

## I. INTRODUCTION

For a variety of reasons it has become necessary to update the General Plan of 1964 and bring it current with today's needs. Foremost among the reasons which have necessitated this updating are faster-than-anticipated population and employment growth trends.

The implications of these changes for the planning of the County are profound and far-reaching. The mere fact that a particular population will have been reached earlier than expected would be relatively unimportant if other developments in the County had kept pace with this accelerated schedule. However, the provision of public facilities to serve the increased population has not been able to accelerate at an equal pace, and the result is especially critical with respect to transportation facilities. The schedule for the construction of major highways and the mass transit system remains about as expected when the General Plan was being prepared; yet the expansion of urban development has already reached the point, previously anticipated for about 1980, where substantially greater highway capacity is needed and a mass transit system becomes an indispensable element in the transportation pattern.

The report entitled General Plan Elements was prepared by the Montgomery County Planning Board as a part of the process of updating the General Plan. It divides the subject matter of the General Plan into five elements as follows:

### Land Use

- (a) General
- (b) Living areas
- (c) Employment areas
- (d) Community facilities
- (e) Agriculture, open space, parks, and recreation.

Circulation  
Conservation  
Environmental  
Housing

The five elements were analysed separately as to the adequacy and completeness of the policy statements in the Plan.

The analysis of the five elements showed that while the 1964 General Plan, together with the area master plans adopted since 1964 are quite broad and inclusive in scope, they are lacking in specificity and often imply more than they state explicitly or in detail. Also, the policy statements of the General Plan are scattered throughout the text without any continuity. The scattering of the policy statements throughout the text in itself tends to limit the usefulness of the document. Nowhere in the text can one find a grouping of goals, objectives and guidelines in concise form for quick and easy reference. For policy decision makers, the 1964 General Plan document could be made more efficient by using a more systematic format.

Also, upon analysis of the regional policy statements in the area master plans, it was discovered that there were many duplications which were often phrased differently from those in the General Plan and other area master plans. The diversity in the form and location of the statements in the area master plans further complicates the difficulty of using the General Plan for reference and guidance purposes.

Chapters II through VI of this summary report state briefly the principal findings resulting from General Plan Elements report as well as the following additional sources: Factors Influencing Development, published by the Planning Board simultaneously with this report; and A Transportation Study for Montgomery and Prince George's Counties, Maryland, Interim Reports 1 and 2, prepared for the MNCPPC by Alan M. Voorhees & Associates in 1969.

The findings and conclusions in this summary report indicate the manner in which the Plan should be amplified or added to in order to make it more useful to both public agencies and private developers in guiding the future development of Montgomery County.