



Chevy Chase Lake Sector Plan

Appendix



Montgomery County Planning Department

M-NCPPC

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Chevy Chase Lake Sector Plan
Appendix 1 Planning History

Planning Framework

The *Chevy Chase Lake Sector Plan* amends the 1990 *Bethesda-Chevy Chase Master Plan*. The two plans share goals 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.



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