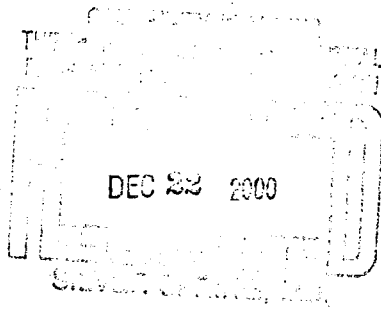


# APPENDIX H: COUNTY COUNCIL RESOLUTION TO APPROVE PLAN





Resolution No.: 14-730  
Introduced: December 12, 2000  
Adopted: December 12, 2000

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

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By: District Council

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Subject: Approval of Planning Board (Final) Draft East Silver Spring Master Plan

1. On March 24, 2000, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft East Silver Spring Master Plan.
2. The Planning Board (Final) Draft East Silver Spring Master Plan amends the approved and adopted 1977 Silver Spring – East Master Plan, as well as an amendment to The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, as amended, the 1967 Kemp Mill-Four Corners Master Plan, as amended, the Master Plan of Bikeways, as amended, the Master Plan of Highways Within Montgomery County, Maryland, as amended, and the Master Plan for Historic Preservation, as amended.
3. On July 11, 2000, the County Council held a public hearing regarding the Planning Board (Final) Draft East Silver Spring Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
4. On, September 27, 2000, the County Executive transmitted to the County a fiscal analysis of capital projects for the Final Draft East Silver Spring Master Plan.
5. On September 14, October 2, October 10 and October 23, 2000, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board (Final) Draft East Silver Spring Master Plan.

6. On November 14 and December 12, 2000, the County Council reviewed the Planning Board (Final) Draft East Silver Spring 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 East Silver Spring Master Plan, dated November 2000 is approved with revisions. Council revisions to the Planning Board (Final) Draft East Silver Spring Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 5: Insert the following as the fourth bullet under "Recommendations" to read:

- Form a task force to address the full range of issues and solutions affecting the large number of apartments in the East Silver Spring and Takoma Park area.

Page 6: Amend second bullet under "Recommendations" to read:

- [Create] Adopt a Commercial Revitalization Overlay Zone for the Flower Village and Clifton Park Crossroads commercial centers. The zone would permit flexibility in parking standards, allowing for expansion of commercial uses, and would provide for site plan review.

Page 7: Insert the following as ninth bullet under "Recommendations":

- Recommend acquisition of property located at 8726 Piney Branch Road for development of a future park.

Page 15: Amend first paragraph under "Outreach Program" to read:

The East Silver Spring Master Plan [is] was prepared under the streamlined process approved by the Montgomery County Planning Board and the County Council in September 1997 and described in *The Master Planning Process* report published by the Montgomery County Department of Park and Planning. As a part of this process, a master Plan Advisory Group (MPAG) was appointed by the Planning Board. The MPAG included residents as well as people with other interests in East Silver Spring. A draft Purpose and Outreach Strategy Report was presented to the Planning Board in July 1998. The Purpose and Outreach Strategy Report identified those interests to be addressed in the master plan and described the strategy for getting public output during the process.

Page 17: Amend paragraph under “Overarching Issues” to read:

Both the East Silver Spring and the Takoma Park Master Plans [are being] were updated at the same time so that issues common to both areas [can] could be addressed collectively. Such issues include apartment zoning, commercial centers, community facilities, parks, traffic circulation, and pedestrian and bikeway connections.

Page 17: Amend second and third paragraphs under “Next Steps” to read:

The Staff Draft was reviewed by the Planning Board and approved for release as a Public Hearing Draft, with necessary modifications, for public comment at a public hearing. The Board held worksessions to review testimony and the Plan’s recommendations. The Planning Board [now] recommend[s]ed [this] the Planning Board Draft Master Plan to the County Council.

The County Council[will] conducted a similar review process, including a public hearing and worksessions. The County Executive [will] prepared a fiscal analysis of the Master Plan’s recommendations. After close scrutiny and appropriate modifications, the Plan [will be] was approved by the County Council and adopted by the M-NCPPC. Once the Master Plan is adopted, a Sectional Map Amendment Application will be prepared and filed to implement the zoning recommended by the Plan.

Page 24: Replace fourth bullet under “Recommendations” with the following:

- [Increase range of choice in housing stock by recommending two sites for development of townhouses: the site currently occupied by the police department on Sligo Avenue and a parcel now occupied by a single-family detached residence on the northwest side of Piney Branch Road south of Flower Avenue. (See Map 2, Areas Recommended for Zoning Change.)]
- Increase range of housing stock by recommending the site currently occupied by the police department on Sligo Avenue for townhouses, if it becomes available for private development.

Page 25: Insert following as first full paragraph on page:

The potential for continued deterioration exists. To address the problem, the master plan supports establishment of a task force representing all disciplines and interest groups to examine the full range of issues and solutions affecting the aging housing stock in the East Silver Spring and Takoma Park area. Measures a task force could undertake include development of strategies conducive to revitalization, such as tax incentives, government grants, tenant ownership groups, private/public partnerships, neighborhood improvement programs, and assembly and redevelopment efforts. Outside organizations, such as the Urban Land Institute, that are experienced in working with distressed communities may be able to

provide valuable assistance in addressing the problem. Successful revitalization will require a concentrated effort on the part of County Government. An on-site County revitalization office should be considered to provide a presence in the area and to encourage renewed investment in maintaining and upgrading the area's aging apartment stock.

Page 25: Insert the following as sixth bullet under first "Recommendations":

- Form a task force to address the full range of issues and solutions affecting the large number of apartments in the Takoma Park and East Silver Spring area. The task force could develop strategies conducive to remodeling and rehabilitation of the area's aging apartments. Establishment of an on-site redevelopment office should be considered.

Page 60: Amend third bullet under second "Recommendations" to read:

- Amend Division 59-C-2 of the Montgomery County Zoning Ordinance to [propose] provide special regulations for multiple-family lots with R-10, R-20, or R-30 zoning that do not currently [conform to] meet Montgomery County development standards.

The amendment should apply to lots that were recorded in the Montgomery County land records in a multi-family zone prior to January 1, 1954.

Page 60: Amend item one to read:

1. Permit any existing apartment structure that has a valid use and occupancy permit, but exceeds the permitted density of the zone, to continue to be a conforming structure which may be altered, repaired or replaced so long as the development density is not increased.

Page 62: Amend second paragraph to read:

The Police Department's Silver Spring Station is currently located on Sligo Avenue. [The Police Department's long range plan shows this facility relocated to the Route 29 area in the future. If this site becomes available for redevelopment in the future, this Plan recommends that it be considered as a potential housing site.]

Page 62: Amend first bullet under first "Recommendation" to read:

- [Recommend R-60/RT-8 for the 2.2 acres portion of the site within the East Silver Spring Master Plan Area. A schematic development plan will be required as part of the application which must be approved by the Zoning Board and the County Council at the time of rezoning.]
- If the police station moves from this site and becomes available for redevelopment, under County policy, public reuse of the site will be given first priority. If public reuse of the site is not appropriate, then the site may be privately developed under the R-60 or the RT-

8 zone. Development in the RT-8 zone will require approval of a local map amendment application by the County Council.

Page 62: Amend text in second heading to read: Piney Branch Road [Townhouse] Site

Page 62: Amend first paragraph under "Piney Branch Road Site" to read:

This 20,000 square foot property is located west of Piney Branch Road, between the shopping center directly to the north and the high-rise apartments directly to the south. Map 13, Area 1 shows existing land uses. [Existing zoning is shown on Map 27 and proposed zoning on Map 28.]

Page 62: Delete third paragraph under "Piney Branch Road Site" as follows:

[The property owner has requested the RT-12.5 zone for this property. The proposed zone is appropriate at this location; it serves as a transition between the commercial land uses on one side the higher density residential on the other. The proposed zone also increases the range of housing type choices by creating more townhouses. This property is recommended for R-60/RT-12.5 zoning by this Plan. RT-12.5 is a floating zone that can be applied by local map amendment or by sectional map amendment if requested by the property owner. A schematic development plan will be required as part of the application, which must be approved by the Planning Board and the county Council at the time of rezoning. The rear setback of this property should match the setback of the abutting single-family homes facing on Geren Road. The number of access points may be limited by SHA because of proximity to the intersection of Piney Branch Road and Flower Avenue.]

Page 62: Amend first bullet under "Piney Branch Road Site -Recommendations" to read:

- **[This property will be rezoned from R-60 to RT-12.5 through the SMA process implementing this Plan, at the written request of the property owner. Density will be determined at the time of site plan. The rear setback on this property should match the setback of the abutting single-family homes facing on Geren Road. The number of access points may be limited by SHA because of proximity to the intersection of Piney Branch Road and Flower Avenue.]**
- This property should retain its R-60 zoning, and should be considered for acquisition as a future park. The specific park use, and the disposition of the existing house on the site, should be decided at the time the property is programmed for acquisition through the Capital Improvements Program.

Page 65: Delete the second and third bullets under “Recommendations” as follows:

- [Confirm the commercial (C-1 and C-2) and office (C-O) zoning throughout East Silver Spring, and apply a Commercial Revitalization Overlay Zone (CROZ) to the areas recommended by this Plan. (See Map 2.)
- Rezone the R-60 property at the southeast quadrant of Flower Avenue and Arliss Street to C-2 and include it in the CROZ.]

Page 65: Insert the following as second through fifth bullets under “Recommendations” to read:

- Confirm the existing C-1 and C-O zoning throughout East Silver Spring.
- Rezone the existing C-2 zoning in Flower Village to C-1.
- Rezone the R-60 property at the southeast quadrant of Flower Avenue and Arliss Street to C-1.
- Include all commercially zoned land at Flower Village and at Clifton Park Crossroads in the Commercial Revitalization Overlay Zone (CROZ).

Page 66: Amend sixth bullet under “Recommendations” to read:

- Create a new Commercial Revitalization Overlay Zone [whose purpose is] to do the following:

Page 67: Amend text under first and second bullets to read:

- **Achieve the purpose of the new Community Revitalization Overlay Zone by:**
  1. Providing for flexibility of certain development standards which may [would] allow for more commercial development and better design than would otherwise be achieved. For example, allow unneeded portions of a parking area [that is not needed] to be converted to open space.
  2. Providing for [design review either through] Site Plan Review[,] of development over 1,000 square feet. Building permit [or administrative] review is provided for minor changes. Either type of review should determine whether [ensure that] proposed development is consistent with the Master Plan and with relevant County [and City] Ordinances and guidelines.
  3. Limiting building heights to 30 feet. However, allow the Planning Board to permit a height of up to 42 feet for commercial development or up to 50 feet to accommodate residential development, if found to be compatible with the neighborhood and consistent with the intent of this Master Plan.
  4. [3.]Allowing or limiting [Permitting or disallowing] uses [as specified in this plan, consistent with] to achieve the plan’s vision for [each] the commercial areas[. Otherwise the land uses of the underlying C-1, C-2 and O-M base zones apply]:



- **[Permit or disallow uses as specified for each the centers.]**

[1.]      a.      In the C-1 Zone, [where specified,] additional [permitted] uses allowed by right should include: automobile parking lot[s], bowling alley, delicatessen, [feed and grain storage and sales,] clinic[s], private educational institution[s], express or mailing office[s], indoor theater, publicly supported fire station[s], veterinary hospital[s], public international organization, general office[s], [and] library [ies] and museum[s], pet shop, retail trades, and tourist home. [Private clubs and service organizations,] A nursing home should be allowed as a special exception[s].

[2]      b.      In the C-1 Zone, dwellings should be allowed by right. The ground entry floor for a project that includes residential uses should be devoted to commercial use unless this requirement is waived by the Planning Board.

[2]      c.      In the C-1, uses that should be allowed only if they do not adjoin or confront a residential zone, include: indoor automobile sales; automobilefilling station[s]; automobile fluid maintenance station; automobile, light truck and light trailer rental[s]; automobile repair and services, automobile storage lot[s]; outdoor automobile, truck and trailer rental; car wash; and, funeral parlor with a crematorium.

The activities associated with such uses can be incompatible with residential uses. However, the Master Plan recognizes the value of automobile serving uses to residents and to highway travelers. Consequently, this Plan does not seek to eliminate existing automobile serving uses or make them non-conforming.

[3].      d.      Where a veterinary hospital is proposed, the facility should not produce noise or other adverse effects on the surrounding areas and [shall] should meet the following provisions:

i.      No runs, exercise yards, or other facilities for the keeping of animals should be in any exterior space.

ii.      All areas for the keeping of animals should be soundproofed.

- **Use the building permit review [Establish a new Administrative Review"] process, as part of the Commercial Revitalization Overlay Zone, for minor site changes [on commercial properties] that do not warrant full Site Plan Review by the Planning Board. The review process [sh] would be performed at the staff level and require less time than a full Site Plan Review by the Planning Board.**

Review of the site design [of] for all changes [to commercial sites] is appropriate to determine compliance with master plan recommendations and the provisions of the overlay zone. The building permit review will consider [ensure] good pedestrian and vehicular circulation, adequate open space, [general consistency with this plan's objective] and will support [to approve] parking waivers by the County where appropriate. Requiring full Site Plan Review for all changes on all sites, could discourage property owners from making smaller improvements. This would be inconsistent with the intent to foster revitalization. Therefore, building permit review [a form of Administrative Review] for minor changes is appropriate.

Page 67: Amend third bullet to read:

- **Encourage flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.** This Plan supports reductions in parking if the applicant demonstrates that less parking is needed, that overflow parking will not be a problem in nearby residential or commercial areas, and that high levels of pedestrian or transit access are expected. Property owners are encouraged to provide bike storage facilities and other alternatives to parking. Additional parking can be provided by allowing commercial parking lots on C-1 zoned properties.

Page 67: Amend the text under "Recommendations" to read:

- Confirm existing C-1 zoning [(C-1 and C-2)] as an appropriate base zone[s] for the desired use in this area.
- Change existing C-2 zoning in all three quadrants at Piney Branch Road and Flower Avenue to the C-1 Zone.
- [Recommend a] Apply the Commercial Revitalization Overlay Zone (CROZ) for all existing and proposed C-1 [and C-2] land at the three quadrants of the intersection of Flower Avenue and Piney Branch Road.[and the R-60 lot south of Arliss at Flower Avenue. Rezone the R-60 lot to C-2/CROZ.]
- Rezone the R-60 lot south of Arliss Street at Flower Avenue to C-1 and include it in the CROZ.
- [Provide for site plan review for new development or redevelopment in the CROZ.]

Page 68: Delete the first bullet and following text as indicated:

- [New development or redevelopment should be:
  1. Consistent and compatible with the existing scale of development in the Flower Village Center. Required building setbacks may be reduced to maintain the existing building line of street-oriented retail at the time of site plan review.]
  2. [Of a character that complements the Flower Theater façade and maintains its visibility as a local landmark.
  3. Street-oriented and, whenever possible, include street activating uses.]

4. Pedestrian-friendly, providing circulation and access for vehicles and pedestrians, including attractive connections within blocks to link the surrounding neighborhoods, and community facilities with other village destinations.

Special attention should be given to providing safe and inviting connections between the recreation center, the library and the businesses, as well as to public spaces. Recommended improvements to Arliss Street should provide frequent crossing points for pedestrians that connect to such pedestrian routes.

Additional automobile sales and service uses, particularly those allowed by Special Exception, are discouraged at the corner site at Arliss Street and Flower Avenue. Pedestrian-oriented uses that are active evenings and weekends are encouraged for this site.]

For the corner site at Arliss Street and Flower Avenue, limit building height to 30' feet to ensure compatibility with nearby homes. Allow the height to be increased to either 42' or 3 stories, If compatibility can still be achieved through design.]

Page 68: Insert the following as first bullet on the page:

- The Department of Housing and Community Affairs should initiate a unified improvement plan for Flower Avenue from Arliss Street to Piney Branch Road. It is important that new development contribute to a unified, coordinated, street-oriented treatment for this portion of Flower Avenue. Parking waivers are appropriate only for development that contributes to this vision.
  1. Site plan review should ensure that new development is compatible with the adjacent residential neighborhood. Consideration should be given to the views of homeowners that face the site across Flower Avenue, as well as the residential properties on Arliss Street. Buildings on this site should be compatible with the adjoining residential neighborhood in terms of height, bulk, building materials, setbacks and landscaping.
  2. In order to achieve compatibility, any proposed redevelopment for this property must provide: (1) building location and entrances oriented to the street, (2) neighborhood-friendly pedestrian access; and (3) vehicular circulation and parking that is sensitive to on-site pedestrian circulation. Parking should not separate the building from the street.
  3. Townhouse development is appropriate on this site as a transition to the single-family residences located across Flower Avenue and Arliss Street. The Commercial Overlay Revitalization Zone (CROZ) requirement for first floor commercial use with residential development could be waived for this site.
  4. The impact of illuminated signs, parking lots and street and facade lights, as well as the combination of interior illumination levels and window sizes on the facing homes should be minimized.

5. The impact of signage on the facing homes warrants particular attention with respect to size, color, and the amount and duration of illumination.

Page 77: Amend second bullet under “Recommendations” to read:

- **[Convert]Consider converting closed schools, and other public facilities sites as they become available, to parks as a means to provide active recreation facilities.**

Page 80: Amend first paragraph under “Trees and Forest Conservation” to read:

Trees and forest play an important role in urban communities such as East Silver Spring, providing shade, urban heat reduction, aesthetic beauty, wildlife habitat, improved air quality, recreation benefits and the potential for reduced energy costs homeowners. East Silver Spring has an abundance of mature trees along roads, on private property and in public parks, and maintaining this existing healthy tree stock is important to the character of the community.

Page 85: Amend first sentence under “Neighborhood Friendly Circulation Systems” to read:

*The East Silver Spring Master Plan seeks to accommodate local and regional traffic while recommending safe, pleasant and convenient pedestrian and bicycle access to places people want to go.*

Page 85: Amend last sentence on page to read:

The recommended roadway capacity improvements identified in this section are therefore based on the recommendations described in the *Silver Spring/Takoma Park Transportation and Circulation Report*, which is included as background material in Appendix [D] E.

Page 88: Amend item one under “Recommendations” to read:

1. Along Piney Branch Road south of Sligo Creek Parkway, [maintain the current four-lane configuration or] reconstruct Piney Branch Road as a three-lane section with exclusive turn lanes at intersections.

Page 79: Amend first bullet under “Recommendations” to read:

- Affirm that major Highways and Arterials should continue to serve regional and area traffic needs and thereby limit traffic impacts on local and neighborhood streets. Improvements to these roads may be needed to upgrade the character of an area or to improve motorist, pedestrian or bicyclist safety.

Page 91: Replace Table 2 "Roadway Classifications" with the following amended table:

**Table 2**  
**ROADWAY CLASSIFICATION**

Master Plan Roadway Designation	Name	Limit	Minimum Right-of-Way	Recommended Number of Lanes
F-8	Capital Beltway ( <u>I-495</u> )	[Northwest Branch] <u>University Boulevard</u> to Prince George's County line	200'	10 divided
M-11	Piney Branch Road ( <u>MD 320</u> )	University Boulevard to Prince George's County line	120'	4 divided
M-12	New Hampshire Avenue ( <u>MD 650</u> )	Capital Beltway to Prince George's County Line	150'	6-8 divided
M-19	University Boulevard ( <u>MD 193</u> )	Capital Beltway to [Prince George's County line] Carroll Avenue	[150'] <u>120'</u>	6 divided
<u>M-80</u>	<u>Adelphi Road</u>	<u>New Hampshire Avenue to Prince George's County line</u>	<u>120'</u>	<u>4</u>
<u>A-20</u>	<u>Philadelphia Avenue (MD 410)</u>	<u>Fenton Street to Chicago Avenue</u>	<u>50'</u>	<u>2</u>
A-30	Dale Drive	Wayne Avenue to Piney Branch Road	70'	2
A-83	Flower Avenue ( <u>MD 787</u> )	Piney Branch Road to [Carroll Avenue] <u>Takoma Park line</u>	55'	2
<u>A-87</u>	<u>Sligo Avenue</u>	<u>Silver Spring CBD to Piney Branch Road</u>	<u>50'</u>	<u>2'</u>
A-89	Carroll Avenue ( <u>MD 195</u> )	University Boulevard to [Chester Street] <u>Glenside Drive</u>	90'	2
		[Chester Street to Glenside Drive]	[90']	[2]
		Glenside Drive to Garland Avenue	50'	2
<u>A-264</u>	<u>Fenton Street</u>	<u>Philadelphia Avenue to Chicago Avenue</u>	<u>80'</u>	<u>2</u>

Master Plan Roadway Designation	Name	Limit	Minimum Right-of-Way	Recommended Number of Lanes
A-311	Piney Branch Road (MD 320)	University Boulevard to Sligo Creek Parkway	80'	4
		Sligo Creek Parkway to Philadelphia Avenue	80'	[3 or 4]2
		Philadelphia Avenue to [DC] District of Columbia line	70'	2
B-1	Flower avenue	Arliss Street[/Harthwell] to Piney Branch Road	70'	2
B-2	Arliss Street	Piney Branch Avenue to Flower Avenue	70'	2
[P-6] P-1	Franklin Avenue	Caroline Avenue to Evergreen Street	70'	2
		Evergreen Street to University Boulevard (outside the East Silver Spring Master Plan Area)	N/A	N/A
		University Boulevard to Lawnsberry Terrace	100'	2
P-2	Carroll Avenue	Piney Branch Road to [Carroll Avenue] Takoma Park line (except - see below)	60'	2
[P-5] P-3	Flower Avenue	Franklin Avenue to Arliss Street	70'*	2
[P-7] P-4	Garland Avenue	Piney Branch Road to [Carroll Avenue] Takoma Park line (except - see below)	60'	2
		Maplewood Avenue to Prospect Street	50'	2
[P-8] P-5	Manchester Road	Three Oaks Drive to Piney Branch Road	70'	2
[P-9] P-6	Oakview Drive	New Hampshire Avenue to Northwest Branch Park	60'	2
[P-11] P-7	Wayne Avenue	Sligo Creek Parkway to Flower Avenue	70'	2

1. The recommended number of lanes refers to the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel. Rights-of-way are considered to be measured symmetrically based upon roadway centerline unless noted with an asterisk.\*

2. Additional dedications or construction easements on adjacent private property may be needed. The amount will be determined on a case by case basis. The right-of-way will not necessarily be wide enough to include the standard 2-foot clearance for construction.
3. The initial estimates of right-of-way widths were rounded “up” to the nearest 5 feet to establish the minimum right-of-way.
4. These minimum rights-of-way do not assume final road designs that match the “Typical Road Sections” for primary and arterial roads in the Design Standards for Montgomery County, by DPW&T, revised in February 1996.
5. Rights-of-way may still be reduced by the Planning Board below that recommended in Table 2. An easement may still be used in lieu of right-of-way.

Page 93: Amend first bullet on page to read:

- Approve minimum rights-of-way and [A] apply the following guidelines for Primary and Arterial Roads in established neighborhoods:

Page 94: Amend second bullet under “University Boulevard Recommendations” to read:

- [Acquire right-of-way to the full 150-foot standard to provide adequate space for landscaping and sidewalks. Purchase the land or acquire it through dedication at redevelopment. (Assumes the Department of Public Works and Transportation Design Standard number MC-2178.02.)]
- The right-of-way on University Boulevard should remain at 120 feet, except that where any existing right-of-way is greater than 120 feet, the existing right-of-way should be maintained. However, future studies could result in the need for increased right-of-way requirements along University Boulevard for sidewalks and streetscape improvements, but not to exceed 150 feet.

Page 98: Amend first bullet to read:

- Provide streetscaping along Fenton Street to provide a continuous and attractive link between the CBD and Montgomery College [. It will] and contribute to an attractive gateway to the CBD and to the campus.

Page 101: Amend second bullet to read:

- Consider a phased implementation plan. The result may be a discontinuous route on the east side until the final phases. The first phases may include “neckdowns” (curb extensions at intersections), additional crosswalks, and additional paths connecting bus stops with crosswalks.

Page 101: Amend first and second bullets under “Recommendations” to read:

- **Place a high priority on the completion of the countywide trail system<sup>3</sup>.** [Currently there is a ]This includes closing the gap in the Long Branch Trail between Piney Branch Road and Franklin Avenue. [None of the Metropolitan Branch Trail has been built in this area.]
- **Build the Metropolitan Branch Trail, which is also part of the Countywide trail system, as a direct and continuous pedestrian and bike trail [for pedestrians and bicyclists] parallel to the Metro Red Line.**

Page 101: Amend last paragraph on page to read:

The Metropolitan Branch Trail will serve not only the local community but the greater region. When connected to the Capital Crescent Trail, the [seven mile] combined trail will be crescent-shaped and link Union Station, Takoma Park, Silver Spring, Chevy Chase, Bethesda and Georgetown. Portions of the trail are already constructed. Coordination with the District of Columbia is needed to ensure trail continuity.

Page 111: Amend paragraph under “Zoning Ordinance Text Amendments” to read:

Zoning text amendments change the language pertaining to the uses and standards for development in the various zones. This Plan recommends text amendments to create two new overlay zones. An overlay zone imposes a set of requirements or restrictions in addition to those of the underlying zoning district. Land is developed under the conditions and requirements of both zones. This Plan recommends a Commercial Revitalization Overlay Zone that will be applied to some of the [C-2] commercially zoned land in East Silver Spring.



General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft East Silver Spring Master Plan. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft East Silver Spring Master Plan.

This is a correct copy of Council action.

  
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Mary A. Edgar, CMC  
Clerk of the Council



