Chevy Chase Lake Sector Plan

Appendix

Montgomery County Planning Department
M-NCPDC
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Planning Framework

The Chevy Chase Lake Sector Plan amends the 1990 Bethesda-Chevy Chase Master Plan. The two plans share goals and objectives for land use and zoning and transportation:

- Protect the high quality residential communities throughout the Plan Area, as well as the services and environmental quality that enhance the area.
  - Reconfirm the zoning for the extensive single-family detached residential areas.
  - Maintain and enhance residential communities along major highways and arterials.
  - Maintain moderate scale, community-oriented, mixed-use development at various locations.
  - Protect the environment, character, and cultural resources throughout the Plan Area.

- Achieve a significant shift of new travel from auto use to transit and other mobility alternatives.
  - Provide an expanded and vigorous program of transit and other mobility services and facilities.
  - Provide only moderate highway improvements, such as redesign of some intersections rather than addition of lanes to roads.
  - Provide improved access and safety for pedestrians and bicyclists.

For Chevy Chase Lake, the 1990 Master Plan recommended “maintaining the community-oriented shopping area, with its mix of nearby public facilities and several office buildings, surrounded by a variety of housing types.”

- Protect and enhance the mixed-use and mixed-density residential character of the area.
- Preserve and enhance desirable qualities in future development, such as open space, predominantly low-scale structures, community shopping, a mix of residential densities, and public facilities. Future development should improve the visual quality of the study area.
- Support housing near transit and employment centers and elderly housing.

Related Plans

- The 1964 General Plan on future growth in the Urban Ring
  - Special attention will have to be given to two problems:
    - appropriate development of by-passed tracts of land
    - forming satisfactory transitions between potentially inharmonious types of land use.

- 1990 Approved and Adopted Georgetown Branch Master Plan Amendment
  - identified Chevy Chase Lake at Connecticut Avenue as the location for a station along the transit line to be built between Bethesda and Silver Spring
  - established, as County policy, the intent to construct, operate, and maintain the line and adjacent trail on the Georgetown Branch right-of-way.

- The 1993 General Plan Refinement Guiding Principles include:
  - Physically Concentrated Centers: Appropriately-sized centers of activity whose edges complement the scale of the area in which they are located
  - Transit Serviceability: Land-use patterns that can be served effectively by the County’s integrated multi-modal transportation system
  - Compatibility: New development that will harmonize with the existing built environment and the natural environment.
The 2010 Purple Line Functional Plan
- reconfirms the Connecticut Avenue transit station recommended by the Georgetown Branch Master Plan Amendment
- identifies “pedestrian and trail access and experience, and station access and compatibility” as key design issues for the Connecticut Avenue to Lyttonsville segment.