

Approved and Adopted

Silver Spring Central Business District and Vicinity Sector Plan

An amendment to the *Silver Spring Central Business District Sector Plan, 1993*, as amended; *The Master Plan for Silver Spring-East, 1997*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The Master Plan of Historic Preservation, 1979*, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties, 1964*, as amended; and *The Master Plan of Highways within Montgomery County, as amended*.

Prepared by

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

March 2001

Approved by

THE MONTGOMERY COUNTY COUNCIL

February 2000

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 2000

ABSTRACT

TITLE: Approved and Adopted Silver Spring Central Business District and Vicinity Sector Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: A revitalization plan for downtown Silver Spring

DATE: February 2000

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
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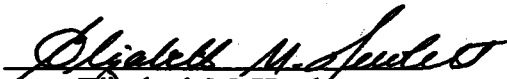
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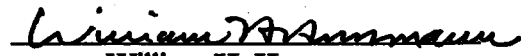
ABSTRACT: This document contains the text and supporting maps of the Planning Board Approved and Adopted Sector Plan for the Silver Spring Central Business District. This Sector Plan is a comprehensive amendment to the approved and adopted 1993 *Silver Spring CBD Sector Plan*, as well as an amendment 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. This Sector Plan also amends the 1997 approved and adopted *Master Plan for Silver Spring-East* and the *Master Plan of Highways within Montgomery County, Maryland*, as amended.

CERTIFICATION OF APPROVAL AND ADOPTION

THIS SECTOR PLAN, being an amendment to the *Silver Spring Central Business District Sector Plan*, 1993, as amended; *The Master Plan for Silver Spring-East*, 1997, as amended; *The Master Plan of Bikeways*, 1978, as amended; *The Master Plan of Historic Preservation*, 1979, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, 1964, as amended; and *The Master Plan of Highways within Montgomery County*, as amended; and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 00-03 on March 15, 2000, after a duly advertised Public Hearing held on September 10, 1998, and approved by the Montgomery County Council, sitting as the District Council, by Resolution Number 14-416 on February 1, 2000, after a duly advertised Public Hearing on July 27, 1999.

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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 T.D. (301) 495-1331.

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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 in Montgomery County; 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 the Glossary of Planning Terms published separately by the Montgomery County Department of Park and Planning.

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... and special thanks to all Park and Planning Department staff who contributed to the revitalization planning effort in the Silver Spring CBD.

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