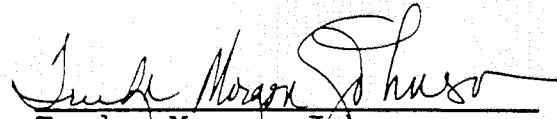


NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Four Corners Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as amended; and as approved by the District Council in the attached Resolution No.13-715 and

BE IT FURTHER RESOLVED, that copies of said Amendment should be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's counties, as required by law.

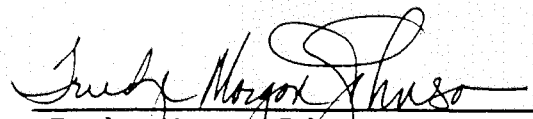
\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Holmes, seconded by Commissioner Richardson, with Commissioners Baptiste, Holmes, Hussmann, and Richardson voting in favor of the motion, and Commissioner Aron being absent, at its regular meeting held on Thursday, December 5, 1996 in Silver Spring, Maryland.


  
Trudye Morgan Johnson  
Executive Director

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner McNeill, seconded by Commissioner Dabney, with Commissioners Aron, Baptiste, Brown, Dabney, Hewlett, Holmes Hussmann, McNeill and Richardson voting in favor of the motion, and with Commissioner Boone being temporarily absent at its regular meeting held on Wednesday, December 18, 1996 in Silver Spring, Maryland.

  
Trudye Morgan Johnson  
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 12/9/96