ASPEN Mumbery

ADOPTED & APPROVED MASTER PLAN for ASPEN HILL PLANNING AREA 27

the maryland national capital park and planning commission

december 1970

Approved and Adopted Master Plan

for the

Aspen Hill And Vicinity Planning Area

December 1970

CERTIFICATE OF APPROVAL AND ADOPTION

THIS MASTER PLAN FOR THE ASPEN HILL AND VICINITY PLANNING AREA, BEING AN AMENDMENT TO THE GENERAL PLAN FOR THE PHYSICAL DEVELOP-MENT OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT AND THE MASTER PLAN OF HIGHWAYS WITHIN MONTGOMERY COUNTY, MARYLAND, HAS BEEN ADOPTED BY THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY RESO-LUTION OF DECEMBER 10, 1970, AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON FEBRUARY 2, 1970, PURSUANT TO THE PROVISIONS OF CHAPTER 780, LAWS OF MARYLAND, 1959, AS AMENDED, AND HAS BEEN APPROVED BY THE MONTGOMERY COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, BY RESOLUTION NO. 6-3337 ON DECEMBER 3, 1970, AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON OCTOBER 7, 1970.

> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20907

6600 Kenilworth Avenue Riverdale, Maryland 20840 The preparation of this document was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

ABSTRACT

TITLE: APPROVED AND ADOPTED MASTER PLAN FOR THE ASPEN HILL AND VICINITY PLANNING AREA — Planning Area 27

AUTHOR: The Maryland-National Capital Park and Planning Commission SUBJECT: Area Master Plan for a local area, defined as the Aspen Hill and Vicinity Planning Area, within Montgomery County, Maryland

DATE: December, 1970

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: This document contains maps and supporting text of the Approved and Adopted Master Plan for the Aspen Hill and Vicinity Planning Area. The Master Plan amends both ". . . On Wedges and Corridors," the General Plan for the Maryland-Washington Regional District in Montgomery and Prince George's Counties, Maryland, adopted by The Maryland-National Capital Park and Planning Commission in 1964, and the Master Plan of Highways within Montgomery County. The planning area, which in 1970 had a population of 40,100 persons, encompasses 13.4 square miles of the urbanized portion of Montgomery County. The Master Plan makes recommendations for future development of the area over a 20-year projection period (to 1990). The Plan outlines proposals for future development, based on an adopted statement of planning Concepts, Guidelines, and Goals for the area. Incorporating recommendations of the Montgomery County Council, the Montgomery County Planning Board, and a Citizens Advisory Committee appointed from the planning area, the Master Plan provides planning objectives and guidelines for future development under the following headings: Community Facilities, Park and Recreation Areas, Commercial Structures, Highways and Roads, and Land Use Development. The Plan identifies, in each of these sections, specific planning issues which will require further study as part of the ongoing planning process.

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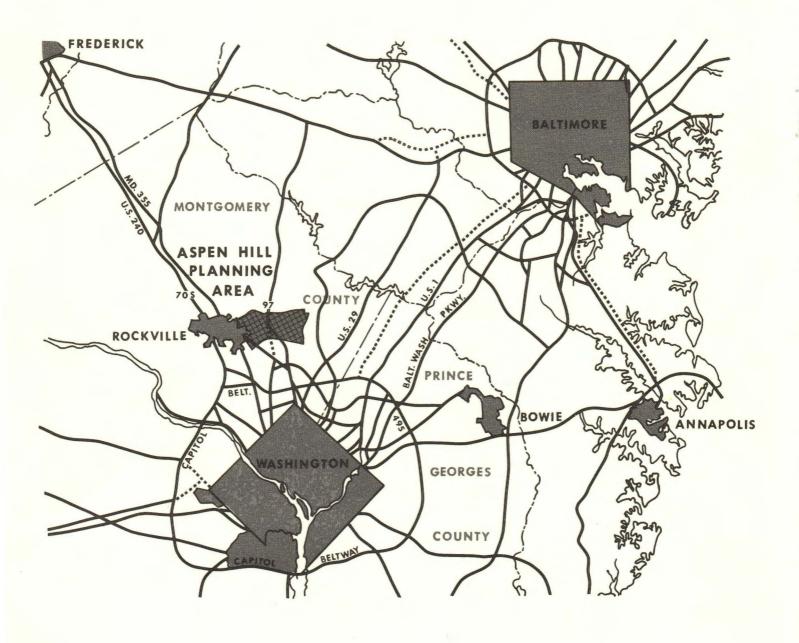
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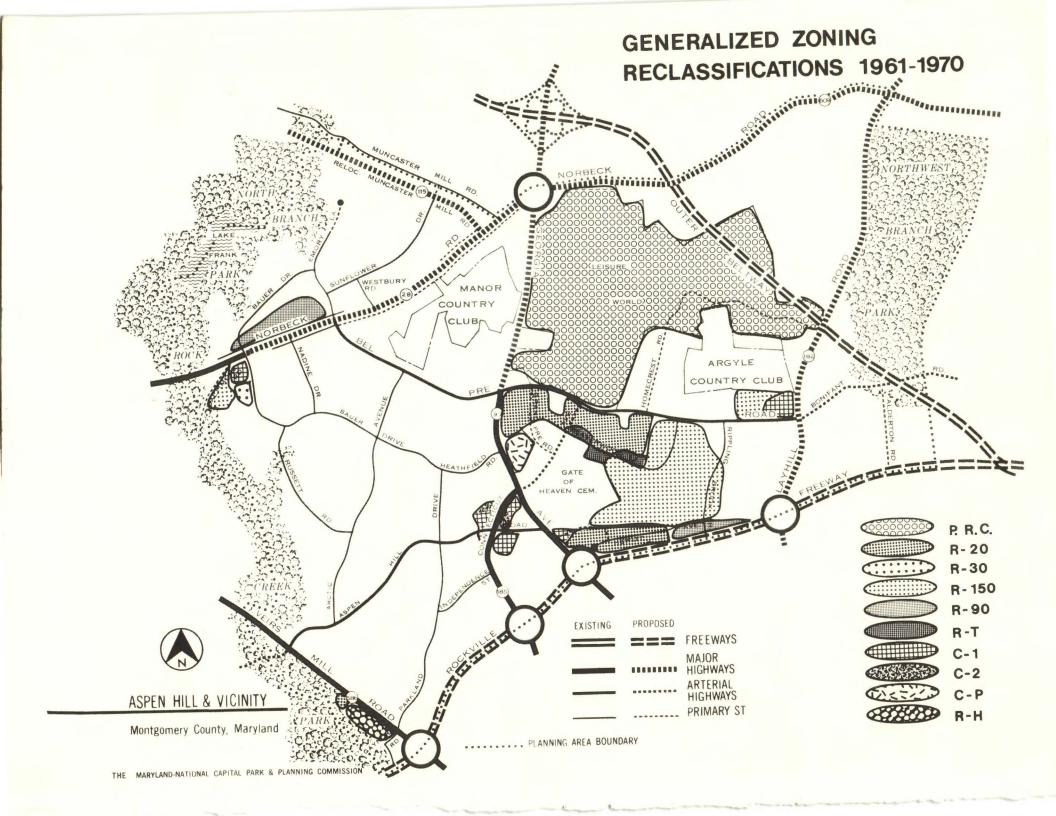
INTRODUCTION

The Aspen Hill Planning Area is situated between the rapidly urbanizing areas of Wheaton and Rockville and the rural low-density areas of Olney and Cloverly. It is this proximity to urban and rural portions of Montgomery County that establishes Aspen Hill's basic regional function as an urban-rural transitional area. The planning area is further defined by Norbeck Road and Muncaster Mill Road to the north, Rock Creek and Veirs Mill Road to the west, the alignment of the proposed Rockville Freeway to the south, and the Northwest Branch Park to the east.

The plan is prepared to aid in the exchange of information between citizens and government, relative to the physical development of the area. It specifically makes recommendations as to the area's future land use changes, transportation improvements, and community facility needs. The plan proposals take two broad forms: recommendations for the location of physical improvements and a program for their implementation. The program estimates future costs of public improvements and suggests a staged schedule for construction over a 20-year period.

From time to time, the plan will be reviewed for amendment to reflect new needs and changes, as they develop and are identified.

The following text of the plan describes the background and existing conditions of the planning area, the framework under which the plan was developed, and the specific plan proposals. The last phase of the text treats the costs and scheduling of proposed public improvements.



BACKGROUND AND EXISTING CONDITIONS

Planning Background

The first land use planning for the area now designated as Aspen Hill was completed on April 26, 1961, as a part of the Master Plans for the Upper Rock Creek Watershed and the Upper Northwest Branch Watershed. The Upper Rock Creek Watershed Plan covered the area of Aspen Hill west of Georgia Avenue, and the Upper Northwest Branch Plan covered the area east of Georgia Avenue. The proposals set forth in these two plans were for Aspen Hill to develop as a predominantly large-lot residential area with half-acre and two-acre areas east of Georgia Avenue and a range of lot sizes from 6,000 to 20,000 square feet west of Georgia Avenue. Employment centers were limited to those of the Vitro Laboratories at Aspen Hill Road. No major commercial centers other than the already established facilities at Aspen Hill Road near Georgia Avenue were proposed.

On January 22, 1964, a General Plan for Montgomery and Prince George's Counties, known generally as the "Wedges and Corridors Plan," was adopted by The Maryland-National Capital Park and Planning Commission. In the General Plan, Aspen Hill reflects the development policies established in the earlier Rock Creek and Northwest Branch Master Plans. The legend and range of densities indicate an area to be devoted predominantly to relatively large-lot use (0.5 to 6.7 dwelling units per gross residential acre) and public and private open space. The need is expressed in the "Wedges and Corridors" Plan for areas neither wholly rural nor urban, but with well established residential and public uses to serve as an enduring buffer between rural and urban areas.

The adopted "Wedges and Corridors" Plan reestablished the development concept expressed for Aspen Hill in the 1961 Master Plans. Since that time, however, much of the area recommended for low-density residential use has been reclassified and, in many cases, developed at much higher residential densities.

The first in a series of such reclassifications came in 1963, when an area south of the Gate of Heaven Cemetery, across from Harmony Hills subdivision, was approved for multi-family residential use. Following this, piecemeal multi-family zoning was granted along the frontage of Hewitt Drive. Along the south side of Bel Pre Road, inroads were made, leading to over 146 acres of multi-family zoning. In 1966 a sliver of about five acres of medium-density apartment zoning was granted on the north side of Bel Pre Road adjacent to Layhill Road. The remaining area between this property and Layhill Road has since been designated for higher density apartment use (14.2 dwelling units per gross residential acre) and retail commercial use (C-1 zone). Prior to that time, in 1965, 9.6 acres of retail commercial zoning, 12.0 acres of multi-family residential at 21.3 units per gross residential acre, and 9.7 acres of multi-family at 14.2 units per gross residential acre

were granted for properties located at Bauer Drive and Norbeck Road. The largest single reclassification in Aspen Hill took place in 1964 when some 920 acres of two-acre and half-acre residential zoning were reclassified to the Planned Retirement Community Zone to accommodate the Leisure World retirement community. In considering this application, the planning staff reasoned:

"... that neither the Northwest Branch Plan nor the General Plan proposes a density comparable to the PRC Zone. However, the staff recognizes a need for residential development of this type and although much of the surrounding area is developed with fine homes on comparatively large lots, it appears to us that the requested change would not be incompatible with the surrounding area. The flexibility and variety of architectural design permitted, the large amount of green area required, and the various other requirements set forth in the ordinance would make possible a development that will enhance the neighborhood."

ZONING	RECLASSIFICATIONS	
Zoning Classification 1961-1970	Acres	Population Equivalent
R-150	257.0	2,052
R-90	124.6	1,337
R-T	17.0	693
R-30	34.7	1,478
R-20	192.4	10,868
R-H	20.0	1,700
PRC	920.0	16,891
CP	22.3	
C-1	32.1	
C-2	12.0	_
Totals	1,632,1	35,019

As is apparent from the extensive zoning changes which have taken place over the last few years, there is a definite need to establish a planning concept that will stabilize the Aspen Hill area. The major issues of where one zoning category should begin and another end, as well as choices among competing land uses, have to be resolved within the context of a mutually evolved development plan agreed upon by planners, local government officials, and citizens. In this respect, the major objectives of the Aspen Hill plan are to provide a permanent solution to the problem of development pressures contrary to planning policy and to prevent a coalescence of corridor areas with wedge areas. This does not imply, however, the blanketing of all the remaining vacant area within any single large-lot zone. Experience has shown that such an approach lends little structure or sense of community, so vital to all but the most rural areas.

General Description of the Planning Area

Important features of the Aspen Hill Planning Area include the more than 1,495 acres of public park and recreational facilities, the 455 acres of land devoted to private recreational and country club use, and the 920-acre planned retirement community.

Single-Family Residential Uses:

The single-family housing stock includes a wide variety of structures and conditions. It ranges from the older, high priced homes around Manor Country Club to the deteriorating homes, south of Norbeck Road, near the Leisure World retirement community. It includes a large supply of middle priced homes built in the early 1950's and a fast growing supply of higher

priced units currently under construction.

The sequence of single-family development began in 1926 when what is known as Manor Park was first developed. In 1945, homes began to appear east of Georgia Avenue, along Homecrest Road and Gayfields Road. The next major surge of single-family development took place in the early 1950's with the construction of the area south of Aspen Hill Road. In more recent years, development has occurred west of Georgia Avenue in the vicinity of Norbeck Road, between Georgia Avenue and Rock Creek Park. Development has also picked up considerably east of Georgia Avenue to the south of Bel Pre Road. Recent additions of single-family development have been the Layhill subdivisions and Levitt's Strathmore at Bel Pre subdivision.

The vast majority of single-family homes in the planning area are in excellent condition. These homes have been well maintained and are considered to have a favorable resale potential. The homes of highest value can be found in the vicinity of Manor Country Club.

The one major exception to the general high quality of housing conditions in Aspen Hill is the housing along the south side of Norbeck Road, east of Georgia Avenue. Here, scattered, substandard units and blighted shacks are found. They are situated in a haphazard fashion and are not serviced by paved roads. The area has been designated by the Montgomery County Department of Community Development as a Problem Area, requiring special attention.

Multi-Family Residential Uses:

There are four concentrations of apartments in the Aspen Hill Planning Area, all of which have appeared since 1963. The Aspen Hill Apartments were the first to be constructed and are just south of the Gate of Heaven Cemetery beyond the Co-Op Supermarket. The next group is being developed along Bel Pre Road east of Georgia Avenue. A third complex of apartments has begun along the frontage of Hewitt Avenue, directly north of the reserved right-of-way for the

Rockville Freeway. The most recent new apartment area is being developed west of Bauer Drive and south of Norbeck Road. This complex of multi-family units includes densities at 14.2 units per gross residential acre and 21.3 units per gross residential acre. The apartments so far constructed in the planning area are characteristic of many of the luxury garden apartments existing in other parts of Montgomery County.

Commercial Uses:

Approximately 67 of the total acres in the Aspen Hill Planning Area are used for commercial purposes. Except for the shopping concentration at Aspen Hill Road, most commercial uses are widely scattered. The new Plaza Del Mercado Shopping Center is on Bel Pre Road west of Layhill Road. The Rock Creek Village Center is on Norbeck Road at Bauer Drive. There are a hardware and farm supply store and a vacant gasoline station located in the northwest quadrant of Norbeck Road and Georgia Avenue. Immediately south, across Norbeck Road, is a relatively new Phillips 66 Gasoline Station. Just north of the Gate of Heaven Cemetery, facing Georgia Avenue, are two more gasoline stations and a 7-11 Store, side-by-side. Adjoining the south side of the Gate of Heaven Cemetery, is a Co-Op Food Store.

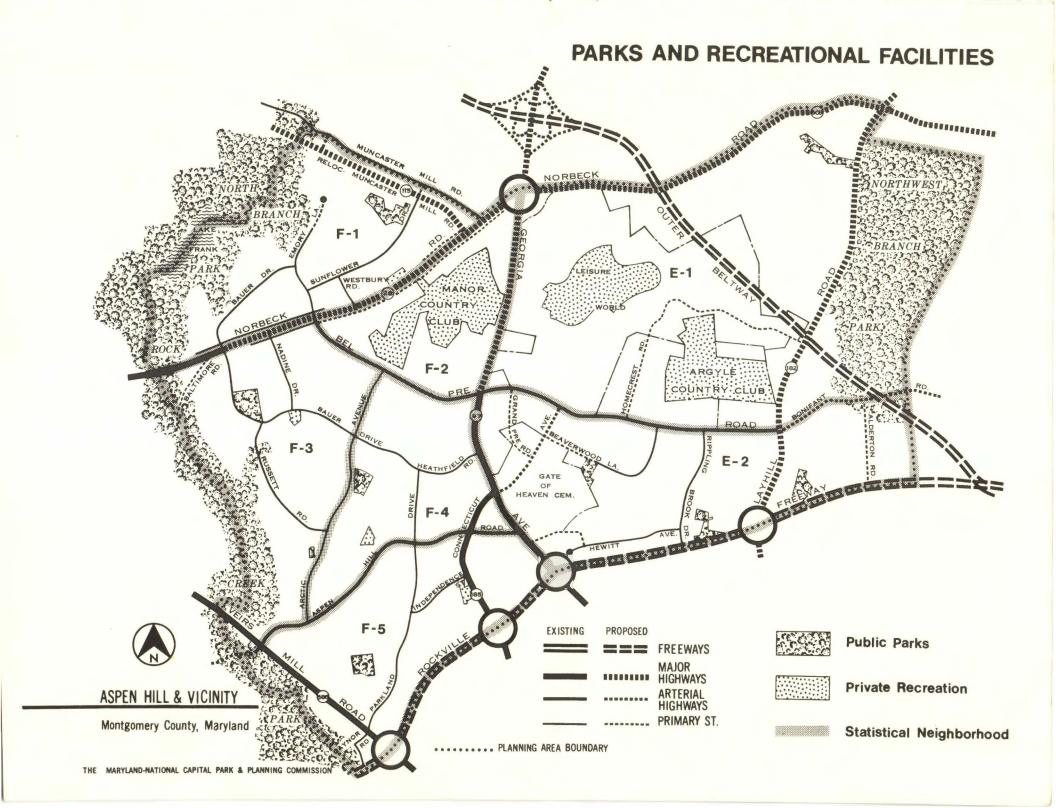
The most concentrated group of retail commercial facilities is found west of Georgia Avenue at Aspen Hill Road. Two well established shopping centers serve neighborhood and community-wide shopping needs of vicinity residents. The Northgate Shopping Center, located on the north side of Aspen Hill Road, features a Grant's Variety Store, Drug Fair, A & P Supermarket, Citizen's Bank, liquor store, and Morningside Cleaners. The shopping center on the south side of Aspen Hill Road has as its principal tenants a Giant Food Store, Peoples Drug Store, and a cleaner.

Industrial Uses:

Industrial uses in the planning area have been greatly limited. The only development classified as industrial is that of the Vitro Laboratories, north of Aspen Hill Road and west of the Northgate Shopping Center.

The Vitro Laboratories perform broad engineering services in research, development, systems engineering, and program management. They also offer to area firms and government their computer services and scientific instrument repair and calibration services. Total employment prior to 1968 was about 1,100. In the spring of that year a consolidation of Vitro Corporation facilities in the Washington area occurred with the opening of a new modern building at the Aspen Hill site. The consolidated facilities have increased employment at Vitro to approximately 3,200.

Though the operation at the Vitro Laboratories is classified as an industrial use, it exists on commercially zoned land.



Existing Recreational and Park Space (Acres)

Neighborhood	Local	Stream Valley Regional Park	Private	Total
East of Georgia Avenue		0.45.0	000 5	920.5
E-1	13.0	645.0	262.5	
E-2	24.8	29.0	_	53.8
West of Georgia Avenue				
F-1	13.0	415.0	5.0	433.0
F-2	_		173.7	173.7
F-3	36.2	244.8	3.0	284.0
F-4	8.5	_	4.1	12.6
F-5	10.9	55.0	7.1	73.0
Total	106.4	1,388.8	455.4	1,950.6

Park and Recreation Areas:

Aspen Hill is relatively well endowed with private and public park and recreational areas. There are two regional stream valley park areas — Rock Creek and Northwest Branch Parks — bordering the planning area. Together, they constitute some 1,389 acres of public park devoted to passive and active recreational uses. The private recreational areas include the Manor and Argyle Country Clubs, an 18-hole golf course at Leisure World, and four swim clubs.

In addition to the two stream valley parks which border the planning area, The Maryland-National Capital Park and Planning Commission presently owns four developed local park areas, amounting to approximately 53 acres. The four local parks are adjacent to public schools — Wood Junior High, Parkland Junior High, Wheaton Woods Elementary, and Aspen Hill Elementary. Currently there are no developed local parks east of Georgia Avenue in the planning area.

Public Schools:

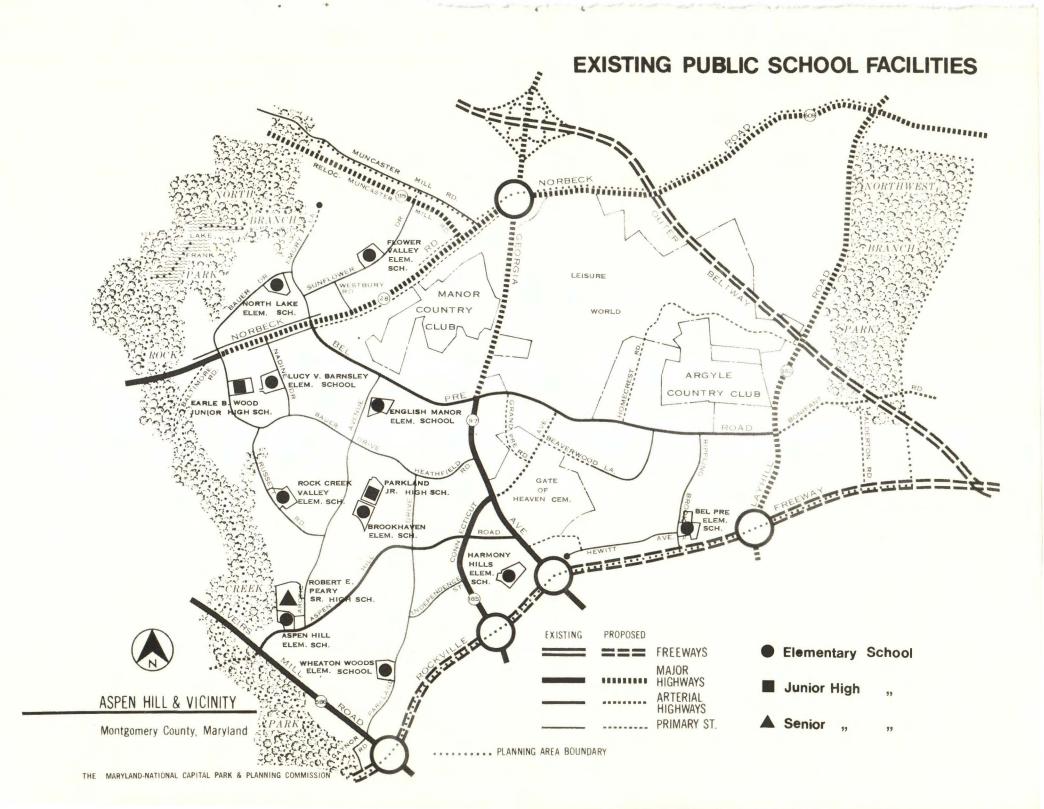
As of September, 1968, there were nine elementary schools, two junior high schools, and one senior high school located within the planning area. West of Georgia Avenue the elementary schools consist of Harmony Hills, Wheaton Woods, Aspen Hill, Brookhaven, Rock Creek Valley, English Manor, Lucy V. Barnsley, North Lake, and Flower Valley. At the present time, both the Earle B. Wood and Parkland Junior High Schools, as well as the only senior high school, the Robert E. Peary High School, are located in the part of the planning area west of Georgia Avenue. The two schools presently serving the area east of Georgia Avenue are the Bel Pre and Strathmore Elementary Schools. Bel Pre Elementary School was opened in September, 1968, and Strathmore in September, 1970.

Inventory of Public School Facilities — Aspen Hill Planning Area

			Proposed		Proposed		Enrolli	ment Septem		
		Existing	Additional	Present	Additional	Actual 1970	1971	1972	imated 1973	1974
	Acreage*	Classrooms	Classrooms	Capacity	Capacity	1970	1971	1972	1370	101.4
ELEMENTARY										
Aspen Hill	6.0	24		624	-	518	484	448	410	
Lucy V. Barnsley	10.0	30		864	_	875	832	788	749	
Bel Pre	8.9	20		567		433	432	433	457	_
Brookhaven	8.6	28	_	766		705	651	576	518	_
English Manor	8.2	28	_	810		756	706	646	610	
Flower Valley	9.3	20	6	567	128	617	637	631	638	
Harmony Hills	10.2	24		702	_	679	679	686	653	
North Lake	9.7	22	_	621		450	518	516	502	_
Rock Creek Valley	10.5	30		864		877	830	771	724	
Strathmore	11.2	20	_	567	_	290	382	485	548	
Wheaton Woods	8.0	31	_	891	_	842	781	703	637	_
Subtotal	100.6	277	6	7,843	128	7,042	6,932	6,683	6,446	
JUNIOR HIGH										
Parkland	9.2	54	-	1,350	-	1,405	1,378	1,362	1,335	1,290
E. B. Wood	8.5	38	10	950	250	1,064	1,201	1,260	1,250	1,270
Subtotal	17.7	92	10	2,300	250	2,469	2,579	2,622	2,585	2,560
SENIOR HIGH										
Peary	19.5	70		1,750	-	1,918	1,912	1,885	1,920	1,86
TOTAL	137.8	439	16	11,893	378	11,429	11,423	11,190	10,951	4,42

^{*} Includes: School and some park acreage.

Source: Budget request capital expenditures for the school and fiscal year ending June 30, 1971, Montgomery County Board of Education.



Utilities:

The planning area is virtually fully served by sanitary sewers. Only a small area along the Buckhorn Branch of the Anacostia River remains unsewered. Authorization for a sewer project is not possible until the Maryland State Department of Mental Health and Hygiene lifts its current ban, imposed in May, 1970, on sewer construction projects in Northwest Branch.

Two Sanitary Commission water projects are proposed in the planning area. One involves construction of a pumping station and large water transmission main to carry water from the Potomac Filtration Plant to the Montgomery County water service area east of Northwest Branch. Also to be constructed are connecting water mains to supply a new 15-million-gallon water storage reservoir along Georgia Avenue in Leisure World.

A final utility is the recently constructed installation of the Chesapeake & Potomac Telephone Company of Maryland, located south of Bel Pre Road, near the Grand Pre Apartments.

Community Facilities:

The Aspen Hill Planning Area presently contains, or is serviced by, a relatively high degree of community facilities.

Fire stations located nearest the planning area include the facilities at Glenmont, Rockville, and Sandy Spring. There is one fire station within the planning area, but it is situated in the extreme southwest portion on Veirs Mill Road. An additional fire station that will service Aspen Hill is proposed for construction in the Oakdale area, about a mile north of the planning area.

A branch library, located on Aspen Hill Road, provides adequate service to the western part of the planning area. A regional library at Wheaton and a branch library at Twinbrook provide additional services to planning area residents.

There are no hospitals or medical facilities located within the planning area. However, the Montgomery General Hospital is situated between Olney and Sandy Spring, about three miles north of the planning area. Holy Cross Hospital, in Silver Spring, is about eight miles south of the planning area.

Existing Zoning

Existing zoning in the Aspen Hill area is primarily for single-family residential use. The largest amount of zoning in one category is rural residential (20,000-square-foot minimum lot size), which contains some 2,818 acres. There are also relatively large areas classified in the R-150 (15,000-square-foot minimum lot size), R-90 (9,000-square-foot minimum lot size), and R-60 (6,000-square-foot minimum lot size) zones.

A generalization of the existing zoning pattern reflects a decreasing of densities in the planning area from the southern and western boundaries to the northern and eastern boundaries.

This situation reflects Aspen Hill's transitional relationship between urban and rural and corridor and wedge development.

There is a limited amount of multi-family zoning in relation to the size of the planning area. Together the multi-family zones of R-H, R-20, R-30, and R-T existing in the Aspen Hill area amount to approximately 267 acres. This is equivalent to three percent of the entire planning area.

A 920-acre tract of the Planned Retirement Zone exists east of Georgia Avenue, between Norbeck Road and Bel Pre Road. It is devoted to use as the Leisure World retirement community.

	VICINITY PLA	HINING ANEA
oning Category Gro	ss Acres Zoned	Percent of Tota Planning Area
ingle-Family		
R-A	1,636.2	19.2
R-E	39.0	.4
R-R	2,818.4	32.9
R-150	257.0	3.0
R-90	1,615.1	18.9
R-60	907.8	10.6
lulti-Family		
R-T	17.0	.2
R-30	28.0	.3
R-20	202.3	2.4
R-H	20.0	.2
PRC	920.0	10.7
ommercial		
C-P	22.3	.3
C-1	63.3	.7
C-2	16.9	.2
- 1	16.9	

Population Characteristics

The Aspen Hill area has experienced a tremendous increase in population in recent years. In 1955 the population of the planning area was approximately 3,550 persons. The 1970 Census indicates that, 15 years later, the population has increased to 40,100 persons. This represents an increase of 885 percent for the 15-year period. Such a phenomenal population growth rate is highly unlikely in the future. The fact that the planning area was more sparsely developed and had a small amount of population in the base year accounts, in part, for the impressive percentage increase from 1955 to 1970. It would require a yearly average of some 11,900 persons from now until the year 2000 for the planning area to realize a percentage increase similar to that of the 1955-1970 period. A more realistic estimate would take into consideration the implications of the planning proposals for the area. From this approach, it is estimated that the planning area has a potential for about 74,000 persons when fully developed.

Of equal importance to the number of people which this plan will eventually serve are the socio-economic characteristics of the area. One way of evaluating population characteristics for planning purposes is to examine ways in which the subject population differs from the population of the region.

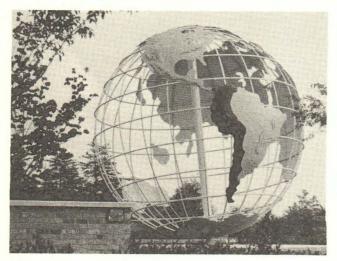
An examination of the 1960 Census reveals several categories in which the Aspen Hill area differed significantly from the region:

- the family size was larger;
- the percentage of dwelling units occupied by owners was greater;
- there were more males per 100 females;
- a larger percentage of the population was under 18 years of age;
- a larger percentage was 25 to 35 years of age;
- a smaller percentage was over 40 years of age;
- the income level was above average; and
- the percentage of non-white was less than average.

An analysis of these characteristics, undertaken in the Area Diagnosis study*, affords a profile of the 1967 Aspen Hill population. The residents were family oriented, as opposed to single adults. The families were young, as evidenced by the large number of small children and by the predominantly young age of the adult population. The large number of children reflected the large family size. The population was overwhelmingly white.

The data from which this analysis was made were collected in 1960. Since that time many changes have taken place, some of which affect the earlier profile. The addition of the Leisure World retirement community, for example, has had the effect of increasing the average population age somewhat. The large increase in multifamily units will bring in a younger population with a

^{*} Planning Area Diagnosis, M-NCPPC, June 1967



Leisure World Theme

higher family income — more often than not two family members will be working — and a smaller family size.

The impact of time is expected to continue to have a significant effect on the population. Children who were of pre-school age at the time of the 1960 Census are now approaching junior high school age. It can be assumed that, as families grow older and children leave home, the four-bedroom house becomes too large for many of the older married couples; and they tend to move out. They in all probability will be replaced by younger families with larger numbers of children who justify the need for a house with four bedrooms. If this occurs, it can be expected that the age of the population will become more diversified than it is at present.

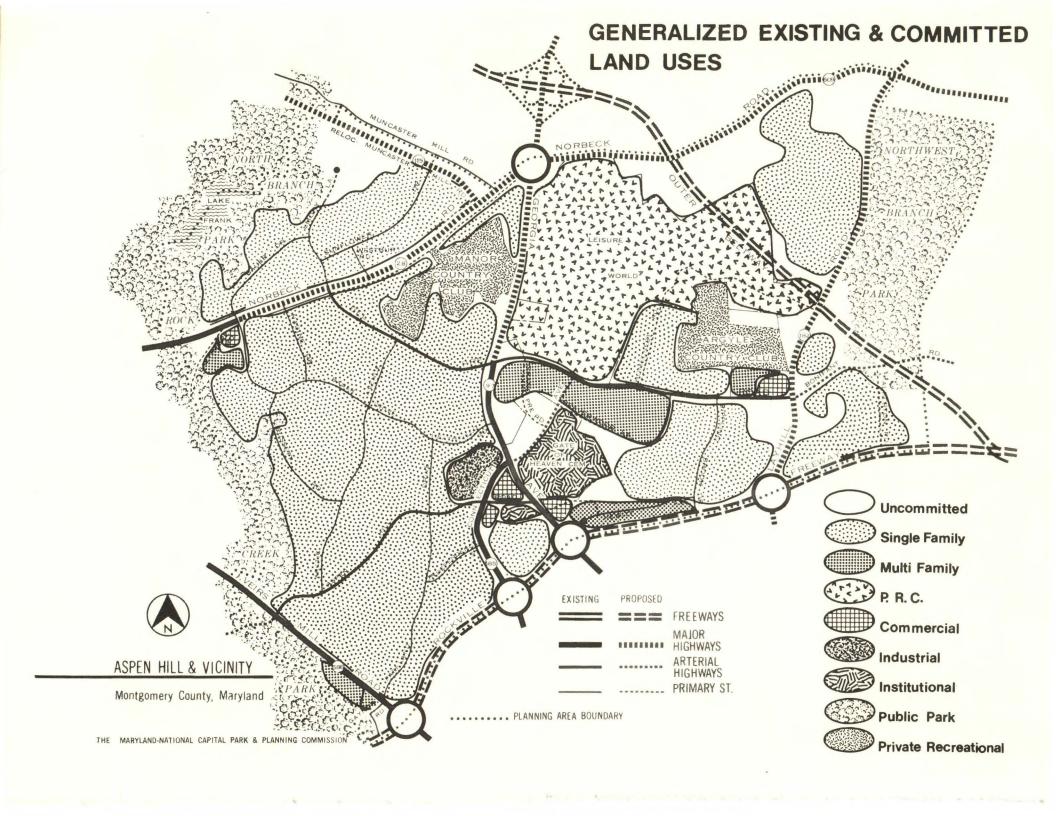
Existing Land Use, Dwelling Units, and Population Statistics

ASPEN HILL AND VICINITY PLANNING AREA

VOLFIA LIIFE VIAD	AICI	MILL L	-WIAIAI	NG ARLA
		1970		Percent of Total
Population		40,100		
Housing Units		11,666		100.0
	568		64.9	
Multi-Family 4,	098		35.1	
Land Use Acres		8,563		100.0
Residential		2,625		30.7
	405		28.0	
Multi-Family 2	220		2.7	
Commercial		67		.8
Industrial		46		.5
School		117		1.4
Institution		271		3.2
Utilities		3		
Local Government		4		
Public Recreation &	Park	1,495		17.6
Private Recreation		455		5.3
Nursery		14		
Street		802		9.4
Vacant		2,664		31.1



The Manor Apartments



PLANNING FRAMEWORK

Aspen Hill's existing land use, existing zoning, natural features, and status of plans and programs are all important determinants of its future land use pattern. The decisions made in the past by government, public agencies, private developers, and individuals relating to land development in and around the area, all have a role in shaping the future land use pattern of Aspen Hill and vicinity.

Plan Determinants

Land Use:

Existing land use is probably the greatest single constraint to future development. The area is, too large degree, already developed. There remain relatively few acres that are not either developed or in some respect committed to development. This situation leaves little flexibility for choice in prescribing any development pattern other than that which is presently established.

Zoning:

Existing zoning does not pose as significant a constraint to the future land use pattern as does existing land use. Only in limited areas does it present any real deterrent to desired development.

There is an exceptional amount of contiguous multifamily zoning along Bel Pre Road which at single-family densities could better serve Aspen Hill's commitment to the objectives of the General Plan.

Most of the retail commercial zoning is well located and of such quantity as to provide adequate service to planning area residents. Since this is the case, the existing commercial pattern is incorporated, wherever possible, into the proposed land use plan. There are three small commercially zoned areas at Bel Pre and Layhill Roads that are not desirable at this location. The urban design study for this intersection reflects a less intense classification for these areas.

A significant amount of the vacant land in Aspen Hill is already zoned for relatively large-lot residential use, which is consistent with the objectives of the plan.

Plans and Programs:

A number of preliminary and adopted plans covering areas adjacent to Aspen Hill may influence the future land use pattern of the planning area and should be given considerable attention. The "Wedges and Corridors" Plan, adopted by the Commission in 1964, established a generalized development concept for Aspen Hill. The General Plan suggests that Aspen Hill be developed primarily as a residential area, with limited employment and major commercial centers. It devotes extensive areas to regional stream valley parks and reflects the major private open space recreational facilities

existing in the area. Major highway and freeway facilities are proposed to surround most of the Aspen Hill Planning Area. The lowest densities blend into the more rural areas beyond the planning area, and the higher densities extend into Aspen Hill from adjacent corridor and urban ring areas. The planning area is not proposed to be served directly by rapid transit facilities. The Master Plan for the Aspen Hill and Vicinity Planning Area reflects the basic proposals of the General Plan.

Plans are currently in preparation for two areas adjacent to Aspen Hill—the Kensington-Wheaton and Colesville-White Oak Planning Areas. Elements of these plans are consistent with the regional development pattern, as proposed in the "Wedges and Corridors" General Plan.

A number of current public and private plans and programs will affect, to some extent, the shaping of the future land use pattern in Aspen Hill. Public improvements include the highways proposed for completion in the "20-Year Needs Program" of the Maryland State Roads Commission. These highway improvements include the upgrading of Norbeck Road, Layhill Road, and Muncaster Mill Road, as well as the construction of the Outer Beltway and Rockville Freeway. Plans have been completed to construct a new bridge and realign roadway along Bonifant Road at Northwest Branch.

Private initiative has been responsible for plans to develop a 920-acre retirement community in the planning area. Recent changes in the original development concept have made it possible to develop various types of dwelling units at densities previously unforeseen in public plans for the area. The issue to be resolved is whether or not this change constitutes a legitimate reason for extending similar densities into nearby vacant areas. The restrictions and development limitations written into the PRC (Planned Retirement Community) Zone reduce to minimal the impact on adjacent lands. Section 111-17 of the Zoning Ordinance, concerning the PRC Zone, states: "They (PRC developments) shall have a minimum of impact upon surrounding land and shall be so planned as to provide adequate open spaces adjacent to their boundaries." The zoning text amendment also provides, for the Commission, authority for site plan review over PRC developments.

Natural Features:

The planning area's topography consists of large areas of gently rolling land, dissected by many streams. The elevation ranges from 525 feet above sea level at the northern edge of the planning area to approximately 300 feet at the southern boundary. The gently rolling terrain consists primarily of three- to eight-percent slopes. This type of land form — not too steep to make construction and access difficult, yet rolling enough to create interesting building sites and to avoid

the monotony of a flat plain — is ideal for residential use.

The soils of the Aspen Hill Planning Area are generally composed of silt loams. This type of soil is deep and well drained, with a high degree of moisture bearing capacity, and is generally well suited for suburban development. However, the soils immediately adjacent to many of the streams which flow through the area are subject to periodic flooding. Areas of these soils should generally be withheld from development. They can better be used as conservation areas or for stream valley park purposes.

Problems and Issues

The most basic issue, concerning the planning area, relates to the nature and character of future development. This is evidenced to some extent by development in the area unforeseen in previous plans. Apartment units, larger and more expensive single-family homes, and the 920-acre retirement community are recent elements in the Aspen Hill area. Combined with these new elements are the rapid increase in the number of people and the related increased demand for additional community services and shopping facilities. The question to be resolved is whether or not these recent trends should be allowed to continue and in effect destroy the role for the area established by the General Plan.

Certain other area problems are also apparent. These include:

- the effects of the deletion of the previously proposed Northern Parkway from the area's transportation network,
- the effects of the change in concept of the Leisure World retirement community,
- · deteriorating housing conditions,
- the impact of adverse development in remaining vacant tracts, and
- incomplete local streets and lack of access to major highways.

When the plan was first begun, the location of the Outer Circumferential Freeway alignment had for some time been designated by the purchased right-of-way which forms the southern boundary of the planning area. This was essentially the location shown on a map, entitled "Regional Proposals of the Comprehensive Plan," published in April, 1950, by the National Capital Planning Commission. The next official document on which the Outer Circumferential Freeway appeared was the "Master Plan of Highways for the Maryland-Washington Regional District," published and adopted by The Maryland-National Capital Park and Planning

Commission in 1953. The then proposed Outer Circumferential Freeway followed essentially the same alignment as the present Rockville Freeway, except for the portion which followed the Glenmont-Colesville Road (now known as Randolph Road) between Rockville Pike and New Hampshire Avenue in Montgomery County. It remained that way until 1955, when this Commission revised the Master Plan of Highways. The alignment shown in 1955 was retained on the "Preliminary Master Plan of Highways for the Maryland-Washington Regional District," prepared in 1967 by the M-NCPPC. The public hearing held on the Preliminary Master Plan of Highways produced comments which led to the examination of alternatives to locate the route north of Rockville.

Six possible corridor locations were presented at public hearings held by the Montgomery County Planning Board early in 1970. On June 9, 1970, the Planning Board recommended to the Montgomery County Council a corridor alignment for the Outer Circumferential Freeway (Outer Beltway) delineated as 1-B in the document entitled "Corridor Feasibility Study for the Outer Circumferential Freeway in Montgomery County," dated November, 1969.

A minor modification of the 1-B corridor route recommended by the Planning Board on June 9, 1970, the Outer Beltway, as recommended in the Aspen Hill Master Plan, would be located through Board of Education property on Norbeck Road that was previously proposed for use for a new high school but is no longer required for this purpose. A possible alternate route to the east of this location is also discussed.

The Aspen Hill Master Plan takes into consideration the effects of the alignment of the Outer Beltway through the planning area, the most obvious of which are:

- It would sever a portion of the Leisure World property.
- It would create four major quadrants between a limited access facility (relocated Beltway) and a controlled access facility (Georgia Avenue) and might bring pressure for intensive development in all four quadrants.

The plan also takes into consideration the effects of Zoning Text Amendment F-179, which permitted a change in development plans for the Rossmoor Leisure World community. Prior to Amendment F-179, Rossmoor was limited to residents 50 years of age and over in dwellings constructed at a maximum density of 10 units per gross acre. The amended zoning text now allows up to 40 percent of the total number of dwelling units to be unrestricted as to age of residents; provided no more than 6 dwellings per gross acre are constructed in the unrestricted age area.

The most significant impact of the zoning text amendment has been on public facilities. It is estimated that there will exist a need for two additional elementary schools and one more junior high school to serve the area. There will also be a need for two additional 10-acre neighborhood recreation park sites in the area.

It appears that the zoning text change will not produce any significant effect on the overall population density within Rossmoor. Accordingly, there will be no serious effect on water and sewer facilities, nor will there be a significant increase in vehicle trips or burden to highway facilities (18,400 average daily trips anticipated for development under the Zoning Ordinance prior to text amendment, compared to a maximum of 26,144 ADT's permissible under the text amendment).

plan can provide toward achieving this goal is guidance for the development of a suitable environment, with adequate community and recreational facilities. State enabling legislation does not empower the planning agency in any way, positively and directly, to control the quality of land uses. Consequently, the plans cannot effectively determine renewal areas, areas for publicly sponsored housing projects, or areas for private development designed specifically to improve inadequate living conditions. The plans have no direct control over the design, value, or social purpose to which the land is put. Master plans can only influence these decisions by making their application more feasible by virtue of density control and location recommendations. The

Comparison of Population and Dwelling Unit Characteristics of Leisure World Before and After Changes in the PRC Zone

	Acres	DU's	Population/ DU's	Population	Population/ Acres	DU's/ Acres	Elem. School Children
Original PRC	920	9,200	1.70	15,640	17.0	10.0	_
Revised PRC	920	7,262	2.40	17,284	18.8	7.9	1,452
Restricted	569	4,357	1.70	7,407	13.0	7.7	_
Unrestricted	351	2,905	3.40	9,877	28.1	8.3	1,452

The development standards provided in the Zoning Ordinance, including building heights, setbacks, open space, and building coverage, as well as the site plan approval requirement, contribute toward minimizing the impact of the development at Rossmoor on surrounding properties.

A not-too-widespread-but-nevertheless-significant problem — that of deteriorating housing conditions — faces the Aspen Hill area and the County. The problem here is the pocket of substandard houses south of Norbeck Road, midway between Georgia Avenue and Layhill Road. There are approximately 40 dwelling units in the area south of Norbeck Road which are part of a larger problem area (extending north of Norbeck Road and outside of the planning area) that requires special attention, as designated by the Montgomery County Department of Community Development. The conditions of these dwellings range from the acceptable classification of "sound," with little or no major defects, to "dilapidated," which is considered by accepted standards as undesirable for occupancy.

The majority of the units requiring attention in the planning area are in classifications of "deteriorating" and "dilapidated," meaning that they have one or more major structural defects.

A significant goal for the area is the provision of adequate housing resources. This is a goal that cannot be achieved directly or solely through implementation of the recommendations of a land use plan. What the responsibility to directly affect conditions, as found in the Norbeck problem area and similar areas around the County, lies in the leadership provided within local government, where positive steps can be taken in this direction.

Public sector action in the provision of standard housing includes the leased housing, turnkey, scattered site, and urban renewal housing programs. The turnkey program has been one of the most frequently used means of providing newly constructed standard rental housing units in the County. Here, a builder or developer presents to the Montgomery County Housing Authority a project proposal, including construction plans for a suitably zoned site. If the plans are acceptable to the Housing Authority and the Department of Housing and Urban Development, the project is built. The Housing Authority then makes purchase, using HUD funds, and rents the units at rates which low-income families can afford. Management and tenant relations services are provided.

The remaining problems identified in the planning area are not of as critical or significant social consequence as are those previously discussed. However, they do represent contraints to the achievement of the area's full potential and, as such, must be treated in the master plan. These remaining problems include the impact of adverse development on presently vacant tracts and the highway problems of incomplete local streets and lack of access to major routes.

Plan Objectives

In consideration of the existing constraints (land use, zoning, current plans and programs, and natural features) and problems identified, the major planning objectives for Aspen Hill have been defined as follows. It should be noted that they are consistent with the intentions of the "Wedges and Corridors" Plan of 1964 and with the Concepts, Guidelines, and Goals Statement of May 1968.

Land Use:

- To provide a basis on which to evaluate land use issues within the framework of sound planning principles.
- To prevent a coalescence of wedge areas with corridor areas.
- To provide permanent solution to problems brought on by development pressures inconsistent with recognized plans.
- To reconcile, with the desired future land use patterns, existing development unanticipated in previous plans.

 To protect the established value of residential properties by development of vacant land consistently with the residential densities of adjacent properties or with compatible nonresidential uses.

Transportation:

- To provide for adequate thoroughfares to handle the increased traffic generated by planned facilities.
- To provide efficient highways of a limited access nature in the planning area, to facilitate the movement of traffic through the area.
- To specify the completion of uncompleted residential streets.

Community Facilities:

- To specify adequate public facilities to serve the community.
- To provide staging for the timely development of these facilities, in keeping with the needs of the increasing population.
- To coordinate the location of these facilities with the needs of the community, in proper relationship to those of adjoining areas.



Earle B. Wood, Jr. High School

THE PLAN

The plan is an expression of long-range development objectives for the area. It has been developed with respect to existing land use, existing zoning, currently planned development, natural features, and established development policies. These are among the most important factors that will shape the area's future land use pattern. Other determinants of the land use pattern relate to locational characteristics of the various lands to be developed. Accessibility, visibility, proximity, topography, all indicate to large extent a property's appropriateness for certain uses.

Content

The land use recommendations of the master plan are presented in both written and mapped form. The recommendations, contained in this chapter, begin with the description of proposals for community facilities, commercial areas, and highways. Proposals for uncommitted areas are described also in the form of a Land Use Recommendation Chart and include a summary of the background conditions, problems, and land use recommendations for each uncommitted area. Generally speaking, uncommitted areas are those lands which are either vacant, not intensively zoned, or subject to reclassification due to the changing character of the nearby area.

The plan does not consider any redevelopment activity for existing structures during the planning period.

The proposals of the master plan are presented as follows.

Community Facilities

Schools —

The schools in the planning area have experienced a consistent pattern of enrollment growth for several years.

This pattern is expected to continue, if not increase, over the next few years. With the exception of Bel Pre and Strathmore Elementaries, the schools indicated below are all located west of Georgia Avenue as a result of the continued residential development there. In the future, however, the vast majority of construction will take place east of Georgia Avenue, which area requires an ultimate addition of five elementary schools, two junior high schools, and one senior high school. The increase in school population there will come from the single-family residential development at Layhill and Strathmore, the multi-family units south of Bel Pre Road, and the unrestricted section of Leisure World. There are also large tracts of vacant land south of Norbeck Road which, once developed, will contribute to the increased school population.

come as the result of the revision in the Zoning Ordinance text amendment for the Planned Retirement Community Zone. Prior to this revision, school generation from the Leisure World community was not a consideration, as this development was to be solely a retirement community. Under the current provisions of this Zone, however, 40 percent of the total dwelling units can now be devoted to residential use unrestricted as to age, which could generate a possible 2,000 public school children. It is estimated now that there will be a need for three additional schools (two elementaries and one junior high) to service this area. An additional consideration, regarding the impact of the PRC Zoning Ordinance text amendment, is that the proposed senior high school could now better serve the area if centrally located somewhere in the vicinity of Bel Pre Road than if constructed on the site acquired by the Board of Education south of Norbeck Road. The Board of

Education is now studying the feasibility of shifting the

proposed high school to this general location.

The most significant effect on future school needs will

	School Enro	llment Ea	ch Year¹	(as of Septen	nber 30)		
School	1960	1962	1964	1966	1968	1969	1970
Wheaton Woods	1,066	1,119	965	946	959	908	642
Harmony Hills	907	557	704	670	674	674	679
Aspen Hill	566	646	603	535	575	574	518
Brookhaven	Name of the last o	788	814	840	852	777	705
English Manor		413	654	750	778	781	756
Rock Creek Valley		_	347	818	864	909	877
Lucy V. Barnsley		-		691	891	896	875
Flower Valley	_	_			551	590	617
Bel Pre			_	_		391	433
North Lake			-			346	450
Strathmore		_	_		_	_	290
Total	2,359	3.532	4.087	5.250 *	6.144	6,846	7,042

Source: Montgomery County Board of Education.

A land use decision, relating to a 43-acre portion of the Gate of Heaven Cemetery property, will have an impact on school plant facilities. This land is to be sold for development purposes. Additional elementary school capacity will be required to achieve the standards recommended by the County Board of Education. The degree of impact is related to the density of development on this parcel.

In the extreme northeast part of the planning area, an additional elementary school will be required to serve future population in the Gayfields area and the now vacant nearby tracts.

Libraries —

Aspen Hill now contains a branch library, located on Aspen Hill Road. Branch libraries are planned to be built not closer than three miles to any regional library and to serve at least 15,000 people within the radius of a mile and one-half. Other standards and location criteria prescribed by the Montgomery County Library Board are:

- Absolute minimum of two acres required for any library site, with three acres being desirable.
- Service area of one-half square foot of building space per person.
- Minimum of two books per capita.

- Location with good accessibility (near main thoroughfare).
- Location not necessarily in, but near, a shopping center.

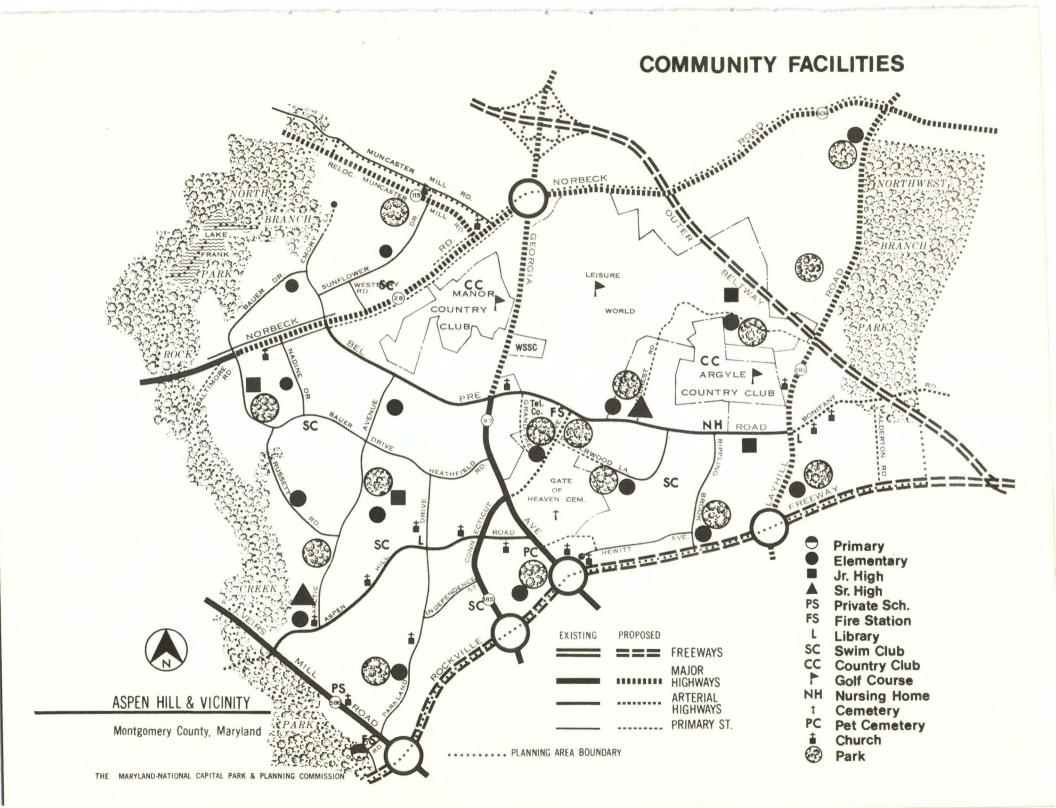
Based on the locational standards, it is anticipated that an increased demand for library services can be met adequately by the existing Aspen Hill Library. It is also indicated that a new branch library will be required in the vicinity of Layhill. A location in the vicinity of the Layhill Road-Bel Pre Road intersection is recommended for this new facility.

• Fire Stations —

The fire stations presently servicing the Aspen Hill Planning Area are the Glenmont, Rockville, Sandy Spring, and Veirs Mill Road facilities. A Functional Master Plan of Fire Stations for the County is to be completed in 1971. However, the Fire Board's Executive Committee has accepted the Maryland Fire Underwriters Report on Fire Station Sites as an interim guide, pending completion of the plan for the entire County. This report indicates a need for a fire station on Bel Pre Road near Connecticut Avenue extended.

The Aspen Hill and Vicinity Master Plan, therefore, recommends the location of a new fire station on Bel Pre Road, between the C. and P. Telephone Company property and Connecticut Avenue extended.

^{*} Total does not include 189 sixth-grade pupils from Rock Creek Valley and Barnsley Elementaries who were housed at Wood Junior High School for one year.



Recommended Park Acreage Standards - National Recreation Association

Areas provided by local governments (municipal, Commission, metropolitan authority, County, District, etc.) for ultimate population:

Near-at-hand areas

Neigborhood Recreation Parks District Recreation Parks

2.5 acres per 1,000 population 2.5 acres per 1,000 population

Within an hour's travel time

Large urban parks Large extra-urban

5.0 acres per 1,000 population 15.0 acres per 1,000 population

Total area provided by local governments per 1,000 ultimate population

25.0 acres

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Per 1,000 population, 10 acres of parks in urban areas and 25 acres of regional park.

Park and Recreation Areas

Upon the issuance of the Concepts, Guidelines, and Goals Statement, the Montgomery County Council questioned the adequacy of the neighborhood park system for the Aspen Hill Planning Area. Based upon the most recent population estimate for the area, there are now available for active recreation use 1.4 acres of local park facilities for every 1,000 persons. Fifty-three acres of additional local parkland have been acquired recently and are scheduled for development. This will yield 2.8 acres of active recreation space for every 1,000 persons, which compares favorably with the National Recreation Association standard of 2.5 acres per 1,000 people for neighborhood recreation parks.

Although local recreation facilities will soon be adequate to fulfill current existing demand, it is anticipated that the projected doubling of population in the planning area will produce a marked deficiency of local park space. Therefore, the plan proposes to add another 53 acres of neighborhood recreation space in the Aspen Hill Planning Area. The great majority of this additional neighborhood park space will be provided in the area

east of Georgia Avenue.

An important consideration in the evaluation of neighborhood park facilities, not recognized in the parkland/population ratios, is that of accessibility to the group being served. In general, the existing neighborhood parks are all spaced within a one-half-mile radius, and most residential areas are within this area. Residential development that falls beyond the half-mile radius includes Harmony Hills, North Lake, and a section near English Manor. The locations of proposed neighborhood parks are well spaced, with regard to population to be served. Wherever possible, sites for neighborhood parks and park/schools should be acquired in excess of the minimum site size standards.

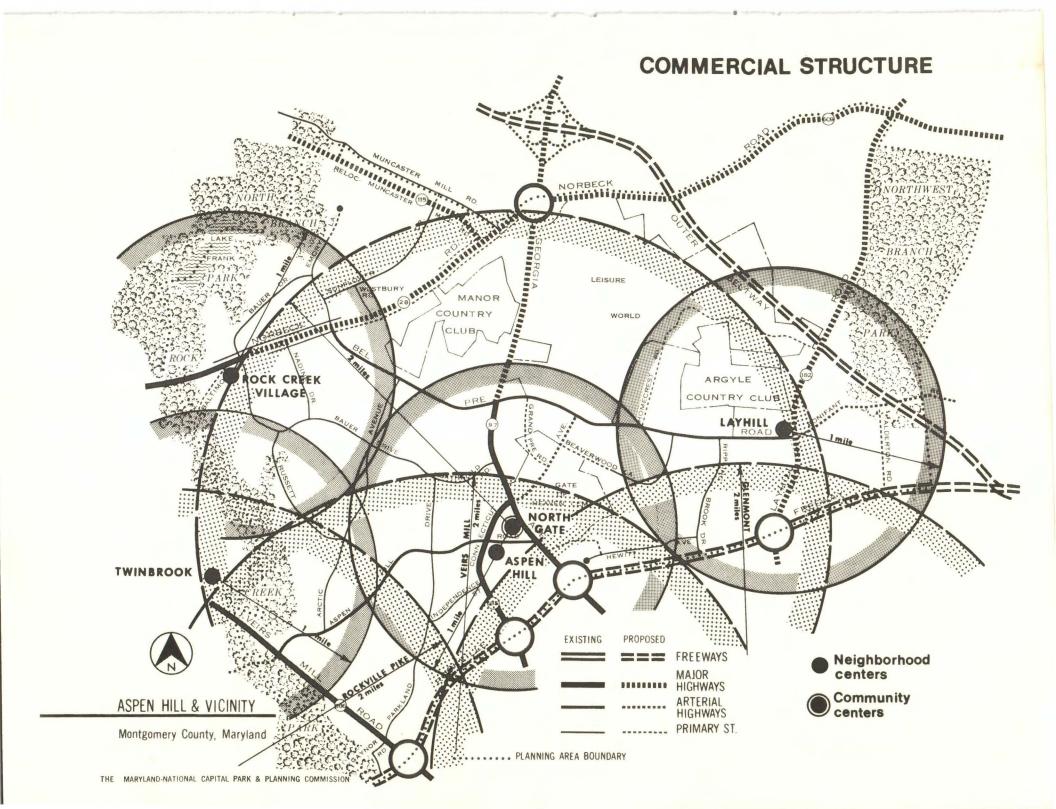
There does, however, appear to be a need for a community building in the Aspen Hill area, equivalent in size to the Wheaton Youth Center, which would be available during daytime hours when schools are in session and classrooms are not available. Consideration should be given to constructing such a facility in connection with a school, so that additional space will be available when school is not in session.

With the acquisition of additional neighborhood park sites in connection with new elementary school construction, the provision of local park facilities in the Northwest Branch Stream Valley Park, and the play space provided by existing school playgrounds, it is anticipated that the adequacy of future neighborhood parks will approach an acceptable standard.

Commercial Structure

The plan envisions the Aspen Hill area to be serviced primarily by a system of four neighborhood shopping centers and one community shopping center. These five centers will be supplemented by a supermarket, various service stations, a convenience food store, and a hardware store at locations scattered through the area. There are residential communities in Aspen Hill that logically have their shopping needs met at stores and centers outside the area, and there are residents from beyond the planning area who shop within the area. For the most part, however, the planned centers at the intersection of Georgia Avenue and Norbeck Road and on Connecticut Avenue extended, along with the existing Layhill, Aspen Hill, Northgate, and Rock Creek Village shopping centers, will quite adequately meet the commercial needs of the majority of Aspen Hill residents.

A local shopping center, not proposed in the preliminary plan, was shown on the 1961 Upper Rock Creek Master Plan at the southeast corner of relocated Muncaster Mill Road and Emory Lane. As the text of the Upper Rock Creek Plan explained, "Due to the proposed higher density development along Routes 28 and 115 an additional new commercial area of approximately 10 acres is needed to serve the adjacent communities." Since preparation of the 1961 Upper Rock Creek Master Plan, however, the 9-acre Rock Creek Village Shopping Center at the southwest corner of Norbeck Road and Bauer Drive has been developed. This then unplanned center is capable of servicing the surrounding neighborhoods. For this reason, the orig-



inally planned commercial site on the Upper Rock Creek Plan has been deleted from the Aspen Hill Plan.

Just north of existing Route 28 at Georgia Avenue, the commercial area was extended slightly by Zoning Amendments F-200 and F-201, amounting to approximately 1.5 acres. The intention in the plan for this area is to round out and contain these commercial uses to the extent of relocated Route 28, existing Route 28, and Georgia Avenue. The exact quantity of commercial use to which this will amount and the access to the site relate to the Route 28/Georgia Avenue interchange design. At a meeting held with the Maryland State Roads Commission May 20, 1969, it was agreed that right-of-way for an interchange ought to be reserved. The exact configuration cannot be determined, however, until a location is decided upon for the proposed Rockville Freeway. It is anticipated, however, that it will be less extensive than the previously proposed cloverleaf type.

Highways and Roads

The roads and highways found in the Aspen Hill area are somewhat typical of those in any area undergoing rapid urbanization. They are either in good condition, in the process of being repaired, or programmed for improvement.

Georgia Avenue (Rte. 97), which divides the planning area into virtually equal areas to the east and west, was recently improved to meet major highway standards as far north as Bel Pre Road and is in good condition.

Layhill Road (Rte. 182), which runs through the planning area in a northerly direction, is planned to be reconstructed to major highway standards. A similar situation exists, regarding Norbeck Road (Rtes. 28 and 609) and Muncaster Mill Road (Rte. 115). Both are planned to be constructed to major highway standards. When Norbeck Road becomes a limited access highway, paralleling service drives will be provided where necessary to grant access to abutting properties. Muncaster Mill Road will be relocated slightly to the south and will run parallel to the existing road right-of-way.

Connecticut Avenue is currently being extended as far into the planning area as Georgia Avenue. This is a major highway facility which will lessen much of the north-south peak-hour traffic now carried by Georgia Avenue into Washington and the lower parts of Montgomery County. A farther extension of Connecticut Avenue through a portion of the Gate of Heaven Cemetery to Bel Pre Road is planned, but the responsibility for construction will lie with the developer. This extension is planned for construction to arterial highway standards.

Bel Pre Road, between Georgia Avenue and Layhill Road, is intended to be improved to a four-lane arterial to serve a variety of land uses. Bel Pre Road, between Georgia Avenue and Norbeck Road, which serves single-family residences is not intended to be widened. Both Bel Pre, between Georgia and Norbeck, and Artic Avenue, between Bel Pre and Aspen Hill Road, are intended to retain their present widths with on-street parking and their current speed limits.

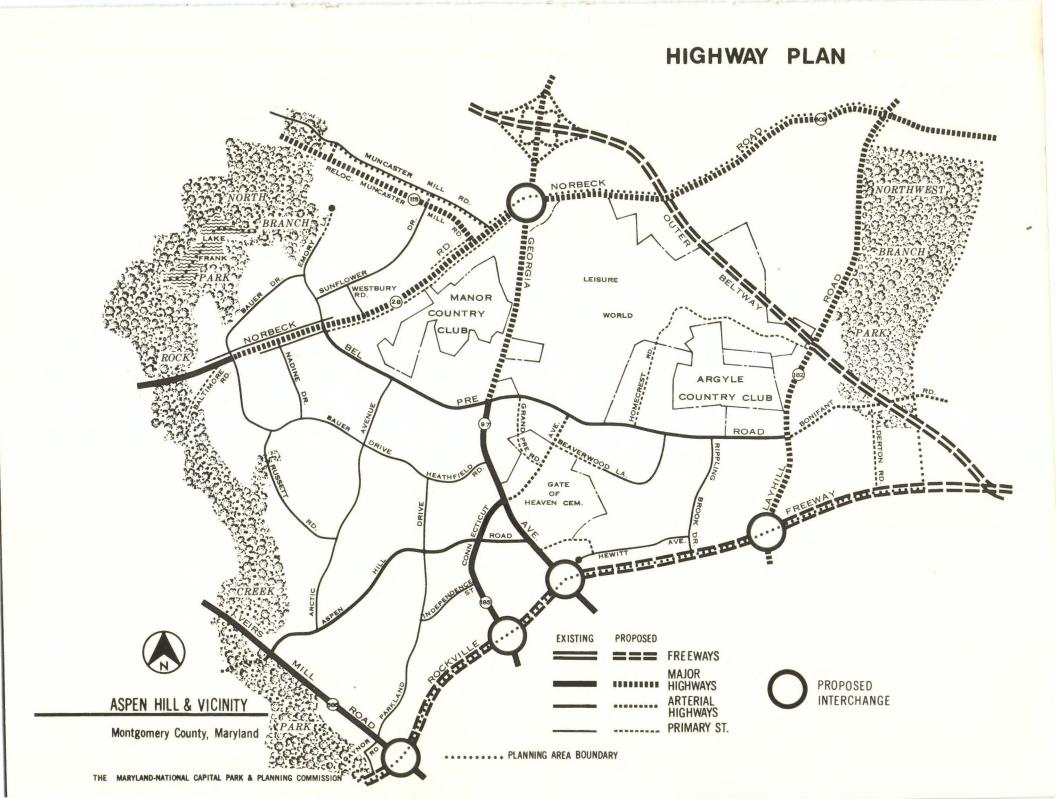
The other major highway facility is *Veirs Mill Road*, which is scheduled for construction of two additional lanes from the Rockville Freeway to Rock Creek.

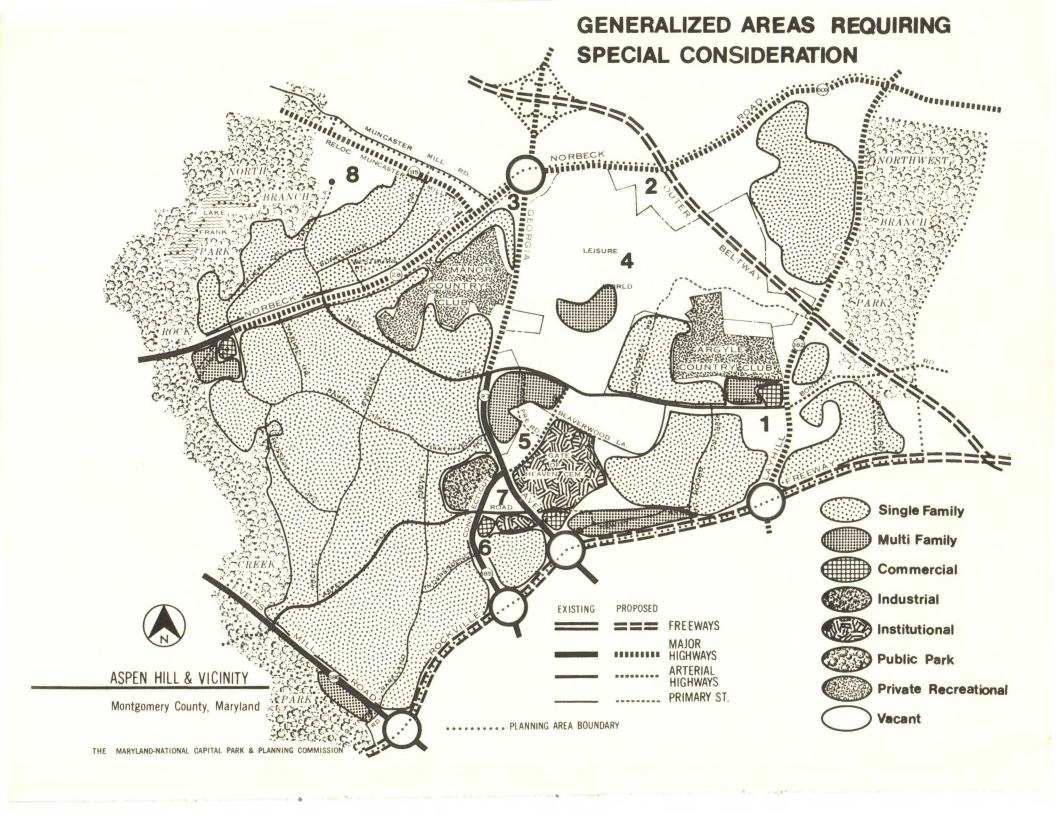
Additional major facilities are now in the planning stage. These include the Outer Beltway, originally proposed at the southern border of the planning area and now recommended for a location north of the City of Rockville. It is presently proposed that the original Outer Beltway route become the Rockville Freeway. The feasibility study, made to consider the relocation of the Outer Beltway to pass through an area north of Rockville, includes several main routes north of Rockville, including one route north of Gaithersburg. Variations and combinations of these routes were studied and presented at a public hearing early in 1970 held by The Maryland-National Capital Park and Planning Commission. Of the several routes examined, one passes through the Aspen Hill Planning Area. The plan shows the line selected as the most feasible route through the area. Further study of the alignment should be undertaken to assure a minimal impact on existing residences.

The local street pattern servicing the residential uses is curvilinear in nature. The local streets are generally of sufficient width to allow adequate traffic movement. Residential streets servicing schools are constructed to a minimum width of 36 feet. The amount of traffic generated by school uses requires that existing and proposed schools be located on streets which meet primary road standards, though the streets may not be so classified.

Particular care should be exercised in designing the interchange between Veirs Mill Road and Rockville Freeway. It is recommended that the staff of the State Roads Commission work closely with local civic groups in order to minimize the impact of this interchange on the local community, subject to considerations of traffic safety.

The curvilinear street pattern tends to discourage through traffic and excessive driving speeds. A problem with many of the local streets, however, is that they are incomplete; and trips from one section to another require a circuitous route. A planned improvement to correct a major cause of this problem is the completion of *Artic Avenue* as a through road, from Aspen Hill Road to Bel Pre Road.





Land Use Development

The following section contains an evaluation of land use development, along with specific proposals for areas felt to require special consideration. These locations are, for the most part, areas that either have not been committed to use by existing development or by intensive zoning or which require some special consideration because of existing or potential problems.

Policy Planning Recommendations ASPEN HILL AND VICINITY PLANNING AREA

Area Designation	Background Summary	Problems and Potentials	Land Use Recommendations
1. Layhill and Bel Pre Roads Area	There is currently vacant land in all four quadrants of the Layhill and Bel Pre Roads intersection. All of the existing residential development is on half-acre lots. Approximately 10 acres of C-1 zoning were granted in the northwest quadrant, on which the Plaza Del Mercado Shopping Center has been developed. Adjacent to this are about 24 acres of R-30 zoning.	The vacant land around this intersection may present a problem in the future if not stablized in the master plan report. Pressure for extending the C-1 zoning across Layhill Road has been felt in the form of rezoning application. There is potential here for some low-density town-house development as a transition between the shopping center and lower density residential development. Portions of the area could also be devoted to high-density single-family use in connection with the town houses. This intersection has potential for a library site to serve future population densities.	The development proposals for this area have been expressed in an urban design study, shown in sketch form on the page following this chart. The land uses and densities proposed are a result of existing zoning, land uses, and expressed objectives for the area. The urban design study provides the necessary buffering to protect future single-family development. A site for a future library is shown in the southeast quadrant of the intersection of Layhill and Bel Pre Roads. Implementation of this concept requires the down-zoning of three small parcels of C-1, each of which is less than 25,000 square feet in area.
2. East Norbeck — south of Norbeck Road	Presently zoned for large- lot use (R-A and R-R) and sparsely developed with single-family homes. In terms of conditions, the homes range from sound to dilapidated. Most of the access roads are unpaved and in poor condition. The area is part of a larger area, designated by the County Department of Community	In consideration of all current plans and programs, the area's potential is for relatively large-lot single-family use (0.5 to 2.0 DU's * per residential acre). The most outstanding problem in the area is the provision of decent, safe, and sanitary housing. There are parcels in the area that have non-	It is proposed that the town-house and multi-family expansion north-ward be limited to the Leisure World retirement community. The East Norbeck area can be appropriately developed at half-acre densities for the most part, as presently classified. The proposed change in the area relates

conforming lot sizes.

Development as requiring

special treatment.

to the two-acre area west

of the Board of Education property which is proposed for development in the half-acre zoning category.

Policy Planning Recommendations ASPEN HILL AND VICINITY PLANNING AREA

(continued)

(continued)					
Area Designation	Background Summary	Problems and Potentials	Land Use Recommendations		
3. Georgia Avenue and Norbeck Road Area	This intersection is presently developed with low-intensity commercial uses such as a gasoline station and a hardware and farm supply store. Additional (less than one acre) commercial zoning has been approved here. Vacant land in this area consists mainly of the 9-acre tract adjacent to the Manor Park community.	There is an interchange proposed at the Route 28-Georgia Avenue crossing. Its specific configuration is yet to be determined. Interest has been shown for increasing the amount of commercial development in the area. The potential for the vacant tract near Manor Park ranges from 2.0 DU's to about 12.0 DU's per residential acre.	It is felt that the development of the vacant land south of existing Route 28 should be looked at as a transitional use between the commercial development and the Manor Park community. In this respect, it is proposed for townhouse development at 12.4 DU's per residential acre. Additional commercial use in the area north of existing Route 28 is recommended only to the extent that it is needed to round out and contain the area between existing Route 28, the realigned Route 28, and Georgia Avenue. Access proposals for this site are dependent, in part, on the design of the interchange at Route 28 and Georgia Avenue.		
4. Leisure World Retirement Community	There are currently approximately 920 acres zoned for the Planned Retirement Community. A Zoning Ordinance text amendment provides that not less than 60% of the total number of dwelling units shall be restricted to permanent residents 50 years of age and over. Forty percent of the dwelling units may be devoted to residential use without age restriction.	The problem associated with the PRC text amendment is what effect the land use changes will have on surrounding lands. Based strictly on the effects of the development allowed in the revised PRC Zone, there is no overwhelming reason for extending the type of dwelling units in Leisure World outside the boundaries of the community. The most significant result of the change in concept in Leisure World is the impact on public facilities. A portion of Leisure World property would be severed by the Outer Beltway route through Aspen Hill.	The objective for the area is for Leisure World to develop as permitted by the zoning text amendment and to have a minimum impact on surrounding land. The intent is to have the areas adjacent to Leisure World develop as consistently as possible with objectives of the General Plan and the Aspen Hill Plan.		

Policy Planning Recommendations ASPEN HILL AND VICINITY PLANNING AREA

		CINITY PLANNING AREA	
		tinued)	
Area Designation	Background Summary	Problems and Potentials	Land Use Recommendations
5. Gate of Heaven Cemetery Property	The area of concern is that portion of the Gate of Heaven Cemetery that will eventually be disconnected by the extension of Connecticut Avenue to Bel Pre Road. It is an approximate 43-acre site. The surrounding zoning and land use are for commercial park and multi-family apartments.	Though this property is still a part of Gate of Heaven Cemetery, there is every indication that it will be disposed of to a private owner. In such an event, the development of this land will have to be considered. Permitting residential development in this parcel will have impact on the existing and proposed school facilities. There is potential for the development of multiplefamily densities on this 43-acre site, plus some commercial uses.	The recommended approach to development of this property involves multiple-family residential uses at an average density of 5 dwelling units per gross acre not to exceed 21 units per net acre, local commercial uses on up to 10 acres, and a park-school site of 18 to 20 acres. The exact location of each type of land use should be determined by an overall development plan, to be implemented during the process of application for zoning reclassification.
			Connecticut Avenue is proposed to be extended through this area for an ultimate connection with Bel Pre Road. Grand Pre Road should be continued through the site to intersect with the Connecticut Avenue extension.
6. Connecticut Avenue — Aspen Hill Road Area	The area is presently developed with two shopping centers, the Vitro Laboratories, and a considerable number of singlefamily homes. Connecticut Avenue has been completed as far into the planning area as Georgia Avenue. There is a vacant tract of about 9 acres zoned for 6,000-square-foot lots.	Vacant land fronting on Connecticut Avenue, south of the existing shopping area, is an undersirable environment for single- family homes. Harmony Hills subdivision is limited to two access points onto Georgia Avenue and has no access to Connecticut Avenue.	It is proposed that the vacant tract south of the Aspen Hill Shopping Center be developed for local commercial uses. Palmira Lane is proposed to be extended through this area from Connecticut Avenue to provide additional access to the Harmony Hills subdivision.
7.	This area is bordered by	The area presently serves	The major proposal for

7. Northgate Shopping Center Area This area is bordered by Aspen Hill Road, Georgia Avenue, and Connecticut Avenue. All of the current land use is devoted to the Northgate Shopping Center. The area used by existing stores is zoned C-2. Parking is by special exception in the R-90 Zone. The remainder of the area is zoned C-1.

The area presently serves as a community shopping center. Recent interest has been shown for extending office development into this area. The potential here is for an increase in those activities normally associated with a community center. Activity in the area has increased since the expansion of the Vitro Laboratories.

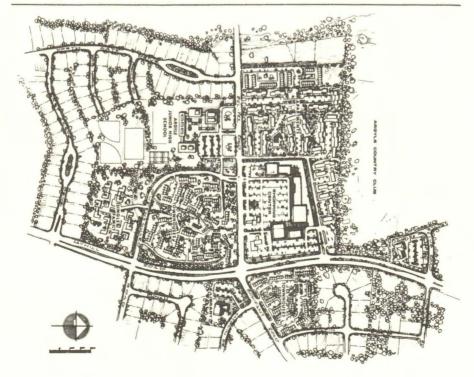
The major proposal for this area is to continue and improve its function as a community shopping center. Uses not usually associated with this type center should be limited. A wider range of commercial uses is desirable.

Policy Planning Recommendations ASPEN HILL AND VICINITY PLANNING AREA

(continued)

Area Designation	Background Summary	Problems and Potentials	Land Use Recommendations
8. Area South of Muncaster Mill Road	This area is, to large extent, vacant. There exist in the area two churches and some scattered single-family houses. Muncaster Mill Road is proposed to be relocated south of the existing alignment. The current zoning is primarily R-R.	There are no problems in the area that will prevent development as presently classified. Potential for this area falls within the possibilities of development under R-E and R-R Zones.	The proposal here is for the area to be developed as presently classified for one-acre and one-half- acre residential lots. The intention is to provide for development consistent with surrounding land use and objectives for the area.
9. Veirs Mill Road Area	Vacant 5-acre parcel next to 20 acres of high-rise zoning. The property has approximately 570 feet of frontage along the south side of Veirs Mill Road, opposite St. Jude's Church and School. To the northwest and to the south are portions of Rock Creek Park.	The parcel has potential to be developed at a density range from 12 DU's per acre to 21 DU's per acre. The roads are adequate to handle additional traffic. Veirs Mill Road, as of 1969, had an average daily traffic count of 27,400 vehicles. It is a four-lane, divided, major highway and is capable of handling 28,000 vehicles per day.	The area is proposed for multi-family residential development at 21 DU's per acre. To minimize conflicting traffic movements at Veirs Mill Road, an access road is recommended to connect the multi-family properties with Gaynor Road.

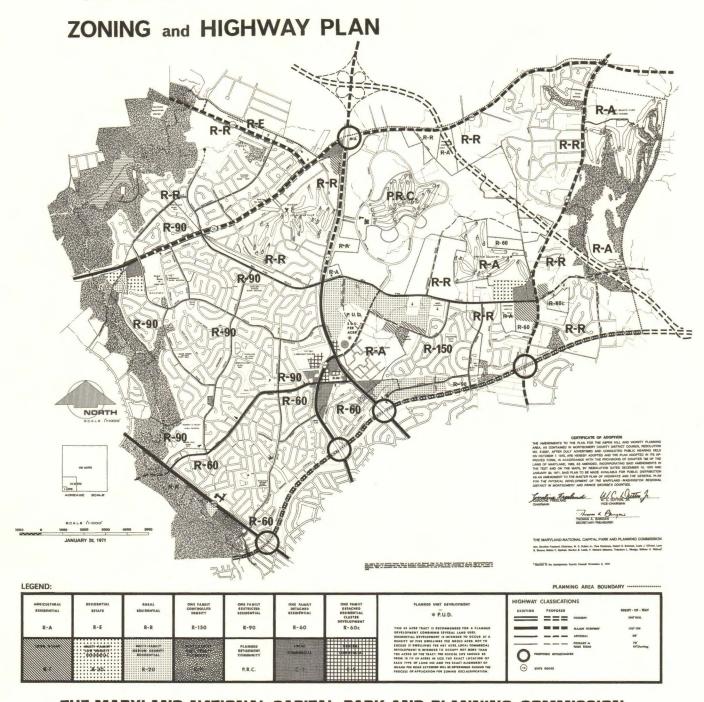
Layhill Development Concept ...





Visitors' Center - Lake Needwood

Master Plan for ASPEN HILL AND VICINITY



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PLAN IMPLEMENTATION

The implementation of the Aspen Hill plan will involve a number of different public programs for guiding and controlling private development. This chapter sets forth the major public controls and programs necessary to effect the plan recommendations and achieve the objectives.

Zoning

Principal reliance will be on the Zoning Ordinance as a means of development control. It has been reasonably successful in separating incompatible land uses and effecting the broad use proposals of the plans. It has met with little success, however, in providing for the more imaginative developments with mixtures of uses, housing types, and open space.

The traditional approach of the Ordinance has been to establish various use districts by means of varying minimum lot sizes and permitted uses in residential categories and listed permissible uses in the commercial and industrial districts. These are still part of the Ordinance but have been added to and amended, with a view toward providing the flexibility necessary to achieve imaginative, interesting developments. Recent improvements include the following:

- Town Sector and Planned Neighborhood Zones.
- Cluster development provisions in the R-A, R-E, R-R, R-150, R-90, and R-60 Zones.
- Green area requirement in the R-H, R-10, R-20, and R-30 Zones.
- Commercial Park and Industrial Park Zones.
- Site plan approval provision of the I-3, R-H, and R-T Zones.

As a means of achieving flexibility in design, arrangement of buildings, and open space, the Planned Retirement Community (PRC) Zone has been enacted for the property under development east of Georgia Avenue and north of Bel Pre Road. The Planning Board is also considering a similar approach under the concept of Planned Unit Development (P.U.D.). This proposal is not available for application to the Aspen Hill and Vicinity Planning Area at this time; however, some of the features of a Planned Unit Development ordinance are mentioned below because of possible future applicability in this area.

- Provide the opportunity for tracts to be developed with a mixture of uses, densities, and housing types
 This is in recognition that certain tracts are appropriate for varied land development, in preference to having one specific density and house type over the entire parcel.
- Permit development, according to an approved plan which will create a better environment than development in accordance with the more conventional Ordinance requirements; allow the developer the necessary flexibility to achieve more desirable development, more economical development, and more efficient use of the land.
- Encourage developers to utilize forms of development that are more desirable and diversified by permitting increases in gross population, density, and building intensity above those permitted under the Ordinance; provided that the increases are related to a specific set of regulations and are in accordance with an approved plan.
- Make available provisions whereby the ultimate development of the subject tracts may include mixtures of land uses, on condition that the dominant land use is in accord with the approved and adopted master plan and that other uses are clearly ancillary and incidental to the dominant use— Mixed land uses may include combinations in the range of residential, commercial, or public uses; provided that the uses are compatible with each other and with their surroundings. Mixtures of uses may occur among buildings and/or within a single building.
- Control, through a comprehensive site plan review process, proposed land uses; dwelling unit densities; proposed interior roads and access points on adjacent highways; proposed park areas, school sites, and other interior open space; setbacks from existing surrounding development; and the delineation of geographic units to be constructed in consecutive time increments in the development of parcels zoned on a planned unit basis This process will include the submission of a comprehensive site plan and the holding of public hearings thereon, after which the Planning Board may grant approval of the plan or approval with amendments or may disapprove the plan.

Capital Improvements Program

The Capital Improvements Program for the Aspen Hill Planning Area identifies the cost and priorities of capital facilities proposed in the plan. This program includes an inventory of projects and approximate years that proposed public improvements will be needed, together with estimated overall costs (by types) of the various facilities. One basic purpose of the program is to assure that recommended public expenditures are

realistically matched with available financial resources and that the improvements are coordinated within a Countywide context.

The planning period is divided into 5-year intervals or stages. The scheduling of improvements is based on planning area development priorities. Costs of public improvements were taken, wherever possible, from existing capital budgets.

The capital projects are presented in the following

Capital Improvements Program ASPEN HILL AND VICINITY PLANNING AREA

FACILITY	PROJECT DESCRIPTION	ESTIMATED BASE YEAR COST!	PRIORITY OF DEVELOPMENT AND ESTIMATED FUTURE COSTS ²				JURIS- DICTION
ELEMENTARY SCHOOLS			1971-76	1976-81	1981-86	1986-91	
English Manor	Addition of Classrooms		X				Board of Educaton
Aspen Hill	Renovation and Modernization		X				Board of Education
North Gate	Site Acquisition Land Development		X				Board of Education
East Layhill	Land Development			Х			Board of Education
Northwest Branch	Land Development				×		Board of Education
Leisure World #1	Site Acquisition Land Development	To be donated	Х				Board of Education
Leisure World #2	Site Acquisition Land Development	To be donated		Х			Board of Education
Flower Valley	Addition of Classrooms		Х				Board of Education
Veirs Mill Rd. Primary	Site Acquisition Land Development	To be donated	Х				Board of Education
TOTAL ELEMENTARY SCHOOLS		\$ 7,912,000	\$4,106,000	\$ 2,806,000	\$1,000,000		W
JUNIOR HIGH SCHOOLS		^					
E. B. Wood	Site Acquisition Land Development		×				Board of Education
Leisure World	Site Acquisition Land Development	To be donated		Х			Board of Education
Argyle	Land Development		X				Board of Education
TOTAL JUNIOR	HIGH SCHOOLS	\$ 7,048,000	\$3,432,000	\$ 3,616,000			
SENIOR HIGH SCHOOL			- 1001				
Norwood	Site Acquisition Land Development			X			Board of Education
TOTAL SENIOR	HIGH SCHOOL	\$ 7,522,000		\$ 7,522,000			
TOTAL SCHOOLS		\$22,482,000	\$7,538,000	\$13,944,000	\$1,000,000		

Capital Improvements Program ASPEN HILL AND VICINITY PLANNING AREA

(continued)

FACILITY	PROJECT DESCRIPTION	ESTIMATED BASE YEAR COST 1	PF	RIORITY OF DEVEL ESTIMATED FUTU	OPMENT AND		JURIS- DICTION
FIRE STATION			1971-76	1976-81	1981-86	1986-91	
Bel Pre Fire Station	Site Acquisition Land Development	\$ 30,000 250,000	Х	х			Fire Board
TOTAL FIRE S	TATION	\$ 280,000	\$ 30,000	\$250,000			
PARKS Earle B. Wood Park/School	Property Entrance & Parking Picnic Area Development	22,000 5,000	x x				M-NCPPC
North Gate Park/School	Site Acquisition Park Development	141,000	X				M-NCPPC
Strathmore Park/School ³	Park Development	43,000	х				M-NCPPC
Bel Pre Park/School	Park Development	21,000	х				M-NCPPC
East Layhill Park/School	Park Development	25,000	Х				M-NCPPC
₋eisure World #1 Park/School	Site Acquisition Park Development	145,000	X				M-NCPPC
Leisure World #2 Park/School	Site Acquisition Park Development	154,000	Х	Х			M-NCPPC
Flower Valley Local Park	Site Acquisition Park Development	121,000	X	7			M-NCPPC
Northwest Branch Unit #5	Site Acquisition	*	Х				M-NCPPC
Gateway Local Park	Site Acquisition Park Development	* 141,000	×				M-NCPPC
Gayfields Local Park	Site Acquisition Park Development	* 154,000		X			M-NCPPC
Harmony Hills Local Park	Site Acquisition Park Development	191,000	X				M-NCPPC
Rock Creek Jnit #6	Park Development	100,000	Х				M-NCPPC
Rock Creek North Branch Jnit #1	Park Development	90,000	Х				M-NCPPC
Norwood /illage	Park Development	2,000	X				M-NCPPC
Aspen Hill ocal Park	Park Development	2,000	х				M-NCPPC
OTAL PARKS		\$2,098,000	\$1,690,000	\$408,000			

^{*} Site acquisition costs are not listed for individual projects but are reflected in total cost for parks.

Capital Improvements Program ASPEN HILL AND VICINITY PLANNING AREA (continued)

FACILITY		SASE YEAR COST 1		ORITY OF DEVELO			JURIS- DICTION
PUBLIC			1971-76	1976-81	1981-86	1986-91	
LIBRARY	Olto / to quiettion	30,000	Х		X		Library Board
Library	Land Development	400,000	\$ 30,000		\$ 400,000		Board
TOTAL LIBRARY	Y	\$ 430,000	\$ 30,000		φ 400,000		
WATER FACILITIES	Construction of transmis-						WSSC
Projects 97 and 97.1	sion main from Coolidge Ave. to Norwood Road	930,000	X				W330
Project 6	Construction of Leisure World Reservoir with 30" connecting main from Bel Pre Road and 20" main along Arctic Avenue	836,000	х				WSSC
TOTAL WATER	FACILITIES	\$ 1,766,000	\$ 1,766,000				
HIGHWAYS FREEWAYS Outer Beltway	Six-lane.	¢7.010.000				x	State Roads
2.3 miles	divided highway	\$7,210,000					Commission
MAJORS Georgia Ave. Rte. 97 1.1 miles	Construct second road- way from Bel Pre Road to Norbeck Road, Rtes. 28 & 609	856,000	X Right-of-Way	X			State Roads Commission
Layhill Road Rte. 182 2.9 miles	Construct 4-lane, divided highway from Rockville Freeway to Norbeck Road, Rte. 609	3,548,000	X 4 lanes from Rockville Freeway to Bonifant Rd.	X 2 lanes from Bonifant Rd. to Norwood Rd.		X Construct sec- ond roadway from Bonifant Rd. to Norwood Rd.	State Roads Commission
Veirs Mill Road 1.4 miles	Construct additional 2 lanes from Rockville Freeway to Rock Creek	326,000		Х			State Roads Commission
Norbeck Road Rtes, 28 & 609 5.0 miles	Improve to major 4-lane, divided highway from Bauer Drive to Layhill Road	3,731,000	1	X 4 lanes, divided hwy. from Bauer to Georgia Ave. X 2 lanes, Georgia Ave. to Layhill Rd.		X Construct second road- way from Georgia Ave. to Layhill Rd.	State Roads Commission
Muncaster Mill Road Rte. 115 1.2 miles	Construct major 4-lane, divided highway from Rock Creek to Norbeck Road, Rte. 28	1,166,000		×			State Roads Commission
Emory Lane 0.1 mile	Construct 2-lane road from Muncaster Mill Road relocated to 600 feet north			X			Montgomery County
Bonifant Rd. 0.3 mile DPW Proj.	Construct new bridge and realign roadway (1700 ft.) at Northwest Branch	274,000	Х				Montgomery County
Bonifant Rd. 0.7 mile	Construct 2-lane road from Layhill Rd. East	156,000		X			Montgomery County
Hewitt Avenue 0.6 mile	Construct primary residential street from Georgia Avenue easterly 3300 feet	189,000	Х				Montgomery County
Baltimore Road 0.4 mile	Construct primary residential street from Norbeck Road relocated to Rock Creek	152,000		X			State Roads Commission
TOTAL HIGHWA	AYS	\$17,649,000	\$ 1,511,000	\$ 7,253,000		\$8,885,000	
TOTAL ALL FA	CILITIES	\$44,705,000	\$12,565,000	\$21,855,000	\$1,400,000	\$8,885,000	

Cost/Revenue Analysis

The cost/revenue analysis of the Aspen Hill and Vicinity Planning Area Master Plan compares the cost of effectuating planned public improvements in the area with tax revenues anticipated from the area. The analysis indicates an annual revenue deficit of some \$2,569,900 at the time of ultimate development of the planning area. It is estimated that the annual cost to the County will be about \$19,204,900 and that the annual County revenues will be about \$16,635,000. All costs and revenues are expressed in terms of current dollars.

In presenting cost/revenue analyses, it is important to mention that, since planning area boundaries are quite arbitrary in terms of defining self-sustaining fiscal units, not every planning area will have balanced costs and revenues. Deficits in areas that are primarily residential with few major revenue sources will be, for the most part, offset by surpluses in areas with higher degrees of commercial and industrial development. The most meaningful evaluation of these cost/revenue analyses will be within a Countywide context.

The costs of public improvements contained in the cost/revenue analysis for the Aspen Hill Planning Area were taken from the Capital Improvements Program in the previous section. In addition to this, however, the operating costs, as well as the anticipated revenues implied by the plan, must be estimated. The major portion of the operating cost is contributed to the operation of the public schools. The per-student operating cost and the Federal and State aid to school operations were derived with the assistance of the Montgomery County Board of Education. The cost of providing law and order to planning area residents was estimated, from the 1969-70 Montgomery County Budget, to be \$17.00 per capita.

The major portion of the revenue expected from the planning area will be derived from property tax. The per-capita County revenues from the County's share of State taxes and other service charges were estimated, with the help of the County Finance Office, to be \$58.00 per annum. The commercial property prices were estimated by the Montgomery County Department of Inspection and Licenses.

The detailed costs and revenues are contained in the following tables.

Summary of Estimates of Annual County Costs and Revenues ASPEN HILL AND VICINITY PLANNING AREA

In Current Dollars

Annual Capital Costs	\$ 1,505,500
Annual Operating Costs to County	17,699,400°
Total Costs (Annual)	\$19,204,900
Total County Revenues from the Planning Area	16,635,000³
Deficit	\$ 2,569,900

Table A.

¹ There are a number of ways to determine estimated costs of future school buildings. In this case, past records, recurrent cost experience, and estimates of future school construction costs were studied to determine the anticipated total per-pupil cost (including land, construction, furnishings, and professional fees) of elementary and secondary school buildings. For elementary schools the figure of \$1,915 per pupil was determined, and for secondary schools the figure of \$3,850 per pupil was reported on P. 612, Fiscal Year 1971 School Capital Expenditures Request Budget.

² Base year costs have been applied to future years without an adjustment for price increases.

⁴ The Rockville Freeway is to be costed in the Kensington-Wheaton Plan.

5 DPW Projects 67-1940, 69-2023.

8 DPW Project 67-1940.

7 DPW Project 70-2116.

Palmira Lane, 0.1 mile from Connecticut Avenue to Wendy Lane.

² Table B.

³ Table C.

³ Site is presently owned by Board of Education. M-NCPPC plans purchase of it to develop local park facilities.

^{**}Burw Project 70-2116.

* It is anticipated that the construction of the following facilities will be undertaken by the developer of the surrounding land area:

• Connecticut Avenue, from Georgia Avenue to Bel Pre Road.

• Beaverwood Lane, from 1200 feet south of Bel Pre Road to Connecticut Avenue.

• Grand Pre Road, from Bel Pre Road to Connecticut Avenue.

• Sunflower Drive, from 100 feet northeast of Yorkshire Road to Muncaster Mill Road.

• Rippling Brook Drive, from Rockville Freeway to Hewlit Avenue.

• Hewlit Avenue, from 3300 feet east of Georgia Avenue to Rippling Brook Drive.

• Emory Lane, 400 feet north of Jasmine Drive to cul-de-sac.

• Palmira Lane, 0.1 mile from Connecticut Avenue to Rippling Brook

Table A

Estimated Capital Cost of Public Facilities ASPEN HILL AND VICINITY PLANNING AREA

Facilities	No. of	Total Cost	Federal & State Aid	Total Cost to County	Annual Cost to County
radinities	Projects Proposed		(in thousands o	f current dollars)	
Schools ¹					
Elementary	9	\$ 7,912			
Junior High	3	7,048			
Senior High Subtotal	1	7,552 22,483	\$4,6312	\$17,851	
Parks1					
Local and Stream Valley	16	2,098		2,098	
Library ¹	1	430		430	
Highways and Streets ¹ Construction Improvements Bridges	43	6603		660³	
Fire Station	1	280		280	
Construction TOTAL				\$21,319	
Annual Capital Recovery and Debt Cost ⁴					\$1,506

¹ From Capital Improvement Program.

Table B

Estimated Operating and Total Annual Costs ASPEN HILL AND VICINITY PLANNING AREA

		Unit Cost	Units Planned	Total Cost		al, State ner Aid	Annual Operating Cost	Annual Capital & Debt Cost	Total Annual Cost
						(in	thousands of cur	rent dollars)	
Schools Elementary Secondary Subtotal	\$	985¹ 1,117¹	11,742 ² 8,803 ²	\$11,50 9,85 21,39	33	\$5,478 ³	\$15,921		
Libraries	\$14	40,100	2		80	ψο, τι ο	280		
Law and Order		17.00 ⁴	71,000	1,20	07		1,207		
Parks		250.00 ⁵	1032.6 Acres	2	58		258		
Highways & Streets		800.005	41.5 Miles	;	33		33		
							\$17,699	\$1,505	\$19,205

¹ Estimated by Budget Office, Montgomery County Public Schools, August 1970.

² 20.6% of Total from Montgomery County Board of Education Budget Request, Capital Expenditures, 1971, p. 1.

³ Does not include projects to be undertaken by State Roads Commission.

⁴ Annual capital recovery and debt cost was estimated, using: Formula, $\frac{i}{(1+i)^n}$ where n = 25 years. i = interest rate of 5%.

² Enrollment Yield, from Appendix, Table 1.

³ 25.6% of total — Montgomery County Board of Education Operating Budget Request, p. 3 as amended.

⁴ Estimated from Montgomery County Budget, p. 101.

⁵ Based on M-NCPPC Estimates.

Table C
Estimated Annual Revenues

ASPEN HILL AND VICINITY PLANNING AREA

Real Estate Yield	Planned Units¹	Estimated ² Price per Unit	Total Price ³	Assessment Base (60%)	Tax Rate	Tax Yield
			(in thousa	ands of current dollar	5)	
Residential					,	
R-A	_					
R-E	35	\$55.0	\$ 1,925			
R-R	2,471	55.0	135,905			
R-60	2,759	27.0	74,493			
R-90	3,607	32.0	115,424			
R-150	565	35.0	19,775			
PRC	(4,357	30.0	130,710			
	2,905	35.0	101,675			
R-T	654	22.0	14,388			
R-H	870	16.5	14,335			
R-20	5,301	13.5	71,563			
R-30	616	13.5	8,316			
P.U.D.	212	13.5	2,862			
TOTAL			\$691,371	\$414,823	2.735	\$11,345
Commercial	Acres					
C-1	69.8		\$35,119			
C-2	18.8		19,245			
C-0	1.2		7,057			
TOTAL			\$61,421	\$36,853	2.735	\$ 1,008
County Share of Other	Taxes:					,
Based on Plann	ed Population	of 73,829 @ 58.00 ⁴				\$ 4,282
TOTAL CO	DUNTY REVEN	IUE				\$16,635

From Table I (Appendix).

Table D

Computation of Commercial Land Prices

ASPEN HILL AND VICINITY PLANNING AREA

Zone	Price Per Square Foot	Price Per Acre	Number of Acres	Total Price
C-0		(thousands)		(thousands,
Land	\$10.00	\$435.6	1.2	\$ 5,227.2
Improvements	14.00	609.8	(a)	1,829.4
			TOTAL	\$ 7,056.6
C-1				
Land	\$ 8.00	\$348.5	69.8	\$24,325.3
Improvements	14.00	609.8	(a)	10,793.5
			TOTAL	\$35,118.8
C-2				
Land	\$20.00	\$871.2	18.8	\$16,378.6
Improvements	14.00	609.8	(a)	2,866.1
			TOTAL	\$19,244.7
		TOTAL	COMMERCIAL	\$61,419.1

⁽a) Commercial improvements assumed to cover 25 percent of land area.

² Estimated by Suburban Maryland Homebuilders Association and Community Plans staff, M-NCPPC.

³ See Table D.

⁴ Estimated by Montgomery County Department of Finance.

Sources: 1. Montgomery County, Maryland, Department of Inspections and Permits (for price per square foot).

^{2.} The Maryland-National Capital Park and Planning Commission (for commercial zoning inventory).

APPENDIX

Zoning Summary — Master Plan

Appendix I

ASPEN HILL PLANNING AREA

	Zoning		Population	and Potential Public	School Enrollmen	tiYield			
Zoning & Land		Total Dwelling		School Enrollment					
Use Category	Acreage	Units	Population	Elementary	Junior High	Senior High			
R-A	1,245.9								
R-E	39.0	35	129	32	12	11			
R-R	3,039.1	2,471	9,181	2,235	845	743			
R-150	257.0	565	2,203	508	192	170			
R-90	1,633.3	3,607	14,282	3,246	1,226	1,082			
R-60	946.5	2,759	10,432	2,483	938	828			
P.U.D.	42.3	212	827	191	72	64			
R-T	53.6	654	2,551	466	173	155			
R-30	42.5	616	1,946	294	119	105			
R-20	234.3	5,301	13,942	1,736	743	675			
R-H	20.0	870	1,836	44	26	26			
PRC	920.0	7,262	16,500	1,387	638	580			
C-0	1.2								
C-1	69.8								
C-2	18.8								
TOTALS	8,563.3	24,352	73,829	12,622	4,984	4,339			

Land zoned in the R-A classification is currently in non-residential use.

Summary — Existing and Proposed Zoning Master Plan

Appendix II

ASPEN HILL PLANNING AREA

Zone	Description	Existing Acreage	Percent of Total	Proposed Acreage	Percent of Total
R-A	Agricultural Residential	1,636.2	19.2	1,245.9	14.6
R-E	Residential Estate	39.0	.4	39.0	.5
R-R	Rural Residential	2,818.4	32.9	3,039,1	35,5
R-150	Single-Family	257.0	3.0	257.0	3.0
R-90	Single-Family	1,615.1	18.9	1,633.3	19.1
R-60	Single-Family	907.8	10.6	946.5	11.1
P.U.D.	Planned Unit Development			42.3	.5
R-T	Town House	17.0	.2	53.6	.6
R-30	Multiple-Family	28.0	.3	42,5	.5
R-20	Multiple-Family	202.3	2.4	234.3	2.7
R-H	Multiple-Family	20.0	.2	20.0	.2
PRC	Planned Retirement Community	ty 920.0	10.7	920.0	10.7
C-0	Commercial Office	_		1,2	
C-P	Commercial Park	22.3	.3		
C-1	Local Commercial	63.3	.7	69.8	.8
C-2	General Commercial	16.9	.2	18.8	.2
TOTALS		8,563.3	100.0	8,563.3	100.0

Appendix III

Public Educational Facilities ASPEN HILL PLANNING AREA

ELEMENTARY SCHOOLS

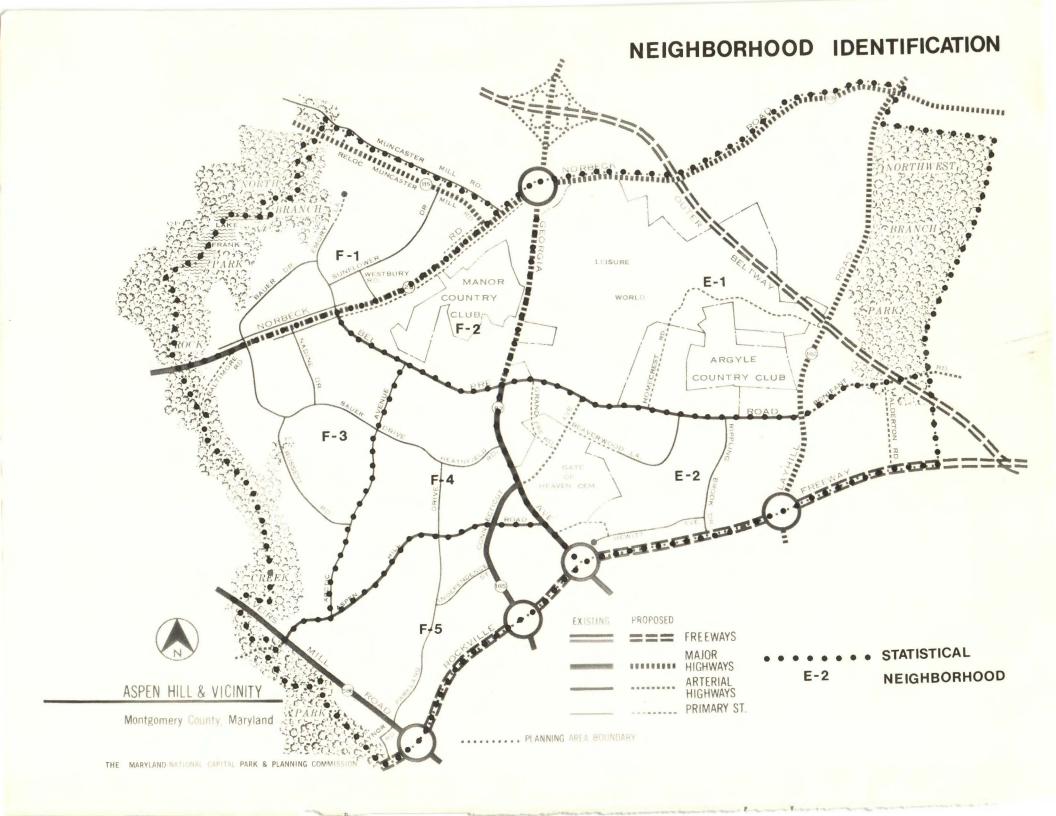
cy V. Barnsley el Pre cookhaven aglish Manor cower Valley orth Lake ock Creek Valley rathmore heaton Woods ast Layhill orth Gate orthwest Branch	Projected Ultimate Enrollment	Remarks		
Aspen Hill	553	Existing		
Lucy V. Barnsley	761	Existing		
Bel Pre	724	Existing		
Brookhaven	658	Existing		
English Manor	824	Existing		
Flower Valley	782	Existing		
North Lake	656	Existing		
Rock Creek Valley	736	Existing		
Strathmore	724	Existing		
Wheaton Woods	977	Existing		
East Layhill	594	Site acquired		
North Gate	515	Planned		
Northwest Branch	513	Site acquired		
Leisure World #1	8451	Planned		
Leisure World #2	845 ¹	Planned		
Veirs Mill Primary	300	Planned		

SECONDARY SCHOOLS

Name	Projected Ultimate Enrollment	Remarks
Earle B. Wood Junior High	1,000	Existing
Parkland Junior High	1,400	Existing
Argyle Junior High	1,124	To open 9/71
Leisure World Junior High	800	Planned
Robert E. Peary Senior High	1,800	Existing
Norwood Senior High ²	1,800	Planned

¹ Studies are underway to determine the feasibility of the utilization of a portion of the former Norwood Senior High School site as an elementary school to relieve the projected high enrollment of these two schools.

² This school is indicated by symbol on the Master Plan map. Studies are underway by the Board of Education to determine the best location for a senior high school to serve the part of the planning area east of Georgia Avenue.



Appendix IV

Development Potential Under Proposed Zoning

Master Plan

ASPEN HILL PLANNING AREA

Neigh-	Development	R-A	R-E	R-R	R-150	R-90	R-60	P.U.D.*	R-T	R-30	R-20	R-H	PRC	C-0	C-1	C-2	Totals	
orhood	Potential	Тед	71.2		71 .00	71 00	71.00	A)	1	71-00	71-20	71-77	rno	C-0	U-1	U-2	Totals	_
	Acreage		39.0	983.4		95.0	K	4	1	42.	3	42.3					1,117.4	1
F-1	Dwell, Units		35.0	624.0		216.0	/			· ·	-						875.0	
	Population		129.0	2,366.0		740.0				×	X	14.5	ACEN.				3,235.0	
	1 opaiation		120.0	2,000.0						211.	Z ,	2115					3,235,0	,
	Acreage			487.7		18.8			9.3	611.	11	92			0.6		516.4	1
F-2	Dwell, Units			417.0					114.0		4	23					531.0	
	Population			1,542.0		/			445.0			The second secon	- A				1,987.0	
											6	13.25	= R-3	30			1,007.0	
	Acreage			78.7		882/3	15.6			17.5	12.0		Dew	SITY	9.7		1,015.8	3
F-3	Dwell. Units					1,927.0	42.0			254.0	260.0		AT.				2,483.0	
	Population					7,129.0	164.0	are disease		802.0	684.0			1			8,779.0	
						/							100	\		15		
	Acreage				/	592.3									14.8	15.9	623.0	1
F-4	Dwell. Units					1,423.0								1			1,423.0	1
	Population					5,265.0		and the control of th									5,265.0	Į
	Acreage			53.0			883.7				5.0	20.0		A spilled	18.1		070.0	
F-5	Dwell, Units			00.0			2,511.0				108.0	870.0			10.1		979.8	
1-5	Population				/		9,465.0				284.0	1,836.0					3,489.0	
	ropulation			/			0,400.0				204.0	1,0000					11,585.0	
	Acreage	1,012.3		976.4			18.7	- 1	7.3	25.0			920.0		16.9		2,976.6	
E-1	Dwell, Units			1,032.0			79.0	111	89.0	362.0			7,262.0				8,824.0	
	Population			3,818.0			308.0	V	347.0	1,144.0			16,500,0				22,117.0	
		A COMPANY OF THE PARTY OF THE P	and water statement them has a product to		Andrew on the case of the last of the last of the constitution of the last of				·	THE PARTY OF PARTY OF PARTY OF PARTY.	The state of the state of	The same of the sa		-	***************************************		22,117.0	
AND DESCRIPTION OF SHAREST STATE OF SHAREST SHAREST STATE OF SHAREST STATE	Acreage	233.6		459.9	257.0	44.9	28.5	42.3	37.0		217.3			1.2	9.7	2.9	1,334.3	
E-2	Dwell, Units		/	398.0	565.0	40.0	127.0	212.0	451.0		4,933.0						6,726.0	
	Population			1,455.0	2,203.0	148.0	495.0	827.0	1,759.0		12,974.0		/				1,986.1	1
The state of the s	-	The second states of the second states and the second states and the second states are second states and the second states are second states and the second states are second	+			and the second state of the second se	-	All Aprillaboration and the second	-	A CANADA AND AND AND AND AND AND AND AND AN	The state of the s		/					
and the same of th	Acreage	1,245.9	39.0	3,039.1	257.0	1,633.3	946.5	42.3	53.6	42.5	234.3	20.0	920.0	1.2	69.8	18.8	8,563.3	
TOTALS	Dwell, Units	. /	35.0	120	565.0	3,607.0	2,759.0	212.0	654.0	616.0	5,301.0	870.0	7,262.0				24,352.0	
	Population	1/	129.0	9,181.0	2,203.0	14,282.0	10,432.0	827.0	2,551.0	1,946.0	13,942.0	1,836.0	16,500.0				73,829.0	

^{*} Proposed Planned Unit Zone, computed av R-30 densities for purposes of this table.

Appendix V

Highway and Street Classification

Master Plan

ASPEN HILL PLANNING AREA

Name	Limits	Right-of-Way	Recommended Ultimate Paving Width	Miles
FREEWAYS:				
Rockville Freeway	Veirs Mill Road to 1 mile east of Layhill Road interchange	300' minimum	6 Lanes, divided	4.1
Outer Beltway	Norbeck Road to 2.3 miles southeast (Rte. 609)	300' minimum	6 Lanes, divided	2.3
MAJOR HIGHWAYS:				
Georgia Avenue-Rte, 97	Rockville Freeway to Norbeck Road (Rte. 28)	150′	6 Lanes, divided	2.7
Layhill Road-Rte. 182	Rockville Freeway to Norbeck Road (Rte. 609)	120′	4 Lanes, divided	2.9
Norbeck Road- Rtes, 28 & 609	Rock Creek to Layhill Road (Rte. 182)	120′-150′	4 Lanes, divided	5.0
Muncaster Mill Road- Rte, 115 Relocated	Rock Creek to Norbeck Road (Rte. 28)	150′	4 Lanes, divided	1.2
Connecticut Avenue	Rockville Freeway to Georgia Avenue (Rte. 97)	150′	6 Lanes, divided	0.6
Veirs Mill Road	Rockville Freeway to Rock Creek	Varies	6 Lanes, divided	1.4
ARTERIAL HIGHWAYS:				
Connecticut Avenue (extended)	Georgia Avenue to Bel Pre Road	80′	4 Lanes	0.7
Bel Pre Road	Georgia Avenue to Layhill Road	80'	4 Lanes	2.3
Bel Pre Road	Georgia Avenue to Norbeck Road	80'	40'	1.2
Bonifant Road	Layhill Road to 4,600 feet east	80'	2 Lanes	1.0
Aspen Hill Road	Rock Creek to Georgia Avenue	72'-80'	4 Lanes	2.0
Emory Lane	Muncaster Mill Road (relocated) to 600 feet north	80′	24'	0.1
PRIMARY STREETS				
Alderton Road	Rockville Freeway to Bel Pre Road	70′	24'	0.5
Arctic Avenue	Aspen Hill Road to Bel Pre Road	80′	36'	0.5 1.7
Rippling Brook Drive	Rockville Freeway to Bel Pre Road	70′	24'-36'	0.8
Emory Lane	Norbeck Road (Rte. 28) to 4,300 feet north	70′	2 Lanes	0.8
Hewitt Avenue	Georgia Avenue to Rippling Brook Drive	70′	36'	0.9
Grand Pre Road	Bel Pre Road to Connecticut Avenue (extended)	70′	36′	0.5
Sunflower Drive	Bel Pre Road to Muncaster Mill Road	70′	24'	1.1
Russett Drive	Arctic Avenue to Bauer Drive	70′	36'	1.7
Palmira Lane	Connecticut Avenue to 600 feet east	70′	36′	0.1

Appendix V

Highway and Street Classification

Master Plan

ASPEN HILL PLANNING AREA (Continued)

Name	Limits	Right-of-Way	Recommended Ultimate Paving Width	Miles
Bauer Drive- Heathfield Road	Georgia Avenue to Emory Lane	70′	36′	2.5
Parkland Drive	Veirs Mill Road to Heathfield Road	70′	36'	1.7
Independence Street	Parkland Drive to Connecticut Avenue	70′	36'	0.4
Beaverwood Lane	Bel Pre Road to Connecticut Avenue (Extended)	70′	36′	1.0
Gaynor Road	Veirs Mill Road to Dewey Road	70′	36′	0.1
Dewey Road	Gaynor Road to Rockville Freeway	70′	36′	0.2
Westburg Road	Sunflower Road to Norbeck Road	70′	24'	0.2
Nadine Road	Bel Pre Road to Bauer Drive	70′	36′	0.5
Baltimore Road	Norbeck Road to Rock Creek	70'	36'	0.4

Appendix VI

DESCRIPTION OF HIGHWAYS

FREEWAY

A divided highway for through traffic with full control of access, with grade separations at intersections. The right-of-way is recommended to be not less than 300 feet and not more than 600 feet. A freeway has only one function — to carry high-speed traffic of large volumes primarily for long or medium distances.

CONTROLLED MAJOR

A divided highway with control of access, medium-high speed, with some or all intersections at grade. Access is limited to selected highways, with intersections spaced between 1000 feet in the urban area and 1500 feet to 2000 feet in the rural area. Access to abutting properties is generally not permitted. A minimum right-of-way of 150 feet is required.

MAJOR

— A divided highway with intersections at grade and direct access to abutting properties and on which geometric design and traffic controls are used to expedite the movement of through traffic. The right-of-way for this type of highway is 120 feet.

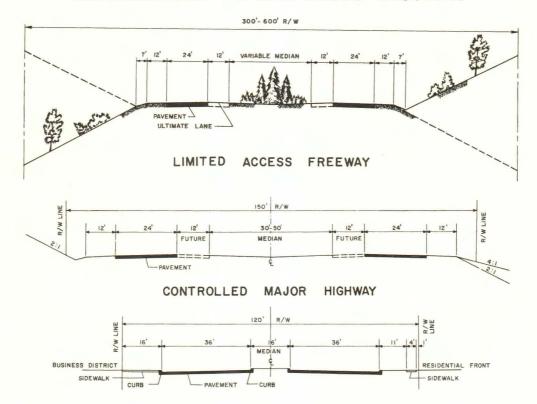
ARTERIAL

— A highway to and from the urban area, serving as a major highway but not necessarily divided. The arterial highway system is designed primarily to move traffic between major highways and local neighborhoods and to serve as moderate traffic generators.

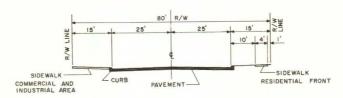
PRIMARY

A highway serving as a collector for local traffic. The primary street system is designed to collect and feed traffic into arterial and major highways. The basic characteristics separating primary streets from local residential streets are a more continuous alignment and the requirement for installation of traffic control devices to insure the efficient movement of traffic.

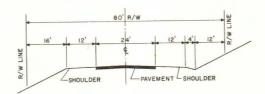
RECOMMENDED TYPICAL CROSS SECTIONS



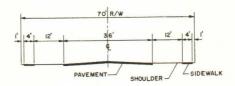
MAJOR HIGHWAY



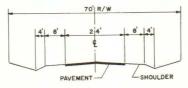
ARTERIAL HIGHWAY (URBAN)



ARTERIAL HIGHWAY (RURAL)



PRIMARY RESIDENTIAL (URBAN)



PRIMARY RESIDENTIAL (RURAL)

Appendix VIII

RESOLUTION NO. 6-3337

Introduced: December 3, 1970 Adopted: December 3, 1970

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND By County Council

Subject: Final Approval of Master Plan for Aspen Hill and Vicinity Planning Area, with revisions, modifications, and amendments

WHEREAS, The Maryland-National Capital Park and Planning Commission has submitted for final approval to the Montgomery County Council the Final Draft Master Plan for the Aspen Hill and Vicinity Planning Area, dated September 1970;

WHEREAS, the Montgomery County Council has determined to finally approve the plan with such revisions, modifications, and amendments as it deems necessary, pursuant to the procedure set forth in Sec. 63(f)(3), Chap. 667, Laws of Maryland

WHEREAS, the Montgomery County Council scheduled public hearings thereon by Resolution No. 6-3169, dated September 1, 1970, said hearings being duly conducted on October 7, 1970, and the record thereof held open until November 24, 1970; NOW, THEREFORE, BE IT RESOLVED By the County Council for Montgomery County, Maryland, that—

The Final Draft Master Plan for the Aspen Hill and Vicinity Planning Area, dated September 1970, is hereby approved with such revisions modifications and amendments as are herein-

such revisions, modifications, and amendments as are hereinafter set forth.

(1) The discussion of "Highways and Roads" on page 26 should be revised by adding the following paragraph:

"Bel Pre Road between Georgia Avenue and Layhill Road is intended to be improved to a four-lane arterial to serve a variety of land uses. Bel Pre Road between Georgia Avenue and Norbeck Road which serves single-family residences is not intended to be widened. Both Bel Pre between Georgia and Norbeck and Artic Avenue between Bel Pre and Aspen Hill Roads are intended to retain their present widths with onstreet parking and their current speed limits."

(2) The entry under Bel Pre Road in Table V on page 46

should be revised to show two entries, describing Bel Pre from Georgia Avenue to Layhill Road as having an "ultimate paving

width" of 4 lanes and Bel Pre from Georgia Avenue to Norbeck Road as having an "ultimate paving width" of 40'.

(3) Table V on page 46 should be revised by listing Artic Avenue under the heading of "Primary Streets" instead of under 'Arterial Highways.'

(4) Table V on page 46 should be revised by listing Emory Lane under the heading of "Primary Streets" instead of under

"Arterial Highways."

(5) The master plan map should be revised to show service drives on both sides of Norbeck Road, to be widened to a fourlane, divided highway, where needed to prevent direct access

from individual driveways onto the highway

(6) The master plan zoning map should be revised to show that area on both sides of Homecrest Road north of Bel Pre Road and south of Rossmoor as R-R; instead of R-A as presently shown. This change does not include the Argyle Country Club which should continue to be shown as R-A.

(7) The master plan map should be revised by showing Homecrest Road completed from Bel Pre Road to Layhill Road, in accordance with the site development plan for the non-agerestricted section of Rossmoor, approved by the Planning Board on September 10, 1970.

(8) The "Transition Commercial" Zone shown east of Connecticut Avenue, west of Wendy Lane, and south of Aspen Hill Road should be changed to "Local Commercial." Also, the last paragraph on page 35 should be deleted.

(9) The area shown in pink as "Commercial Office," east of Georgia Avenue opposite Heathfield Road, should be shown in brown as "Multiple-Family Residential (21 d.u./acre)"; and the zoning shall be shown as R-20.

(10) The statement on page 22 under "Libraries" describing site area required should be revised to read:

An absolute minimum of two acres is required for any

library site, with three acres being desirable."
(11) On page 24 under "Park and Recreation Areas," the fol-

lowing statement should be added:

"There appears to be a need for a community building in the Aspen Hill area, equivalent in size to the Wheaton Youth Center, which would be available during daytime hours when schools are in session and classrooms not available. Consideration should be given to constructing such a facility in connection with a school, so that additional space will be available when school is not in session."

(12) The section on page 22 under "Fire Stations" should be deleted and replaced with the following statement:

"A functional Master Plan of Fire Stations for the County is to be completed in 1971. However, the Fire Board's Executive Committee has accepted the Maryland Fire Underwriters Report on Fire Station Sites as an interim guide, pending completion of the plan for the entire County. This report indicates a need for a fire station on Bel Pre Road near Connecticut Avenue extended.

(13) The map of Community Facilities on page 23 of the plan and the master plan map should be revised by adding a fire station symbol south of Bel Pre Road between the Telephone Company property and Connecticut Avenue extended.

(14) A sentence should be added to the next to the last paragraph in the first column on page 24 under "Park and Recreation

Areas," to read:
"Wherever possible, sites for neighborhood parks and park/ schools should be acquired in excess of the minimum site size standards.'

(15) A glossary should be added to the plan giving definitions for the layman of "freeways," "major highways," "arterial highways," and "primary streets" and specifying the differences among the various right-of-way widths and pavement widths.

(16) The following sentence should be added to the second paragraph in the second column on page 26 under "Highways and Roads:"

"Further study of the alignment should be undertaken to

assure a minimal impact on existing residences."
(17) On page 18 under "Problems and Issues," the last paragraph in the second column which begins "The plan must also

. ." should be replaced by the following text:

"The plan also takes into consideration the effects of Zoning Text Amendment F-179 which permitted a change in the development plans for the Rosmoor Leisure World community. Prior to Amendment F-179, Rossmoor was limited to residents 50 years of age and over, in dwellings constructed at a maximum density of 10 units per gross acre. The revised zoning text allows up to 40 percent of the total number of dwelling units to be unrestricted as to age of residents; provided that not more than 6 dwellings per gross acre are constructed in the unrestricted age area.

Continuing on page 19, the text concerning Rossmoor should be

replaced by the following:

The most significant impact of the zoning text amendment has been on public facilities. It is estimated that a need for two additional elementary schools and one junior high school will be required to serve the area. There also will be a need for two additional ten-acre neighborhood recreation park sites in the area.

"The zoning text change does not appear to have any significant effect on the overall population density within Rossmoor. Accordingly, there is no serious effect on water and sewer facilities; nor is there a significant increase in vehicle trips or burden to highway facilities (18,400 ADT's prior to text amendment, compared to a maximum of 26,144 ADT's after text amendment).

"The development standards provided in the Zoning Ordinance, including building heights, setbacks, open space, and building coverage, as well as the site plan approval requirement, contribute to minimizing the impact of the development

at Rossmoor on surrounding properties.

(18) The Capital Improvements Program on page 36 should be revised by deleting cost figures for individual school sites and

showing only an estimated total cost.

(19) The maps and text describing land use and zoning recommendations for the 43-acre site east of Georgia Avenue, north of Connecticut Avenue extended, through which Grand Pre Road is extended, should be modified as follows:

(a) The land use plan should show this tract entirely in orange except for the school symbol, which should be unchanged, and a red (local commercial) circle which should be

located near the southern extremity of the tract. Also, the words "5 D.U./acre*" should appear on the property, with the asterisk referring to a note on the plan which should read:

"This 43-acre tract is recommended for a planned develop-ment combining several land uses. Residential development is intended to occur at a density of five dwellings per gross acre, not to exceed 21 dwellings per net acre. Local commercial development is intended to occupy not more than ten acres of the tract. The school site should be from 18 to 20 acres in size. The exact location of each type of land use and the exact alignment of Grand Pre Road extended will be determined during the process of application for zoning reclassification.'

In addition, the legend of this map should show the orange color designated as "P.U.D. 5 D.U./acre."

(b) The large-scale pocket zoning map and the zoning map shown on page 34 of the plan should be modified so as to show no specific zoning categories on this property except for the designation "P.U.D. 5 D.U./acre*." The asterisk should refer to a note on the map which contains the same text as specified above.

(c) Under number 5 on page 31 of the text, the first paragraph of "Land Use Recommendations" should be replaced by

the following paragraph:

"The recommended approach to development of this property involves multiple-family residential uses at an average density of five dwelling units per gross acre, not to exceed twenty-one units per net acre; local commercial uses on up to ten acres; and a park-school site of eighteen to twenty acres. The exact location of each type of land use should be determined by an overall development plan, to be implemented during the process of application for zoning reclassification." (20) The area now shown as R-90, west of Old Club Road,

north of the Argyle County Club, and southt of Rossmoor,

should be shown as R-60.

CLARIFICATION OF MINUTES

This resolution conclusively reflects the final determinations of the County Council on each and every item of the Aspen Hill and Vicinity Master Plan enumerated herein.

A True Copy.

ATTEST:

DAVID B. COLLIER, Secretary of the County Council for Montgomery County, Maryland

FLA: je

Appendix IX

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Chapter 780 of the Laws of Maryland, 1959, as amended, is authorized and empowered to make and adopt, from time to time, amend, extend, and add to a General Plan for the Physical Development of the Maryland-

Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission did initiate, with the concurrence of the District Council for Montgomery County, a Statement of Concepts, Guidelines, and Goals to be followed in the preparation of a plan for the Aspen Hill and Vicinity Planning Area and did transfer said Statement to the District Council on May 23, 1968; and

WHEREAS, the Montgomery County District Council reviewed the Statement of Concepts, Guidelines, and Goals for the Aspen Hill and Vicinity Planning Area and approved the Statement with modifications on July 24, 1968; and WHEREAS, a Preliminary Plan for the Aspen Hill and Vicinius Planting Pl

ity Planning Area was prepared and submitted to the Montgomery County District Council on November 19, 1969; and

WHEREAS, the Montgomery County Planning Board, pursuant to said laws, held a duly advertised public hearing on February 2, 1970 on a Preliminary Plan for the Aspen Hill and Vicinity Planning Area, said Plan being a proposed amendment of, and addition to, the Master Plan of Highways and the General Plan for the Physical Development of the Maryland-Washington

Regional District; and
WHEREAS, following the public hearing, the Montgomery County Planning Board did prepare a Final Draft: Master Plan for the Aspen Hill and Vicinity Planning Area with such revisions, modifications, and amendments recommended by the

Planning Board; and

WHEREAS, such Final Draft Master Plan, dated September. 1970, was transmitted to the Montgomery County District Coun-

1970, was transmitted to the Montgomery County District Council for final approval on September 14, 1970; and
WHEREAS, the Montgomery County District Council conducted a public hearing on the Final Draft: Master Plan for the Aspen Hill and Vicinity Planning Area and kept the record open until November 24, 1970; and
WHEREAS, the Montgomery County District Council reviewed said Final Draft Master Plan, dated September, 1970, in-

cluding the maps and text and approved the Plan as transferred by The Maryland-National Capital Park and Planning Commission, subject to the modifications and revisions set forth in Mont-

gomery County Council Resolution No. 6-3337; NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission hereby adopts the Master Plan for the Aspen Hill and Vicinity Planning Area, together with the modifications and revisions as enumerated in said Resolution No. 6-3337, said Plan consisting of maps and descriptive matter, being an amendment of, and addition to, the Master Plan of Highways and the General Plan for the Physical Development of the Maryland-Washington Regional District; and

BE IT FURTHER RESOLVED, that these amendments and appropriate certificate of adoption shall be recorded on the maps, Plan, and descriptive matter, said certificate shall contain the signatures of the Chairman, Vice Chairman, and Secretary-

Treasurer of this Commission; and
BE IT FURTHER RESOLVED, that an attested copy of the
Plan and all parts thereof shall be certified by the Commission
and filed with the Clerk of the Circuit Court of Montgomery
County, Maryland; and

BE IT FURTHER RESOLVED, that the Master Plan for the Aspen Hill and Vicinity Planning Area, as herein adopted, is applicable to the area within the boundaries delineated on the Plan maps and consists of maps, entitled "Proposed Zoning Plan" and "Master Plan," together with the descriptive and explanatory matter which is a part thereof.

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board at its regular meeting held in Silver Spring, Maryland, on Thursday, December 10, 1970, at which meeting 4 members of the Montgomery County Planning Board were present, which adoption was noted with approval by The Maryland-National Capital Park and Planning Commission at its regular meeting held in Silver Spring, Maryland, on Wednesday, January 20, 1971, at which meeting 8 members of the Commission were present.

> Robert C. McDonell **Executive Director**

Joans

Resolution No. 10-2100 Introduced: July 22, 1986 Adopted: July 22, 1986

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY COUNTY, MARYLAND

AUG 1 1986

By: District Council

Subject: Final Draft Amendment to the Aspen Hill Master Plan

Background

- On February 24, 1986, the Montgomery County Planning Board transmitted to the Montgomery County Council the Final Draft Amendment to the Aspen Hill Master Plan to eliminate, as a primary residential street, the proposed extension of Palmira Lane between Connecticut Avenue and Wendy Lane, and to establish commercial development guidelines for the C-1 zoned property in the southeast quadrant of the Connecticut Avenue/Aspen Hill intersection.
- On April 18, 1986, the Montgomery County Council held a public hearing wherein testimony was received concerning the Final Draft Aspen Hill Master Plan Amendment.
- On July 22, 1986, a worksession was held by the County Council, at which time consideration was given to the public hearing testimony, and to the comments of the Montgomery County Planning Board.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the Final Draft Amendment to the Master Plan for Aspen Hill as follows:

- Amend the Master Plan for Aspen Hill and Vicinity Zoning and Highway Plan map to delete the primary street classification for Palmira Lane between Connecticut Avenue and Wendy Lane.
- Amend the text of the master plan by adding the following language at the end of the Commercial Structure section on page 26:
 - Commercial development guidelines for C-1 zoned property in the southeast quadrant of the Connecticut Avenue/Aspen Hill Road intersection are as
 - Any commercial expansions should be carefully sited in relation to the existing Aspen Hill Shopping Center and should maintain at least a comparable physical separation from the Harmony Hills neighborhood.
 - Safe, efficient, and visible pedestrian and bicycle access from the adjoining Harmony Hills neighborhood should be provided to existing and future commercial structures. Placement of future structures should not

impede such access from the neighborhood. The pedestrian system should link with the Palmira Lane stub. A barrier to vehicular traffic should be permanently in place between the Harmony Hill stub of Palmira and the Aspen Hill Shopping Center.

- All parking facilities for the commercial area should be designed to meet or exceed the landscaping requirements contained in the parking sections of the zoning ordinance. The connection between the Harmony Hills portion of the development and the Shopping Center should be designed to facilitate good maintenance.
- Consideration should be given to re-landscaping the Shopping Center, its buffer area to Harmony Hills, and its Aspen Hill Road and Connecticut Avenue frontages. Existing landscaping should be evaluated for possible retention or improvement. Objectives should be to enhance compatibility of the commercial area with its neighborhood, to improve the aesthetics of its appearance, to reduce the amount of currently paved parking area, and overall to improve the quality of the Shopping Center and its extensions.
- The Planning Board urges that there be close cooperation between the developer and the Harmony Hills Civic Association, both during the site planning process and after the project is completed.
- At the time of site plan, the traffic light at the intersection of Independence Street and Connecticut Avenue should be studied to insure that residents of Wheaton Woods to the east of Connecticut Avenue have direct access to the Shopping Center.
- Particular attention should be given to improved lighting in order to reduce opportunities for vandalism, without adversely affecting the adjacent neighborhood.

A True Copy.

ATTEST:

Kathleen A. Freedman, Secretary

County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 589-1480

MCPB 78-8 M-NCPPC 78-3

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, #7-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, is authorized and empowered to make and adopt, and from time to time, amend, extend, or add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said laws, held a duly advertised public hearing on July 28, 1977 on a proposed Preliminary Amendment to the Approved and Adopted Master Plan for Aspen Hill, 1970, as amended, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland, as described below; and

WHEREAS, the Montgomery County Planning Board after said public hearing and upon due deliberation and consideration at its regularly scheduled meeting of September 29, 1977 approved the proposed Amendment to the Aspen Hill Master Plan for submittal to the Montgomery County Council, with the recommendation that Council approve said amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on November 30, 1977 conducted a public hearing on the Final Draft Amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council, after the close of public hearing and upon due deliberation and consideration at its regularly scheduled meeting of January 17, 1978 approved said Final Draft Amendment to the Master Plan for Aspen Hill, 1970, as amended, by Resolution Number 8-1733.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning

Commission does hereby adopt said Amendment of the Master Plan for Aspen Hill, 1970, as amended, together with the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland, as follows:

. Delete the primary residential street classification for a portion of proposed Beaverwood Lane approximately 900 feet long fronting on Strathmore Local Park.

BE IT FURTHER RESOLVED, that this Amendment be reflected on copies of the aforesaid Plan and that attested copies of such amended Plan shall be certified by The Maryland-National Capital Park and Planning Commission, and filed with the Clerks of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Kephart, seconded by Commissioner Scharf, with Commissioners Granke, Hanson, Kephart and Scharf voting in favor of the motion, and Commissioner Keeney being absent, at its regular meeting held on Thursday, March 2, 1978 in Silver Spring, Maryland.

Thomas H. Countee, Jr.

Executive Director

* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hanson, seconded

by Commissioner Keeney, with Commissioners Brown, Dutton, Churchill, Granke, Hanson, Hopper, Keeney, Kephart, LaPlaca and Scharf voting in favor of the motion, at its regular meeting held on Wednesday, March 8, 1978 in Silver Spring, Maryland.

Thomas H. Countee, Jr. Executive Director

THC:JRC:gf

Enclosure

APPROVED AND ADOPTED AMENDMENT MARCH 8, 1978 TO THE ASPEN HILL MASTER PLAN This is to corrify that the Amendment, as indicated on this map, to the Ampon Eill Numtur Plan, the General Plan for the Physical Development of the Numryland-Wanahampton Regional District, and the Number Plan of Highways within Nuncopount County Maryland, has been adopted as Somelution NCW 78-6, by the Nontopounty County Plansian Sound on Numcel 2, 1978, and N-MCPC Resolution 78-1, by The Numryland-Martineal Capit Park and Plansians Commission on Numcel 8, 1978 after being duly advertised, subjected to public hearings, and approve by the District Council for Nontopounty County, Nazyland, purposed to provisions of Article 660, Ammotated Code of Nazyland, 1976 Supplement. To delete the primary residential street classification for a portion of proposed Beaverwood Lane approximately 900 feet long fronting on Strathmore Local Park - March 8, 1978 A. Edward Navarre Socretary-Tressurer PEPPERTREE FARM Strathmore Strath. Elem. School STRATHMORE BEL PRE Aspen Hill Road Hewitt LEGEND Existing road Proposed road Proposed portion of Beaverwood Lane 500 1000 2000 to be eliminated as a primary residential street from Aspen Hill Master Plan KILOMETER

(301) 589-1480

MCPB 77-50 M-NCPPC 77-20

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, #7-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, is authorized and empowered to make and adopt, and from time to time, amend, extend, or add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said laws, held a duly advertised public hearing on June 16, 1977 on a proposed Preliminary Amendment to the Approved and Adopted Master Plan for Aspen Hill and Vicinity, 1970, as amended, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as described below; and

WHEREAS, the Montgomery County Planning Board after said public hearing and upon due deliberation and consideration at its regularly scheduled meeting of June 16, 1977 approved the proposed Amendment to the Aspen Hill and Vicinity Master Plan for submittal to the Montgomery County Council, with the recommendation that Council approve said amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on August 23, 1977 conducted a public hearing on the Final Draft Amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council, after the close of public hearing on August 23, 1977 approved said Final Draft Amendment to the Master Plan for Aspen Hill and Vicinity, 1970, as amended, by Resolution Number 8-1503.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning

Commission does hereby adopt said Amendment of the Master Plan for Aspen Hill and Vicinity, 1970, as amended, together with the General Plan for the Physical Development of the Maryland-Washington Regional District; as follows:

- (1) Delete the proposed Norwood High School site from the Land Use Plan and redesignate the site for low density single-family residential land use.
- (2) Change the Zoning Plan designation for the site from the RE-2 (Residential Estate, 2 acre) to the R-200 (one-family detached, large lot); and

BE IT FURTHER RESOLVED, that this Amendment be reflected on copies of the aforesaid Plan and that attested copies of such amended Plan shall be certified by The Maryland-National Capital Park and Planning Commission, and filed with the Clerks of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Granke, seconded by Commissioner Scharf, with Commissioners Granke, Hanson, Keeney, Kephart and Scharf voting in favor of the motion at its regular meeting held on Thursday, September 8, 1977 in Silver Spring, Maryland.

Don L. Spice

Executive Director

* * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hanson, seconded

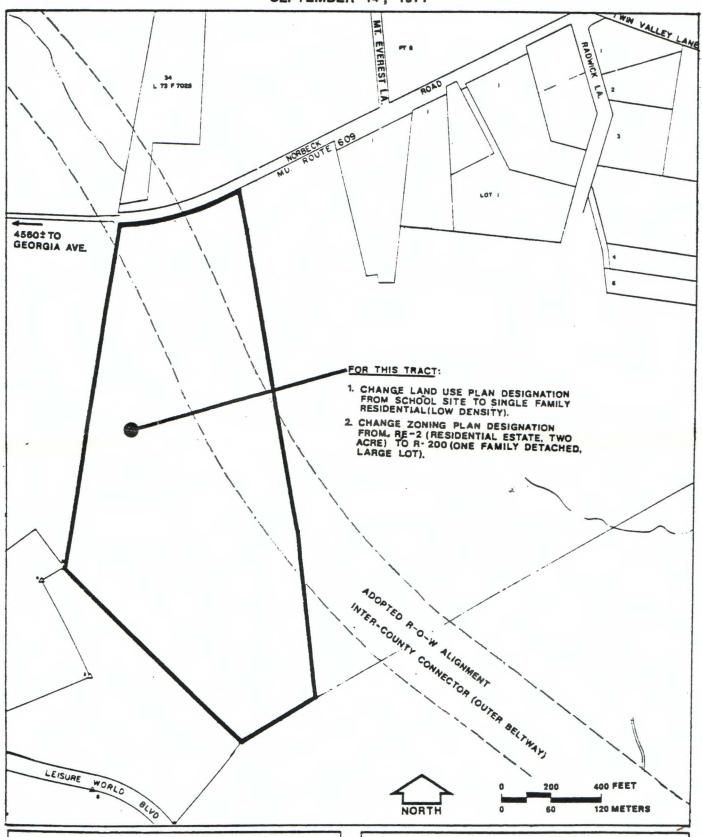
by Commissioner Kephart, with Commissioners Brown, Dutton, Granke, Hanson, Hopper, Kephart, LaPlaca and Scharf voting in favor of the motion, with Commissioners Churchill and Keeney being absent, at its regular meeting held on Wednesday, September 14, 1977 in Silver Spring, Maryland.

Don L. Spicer

Executive Director

DLS:CGR:gf

APPROVED AND ADOPTED AMENDMENT TO THE ASPEN HILL MASTER PLAN MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION SEPTEMBER 14, 1977



September 14, 1977

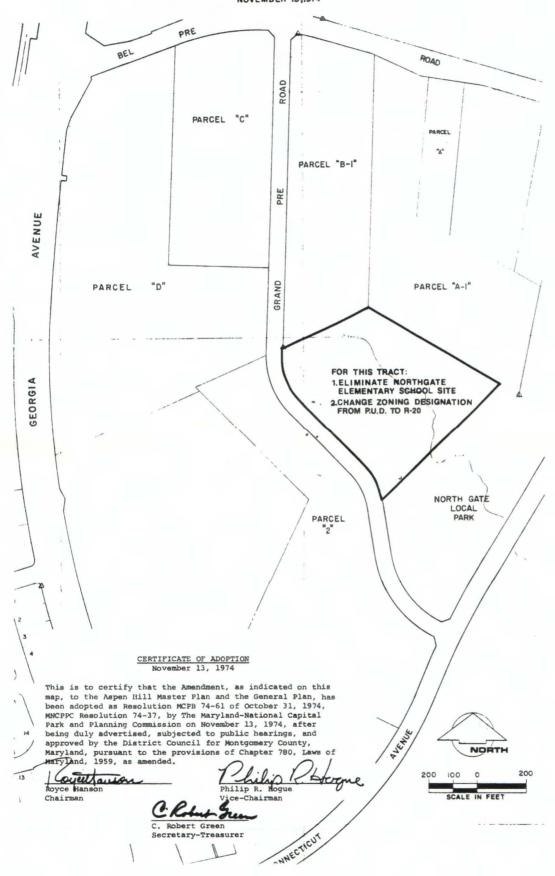
This is to certify that the Amendment, as indicated on this map, to the Aspen Hill and Vicinity Master Plan and the General Plan, has been adopted as Resolution MCPB 77-50 of September 8, 1977, M-MCPPC Resolution 77-20, by The Maryland-Mational Capital Park and Planning Commission on September 14, 1977 after being duly advertised, subjected to public hearings, and approved by the District Council for Montgomery County Maryland, pursuant to the provisions of Article 66D, Annotated Code of Maryland, 1976 Supplement

W. C. Dutton J.
Chairman

Royce Hanson Vice Chairman

A. Edward Yavarre

2 . 13



(301) 589<u>-1480</u> 565-7352

MCPB 79-54 MNCPPC 79-24

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, #7-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, is authorized and empowered to make and adopt, and from time to time, amend, extend, or add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, THE Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said laws, held a duly advertised public hearing on July 9, 1979 on a Preliminary Draft Amendment to Streets, Master Plan for Aspen Hill, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland; and

WHEREAS, the Montgomery County Planning Board upon conclusion of the public hearing approved the Preliminary Draft Amendment for transmittal on July 19, 1979 to the Montgomery County Council, with the recommendation that Council approve said Final Draft Sector Plan; and

WHEREAS, the Montgomery County Council, sitting as the District Council, on September 18, 1979, upon due deliberation and consideration, approved said Amendment to Streets. Master Plan for Aspen Hill by Resolution Number 9-406.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt said Amendment consisting of maps and descriptive matter and being an Amendment to the Master Plan for Aspen Hill, 1970, as amended. Montgomery County, Maryland; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, and to the Master Plan of Highways within Montgomery County, Maryland. The Amendment consists of the following modifications to streets:

- a. Delete the arterial highway designation for that portion of Emory Lane between Old Muncaster Mill Road and relocated Muncaster Mill Road.
- b. Add a desire line for a proposed primary roadway connecting Old Muncaster Mill Road with the Winslow Subdivision.

BE IT FURTHER RESOLVED, that an appropriate certificate of adoption shall

MCPB 79-54 MNCPPC 79-24

be recorded on the maps and descriptive matter; said certificate shall contain the signature of the Chairman, Vice-Chairman, and Secretary-Treasurer of this Commission; and

BE IT FURTHER RESOLVED, that an attested copy of the Amendment and all parts thereof shall be cartified by the Commission and filed with the Clerks of the Circuit Court of each of Montgomery and Prince George's Counties, Maryland as required by law.

* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Keeney, seconded by Commissioner Granke, with Commissioners Granke, Hanson, Heimann, Keeney, and Krahnke voting in favor of the motion, at its regular meeting held on Thursday, September 27, 1979 in Silver Spring, Maryland.

Thomas H. Counter JR.
Thomas H. Counter, Jr.

Executive Director

* * * * * * *

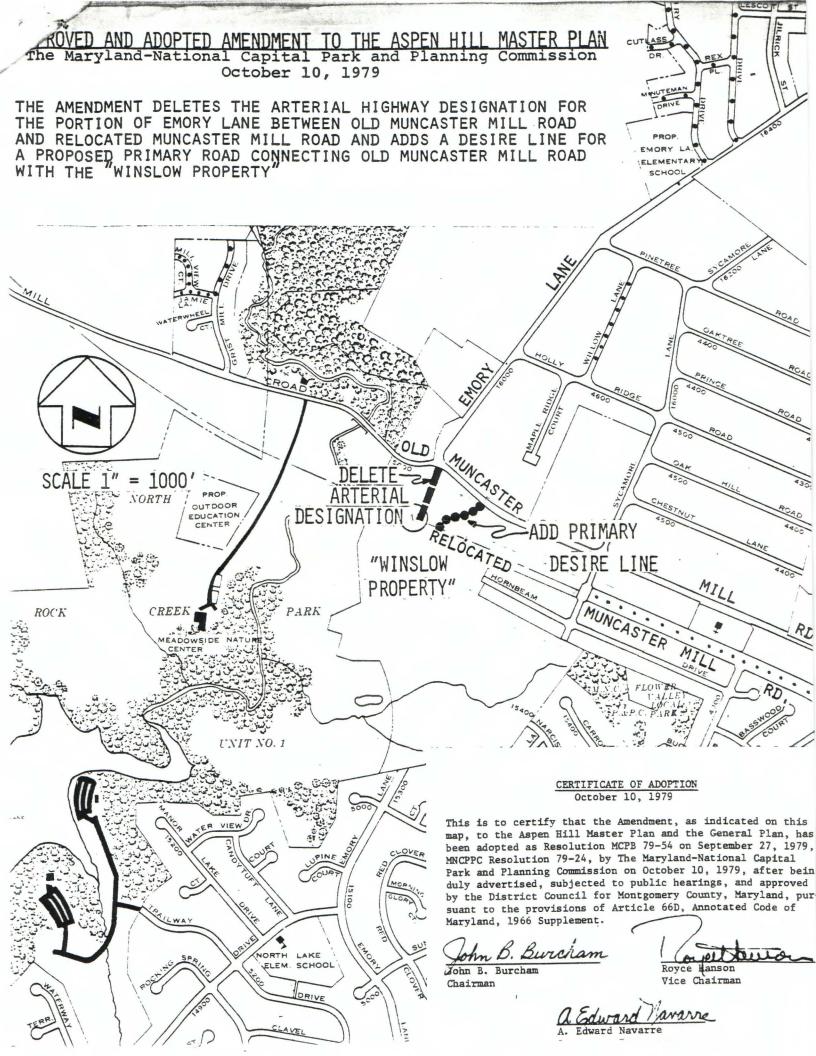
This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Granke, seconded by Commissioner Krahnke, with Commissioners Brown, Burcham, Churchill, Granke, Keeney, Krahnke, and Shoch voting in favor of the motion, and with Commissioners Hanson and Heimann being absent, at its regular meeting held on Wednesday, October 10, 1979 in Riverdale, Maryland.

Thomas H. Countee, Jr.

Executive Director

THC: JRC: gf

Attachments (2)





Resolution No. 9-406

Introduced: September 18, 1979 Adopted: September 18, 1979

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND. SITTING AS A DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

SUBJECT: Approval of Final Draft Amendment to the Aspen Hill Master Plan

WHEREAS, on August 1, 1979, the Montgomery County Planning Board, after a duly held public hearing, transmitted to the Montgomery County Council a Final Draft Amendment to the Aspen Hill Master Plan proposing to delete the arterial highway designation for Emory Lane between Old Muncaster Mill Road and relocated Muncaster Mill Road and to add a desire line for a proposed primary road connecting Old Muncaster Mill Road with the "Winslow Subdivision"; and

WHEREAS, by letter dated July 17, 1979, to the Chairman of the Montgomery County Planning Board, the County Department of Transportation indicated its position that Emory Lane is needed to provide for uninterrupted traffic movement between Georgia Avenue and relocated Muncaster Mill Road and that the proposed amendment is contrary to the planned traffic circulation patterns indicated in the Aspen Hill and Olney Master Plans; and

WHEREAS, there was no unfavorable testimony presented at the July 19, 1979 Montgomery County Planning Board public hearing on the proposed Final Draft Amendment; and "

WHEREAS, the Council has reviewed the material of record and has discussed the concerns raised by the County Department of Transportation at a worksession held on September 18, 1979; and

WHEREAS, the Council is of the opinion that the alignment of Emory Road as shown on the Aspen Hill Master Plan connecting Muncaster Mill Road and Relocated Muncaster Mill Road is no longer necessary and that the future traffic pattern in this portion of the Aspen Hill area will be better served by a primary roadway connecting Muncaster Mill Road with the Winslow Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Council sitting as the District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, that -

The approved and adopted Aspen Hill Master Plan is hereby amended as follows:

- Delete the arterial highway designation for that portion of Emory Lane between Old Muncaster Mill Road and relocated Muncaster Mill Road.
- Add a desire line for a proposed primary roadway connecting Old Muncaster Mill Road with the Winslow Subdivision.

A True Copy.

ATTEST:

of the County Council for

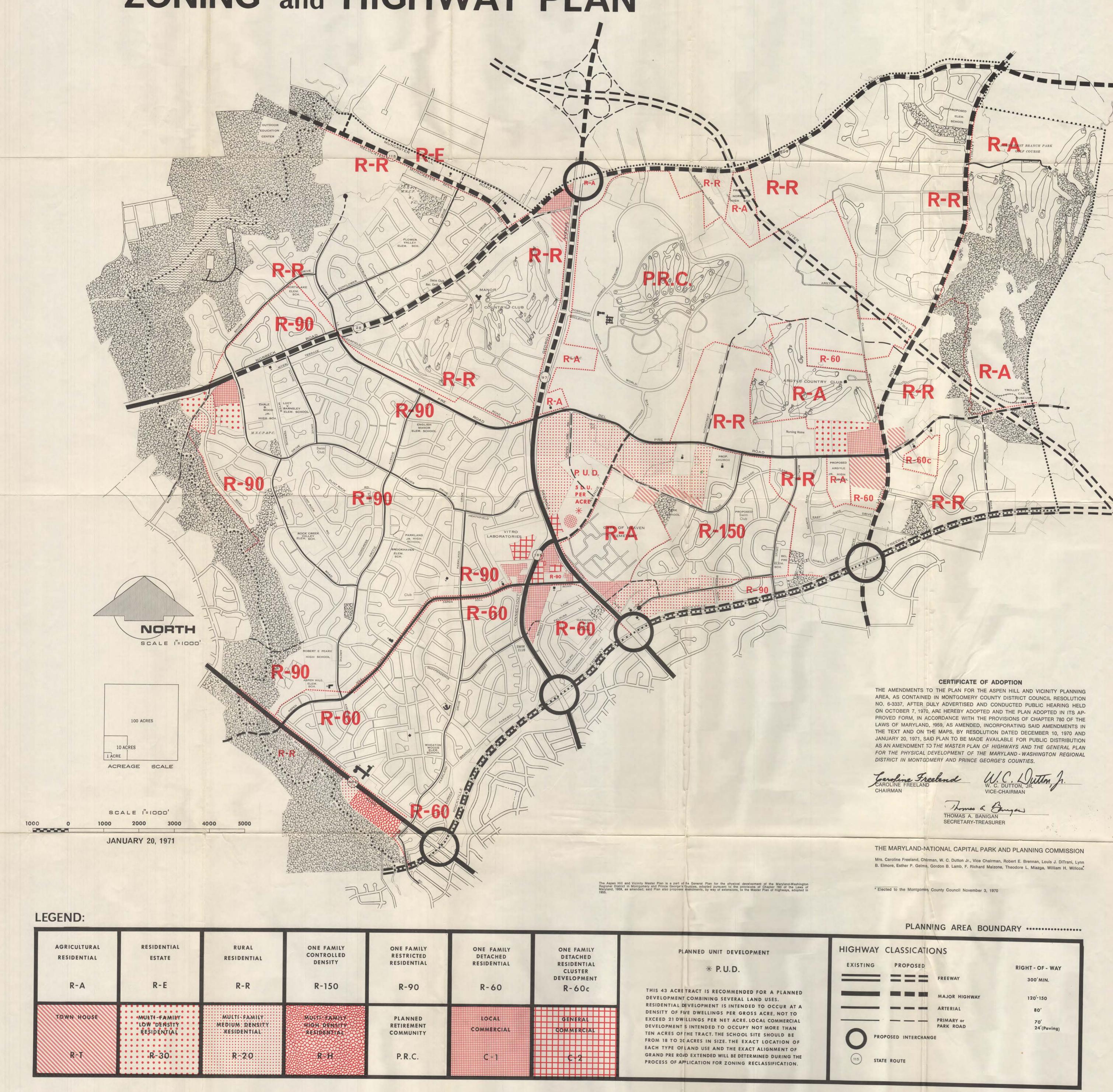
Montgomery County, Maryland

Master Plan for ASPEN HILL AND VICINITY Montgomery County, Maryland LAND USE PLAN D.U. Acr LABORATORIES NORTH SCALE 1"=1000" CERTIFICATE OF ADOPTION THE AMENDMENTS TO THE PLAN FOR THE ASPEN HILL AND VICINITY PLANNING AREA, AS CONTAINED IN MONTGOMERY COUNTY DISTRICT COUNCIL RESOLUTION NO. 6-3337, AFTER DULY ADVERTISED AND CONDUCTED PUBLIC HEARING HELD ON OCTOBER 7, 1970, ARE HEREBY ADOPTED AND THE PLAN ADOPTED IN ITS AP-PROVED FORM, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 780 OF THE 100 ACRES LAWS OF MARYLAND, 1959, AS AMENDED, INCORPORATING SAID AMENDMENTS IN THE TEXT AND ON THE MAPS, BY RESOLUTION DATED DECEMBER 10, 1970 AND JANUARY 20, 1971, SAID PLAN TO BE MADE AVAILABLE FOR PUBLIC DISTRIBUTION AS AN AMENDMENT TO THE MASTER PLAN OF HIGHWAYS AND THE GENERAL PLAN 10 ACRES FOR THE PHYSICAL DEVELOPMENT OF THE MARYLAND - WASHINGTON REGIONAL DISTRICT IN MONTGOMERY AND PRINCE GEORGE'S COUNTIES. 1 ACRE ACREAGE SCALE CAROLINE FREELAND
CHAIRMAN

W. C. DUTTON, JR.
VICE-CHAIRMAN

Thomas & Buyan SCALE "=1000" **JANUARY 20, 1971** THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Mrs. Caroline Freeland, Chairman, W. C. Dutton Jr., Vice Chairman, Robert E. Brennan, Louis J. DiTrani, Lynn B. Elmore, Esther P. Gelman, Gordon B. Lamb, F. Richard Malzone. Theodore L. Miazga, William H. Willcox.* * Elected to the Montgomery County Council November 3, 1970. LEGEND: PLANNING AREA BOUNDARY PUBLIC FACILITY GOVERNMENT AND HIGHWAY CLASSICATIONS EXISTING PROPOSED UTILITY SCHOOLS SINGLE FAMILY SINGLE FAMILY SINGLE FAMILY PLANNED PLANNED PROPOSED RIGHT - OF - WAY MULTI-FAMILY MULTI-FAMILY RESIDENTIAL UNIT DEVELOPMENT RESIDENTIAL RETIREMENT TOWNHOUSES RESIDENTIAL RESIDENTIAL LOW DENSITY COMMUNITY MEDIUM DENSITY HIGH DENSITY (5 D.U. Per Acre) LOW DENSITY MEDIUM DENSITY 120-150 PEPCO JUNIOR HIGH SENIOR HIGH PRIMARY or C & P TELEPHONE CO. PARK ROAD 24'(Paving) MULTI-FAMILY RESEARCH COMMERCIAL LOCAL GENERAL PRIVATE CHURCH PROPOSED INTERCHANGE RESIDENTIAL COMMERCIAL COMMERCIAL and RECREATION FIRE STATION HIGH DENSITY DEVELOPMENT INSTITUTION STATE ROUTE LOCAL PARK WATER

Master Plan for ASPEN HILL AND VICINITY Montgomery County, Maryland ZONING and HIGHWAY PLAN





The Maryland-National Capital Park and Planning Commission

Montgomery County Regional Headquarters 8787 Georgia Avenue, Silver Spring, Maryland Prince George's County Regional Headquarters 6600 Kenilworth Avenue, Riverdale, Maryland