

APPROVED AND ADOPTED

NORTH and WEST SILVER SPRING MASTER PLAN

Prepared by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

Approved by

THE MONTGOMERY COUNTY COUNCIL

August 1, 2000

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 20, 2000

ABSTRACT

TITLE: Approved and Adopted North and West Silver Spring Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Comprehensive Master Plan Amendment to the 1978
North Silver Spring Sector Plan and the 1972 *Master Plan for the Western Portion of the Silver Spring Planning Area*

DATE: August 2000

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
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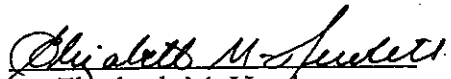
ABSTRACT: This document contains the text and supporting maps for the Planning Board Final (Draft) Master Plan for North and West Silver Spring. This Master Plan is a comprehensive amendment to the 1978 *North Silver Spring Sector Plan*, the 1972 *Master Plan for the Western Portion of the Silver Spring Planning Area*, 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 *Master Plan of Highways Within Montgomery County, Maryland*, as amended, the *Master Plan of Bikeways*, as amended, the *Master Plan for Historic Preservation*, as amended, and the *Silver Spring Central Business District Sector Plan*.

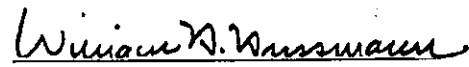
CERTIFICATE OF APPROVAL AND ADOPTION


This comprehensive amendment to the Approved and Adopted *North Silver Spring Sector Plan*, 1978, and the *Master Plan for the Western Portion of the Silver Spring Planning Area*, 1972, was approved by the Montgomery County Council, sitting as the District Council, pursuant to Resolution Number 14-628, dated August 1, 2000, and was adopted by The Maryland-National Capital Park and Planning Commission, pursuant to Resolution Number 00-18, dated September 20, 2000, after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

This Amendment also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended; the *Master Plan of Highways Within Montgomery County, Maryland*, as amended, the *Master Plan of Bikeways*, as amended, the *Master Plan for Historic Preservation*, as amended, and the *Silver Spring Central Business District Sector Plan*, as amended.

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-County agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's Counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each County through a Planning Board appointed by and responsible to the County government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, (301) 495-4600 or TTY (301) 495-1331.

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North and West Silver Spring Master Plan

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NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan (On Wedges and Corridors) for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant County-wide functional master plans (such as the *Master Plan of Highways Within Montgomery County, Maryland*; the *Master Plan for Historic Preservation*; and the *Master Plan for the Preservation of Agricultural and Rural Open Space*), they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan boundaries.

Master plans generally look ahead about 20 years from the date of adoption, although they are intended to be updated and revised every 10 years. It is recognized that circumstances will change following adoption of a plan and that the specifics of a master plan may become less relevant over time. Generally, sketches or drawings in an adopted master plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than a specific commitment to a particular detailed design.

It is also important to recognize that the land use and zoning recommendations in master plans do not specify all development possibilities. In order to understand the full range of development options, the reader should be aware of additional land uses and development potential available through permitted special exception uses; variances; transferrable development rights (TDRs); Moderately Priced Dwelling Units (MPDUs); land rezoning by local map amendment; public projects and the mandatory referral process; and municipal annexations. These terms are described in Appendix A and in the *Glossary of Planning Terms* published separately by the Montgomery County Department of Park and Planning.

The Master Plan Process

STAFF DRAFT PLAN — This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) DRAFT PLAN — This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Draft Plan. After the public hearing record is closed, the Planning Board holds public work sessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) DRAFT PLAN — This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its work sessions on the Public Hearing (Preliminary) Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public work sessions to review the testimony and then makes recommendations to the County Council. The Council holds its own work sessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

ADOPTED PLAN — The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

The Master Plan Process in Brief

Planning Board submits and County Council approves:

Annual Work Program

Park and Planning staff initiates community participation and prepares:

Purpose and Outreach Strategy Report

Park and Planning staff reviews Purpose Report with Planning Board and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft and, with modifications as necessary, approves plan as suitable for public hearing.

Public Hearing (Preliminary) Draft Plan

Planning Board reviews public hearing testimony, receives County Executive comments at Board work sessions, and adjusts Public Hearing Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning Board Draft and forwards fiscal impact analysis and comments to County Council.

Planning Board (Final) Draft Plan Transmitted to County Council

County Council holds public hearing and work sessions and approves, disapproves, or amends Planning Board Draft, which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

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Supplemental Resources (Available from the Information Section at the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland)

Purpose and Outreach Strategy Report for North and West Silver Spring, December 1997
North Silver Spring Sector Plan, 1978
Master Plan for the Western Portion of the Silver Spring Planning Area, 1972
Market Study for Brookville Industrial Area, March 1998
Telephone Survey of Silver Spring/Takoma Park Residents, April 1998
Silver Spring Central Business District and Vicinity Sector Plan, 1998
The Master Planning Process, September 1997
Park, Recreation and Open Space Master Plan, September 1998
Countywide Park Trails Plan, July 1998
Urban Park and Open Space Concept for Silver Spring and Takoma Park, July 1997
Glossary of Planning Terms, July 1994

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The contributions by staff of several Montgomery County agencies are also appreciated.

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